

## **CHAPTER 1147—"R-3" SINGLE FAMILY RESIDENTIAL DISTRICT**

### **1147.01 PURPOSE**

The purpose of the R-3 Single Family Residential District is to preserve the character of older neighborhoods within the city which include both single family homes and duplexes.

### **1147.02 PERMITTED USES**

Permitted uses in this district shall be as follows:

- A. Public Recreational Areas;
- B. Single Family Dwellings;
- C. Two-Family Dwellings;
- D. Type B Family Day Care Homes.

### **1147.03 CONDITIONAL USES**

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Agricultural Uses;
- B. Bed and Breakfast Lodging Establishments;
- C. Child Day Care Centers;
- D. Educational Facilities;
- E. Government Buildings;
- F. Group Homes;
- G. Religious Places of Worship;
- H. Type A Family Day Care Homes.

### **1147.04 ACCESSORY USES**

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Home Occupations;
- C. Residential Garages;
- D. Signs.

### **1147.05 MAXIMUM HEIGHT**

The maximum height for all structures within this district shall be 35 feet.

**1147.06 MINIMUM LOT AREA**

- A. Single Family Dwellings within this district shall have a minimum lot area of 8,000 square feet, and shall not include the right-of-way of a street, road or alley.
- B. Two-Family Dwellings within this district shall have a minimum lot area of 12,000 square feet, and shall not include the right-of-way of a street, road or alley.

**1147.07 MINIMUM LOT WIDTH**

For each permitted use within this district, there shall be a minimum lot width of sixty (60) feet at the front building line.

**1147.08 MINIMUM FRONT YARD SETBACK**

The minimum front yard setback for properties in this district shall be thirty (30) feet from the right-of-way line.

**1147.09 MINIMUM REAR YARD SETBACK**

The minimum rear yard setback for properties in this district shall be twenty-five (25) feet from the rear lot line.

**1147.10 MINIMUM SIDE YARD SETBACK**

The minimum side yard setback for properties in this district shall be six (6) feet from each side lot line.