

R3- Low Density Single and Multi-Family Residential

§ 153.021 (B) Residential Districts. Six districts, RS, R1, R2, R3, R4, and R5, are established for residential use in conformity with the types of neighborhoods, which have occurred, and are likely to develop in the areas so designated on the Zone Maps. The Districts differ primarily with respect to requirements of lot size, building ground floor area, and the number of families that may be housed in one building.

The R3 district is established to include areas of relatively low-density two-family and multiple-family residences permitted on a density of use basis, with the minimum lot size being increased for more than one family in a building. Single-family residences are also permitted on a density basis somewhat higher than R2 Districts. The R3 requirements as to minimum lot and ground flood area of buildings are less than those for residential districts RS, R1, and R2.

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area and display only the following:

1. Name of the premises upon which it is displayed;
2. Name of the owner or lessee of said premises; and
3. Address of said premises.

-Advertising structures (billboards) are not permitted.

DISTRICT REQUIREMENTS: SINGLE FAMILY DWELLING

Minimum Lot Area in Sq Ft per Unit

With Sewers: 8,000
Without Sewers: 16,000

Minimum Lot Width: 70'

Maximum Building Height: 35'

Minimum Front Yard

Arterial Highway: 25'
Local Highway or Local Street: 20'

Minimum Side Yard in Percent of Lot Width:

10% (but not less than 5' nor more than 25')

Minimum Rear Yard

Main Building: 20'
Accessory Building: 5'

Minimum Building Front Line: 23'

Vision Clearance on Corner Lots: yes

Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling: 720
Two Story Dwelling: 672

Maximum Lot Coverage in % of Lot Area: 35%

DISTRICT REQUIREMENTS: MULTI-FAMILY

Minimum Lot Size in Sq Ft: 8,000

Minimum Lot Area Per Dwelling Unit

Multifamily with sewers: 4,000
Multifamily without sewers: 43,560
Two-family with sewers: 6,000
Two-family without sewers: 12,000

Minimum Lot Width: 70'

Maximum Building Height: 35'

Minimum Front Yard

Arterial Highway: 25'
Collector Highway or Local Street: 20'

Minimum Side Yard in % of Lot Width: 10% (5' minimum)

Minimum Rear Yard: 20'

Min. distance between main and accessory buildings: 20'

Minimum distance between main buildings: 25'

Minimum Building Front Line for Two-Family (per unit): 12'

Vision clearance on corner lots: YES

Minimum Ground Floor Building Area in Square Feet

One-Story Dwelling: 720+400/DU
Multi-Story Dwelling: 672+400/DU

Maximum Lot Coverage in % of Lot Area: 30%

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R3 PARKING SPACES REQUIRED: BY USE*

*All parking lots must be buffered from residential uses by 6' tall landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09) Not Applicable

Amusement & Recreation Uses SIC 78/79
1 per 2 of avg. #of employees/customers/users on site at one time

Industrial Uses (SIC 10/12/13-17/20-39/9050/51/59/61) Not Applicable

Institutional Uses (SIC 43/805/806/82)
1 per 2 of avg. # of employees/customers/users on site at one time

Large Product Retail & Services (SIC 52/55/5712/5722) Not Applicable

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public Not Applicable

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services (SIC 60-65/67/73/80/81/83/86/87)
-1 space per 200 square feet gross floor area
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

Residential Uses (SIC 99)
-2 per single family dwelling unit
-1.5 per multifamily dwelling unit
-1 per bedroom for boarding house, cooperative, tourist home, and similar group uses
-2 per home professional business or customary home occupation, in addition to dwelling unit requirement

Retail & Service Uses (SIC 53/54/56-59/70/72/75/76/89) Not Applicable

Transportation & Utility Uses (SIC 40-42/44-49)
1 per 2 of avg. # of employees/customers/users on site at one time

Average Parking Space: 9' x 18' OR 10' x 20'

R3 USES: PERMITTED*

*All uses not found on either of these lists will require a Variance hearing in front of the Board of Zoning Appeals. Applications can be found in the Plan Department.

Bed & Breakfast
Boarding or lodging house
Church or temple
College & universities
Contractors temp bldg.
Day care center & home day nursery
Dwelling: multi family/single family/two family
Elementary & secondary schools
Farm general
Fraternity, sorority or student cooperative SIC 83
Golf & country clubs
Guest house/caretaker
Home for the aged
Home professional office
Home stay, host home
Junior colleges/technical institutes
Libraries & information centers
Orphanage
Police or fire station
Private swimming pools
Public golf courses
Public park or recreational facilities
Telephone exchange or public utility substations
Temporary mobile home, during construction Section A
Transmission lines for gas, oil, electricity, other utilities
Other uses SIC 88

R3 USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Bed & Breakfast, Inn
Customary Home Occupation
Government office bldg.
Government/maintenance/service bldg.
Lake, artificial or 3+ acres
Microwave towers
Postal station
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmitting towers
Railroads/R.O.W. & necessary uses
Residential condos
Temporary mobile home, Section B

Other uses SIC DIV. E & J; SIC 91-94, 96-97

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