

Zone District: **R-3** (One and Two-Family Residential District)

Purpose. The standards of this district (R-3) are designed to retain and provide areas of higher density development characterized by single-family and two-family dwelling unit structures.

Setbacks:	Front 25'	Side 5'	Rear 15'
Coverage:	50%		
Max. Height	35'		
Minimum Lot Width:	50'		
Minimum Lot Size:	4,000 Square Feet (*1)		

(*1) Three (3) to five (5) family dwelling unit structures shall have one thousand five hundred (1,500) square feet of lot area per dwelling unit.

(*1) Six (6) or more family dwelling unit structures shall have a minimum of eight thousand (8,000) square feet of lot area or one thousand (1,000) square feet per dwelling unit, whichever is greater, and shall provide at least twenty percent (20%) of the parcel in landscaped open space.

Single Family Homes: § 17-4-11 Single family home placement standards

Off Street Parking § 17-4-42 Off-street parking residential.

Landscape: Not required

Outdoor Lighting § 17-4-52 Outdoor Lighting Performance Standards.

Public Sidewalks: § 17-4-44

Permitted Uses § 17-4-51(c)

Uses by right.

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|---|---|-----------------------------------|
| 1. Accessory community garden | 4. Manufactured home, one-family | 7. Residence, townhouse |
| 2. Accessory dwelling unit, established | 5. Residence, accessory dwelling unit (ADU) | 8. Residence, two-family (duplex) |
| 3. Home, Disabled | 6. Residence, one-family | |

Uses by review.

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| 1. Accessory pigeon and dove keeping | 8. Funeral home | 15. Public utilities |
| 2. Bed and breakfast home | 9. Home, Children | 16. Recreation facilities, indoor |
| 3. Bed and breakfast inn | 10. Home, elderly | 17. Religious institution |
| 4. Charitable institution | 11. Home, elderly foster | 18. Residence, multifamily |
| 5. Child care center | 12. Home, Foster | 19. Wedding facility |
| 6. Commercial, established | 13. Parking lot | |
| 7. Community center | 14. Parks, trails, and open space | |

Conditional uses:

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| 1. Accessory medical marijuana home cultivation | 4. Community garden | 8. Temporary construction yard |
| 2. Accessory solar array | 5. Development in floodplain | 9. Temporary model home (sales office) |
| 3. Child care home | 6. Home based business | |
| | 7. Legal non-conforming uses | |