

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-3, Medium Density Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Lot and Area Standards	Two-family	All others
Density	12 dwelling units per acre	
Street Frontage	35 ft. min.	
Min. Lot Depth	Min. 100 ft. depth at shallowest point with depth measured at right angles or radial to street right-of-way line.	
Corner Lots	Min. width 75 ft. at building line	
Min. Lot Area	7,000 sq. ft.	6,000 sq. ft.
Min. Land Area / Dwelling Unit	--	6,000 sq. ft.
Min. Lot Width	70 ft.	60 ft.
Max. Coverage, Interior Lot	50%	40%
Max. Coverage, Exterior / Corner Lot	55%	45%
Max. Height Allowed	40 ft.	
Minimum Setback Standards		
Garage, Street Facing (attached & detached)	30 ft. from the property line the garage faces	
Garage, Side- or Rear-loading (attached & detached)	20 ft. from the front property line	
Front	20 ft.	
Side, Interior	10 ft.	
Side, Exterior	20 ft.	
Rear	25 ft.	
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.	
Residential Tree Planting		
For newly constructed single and two-family residential structures	1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.	

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Agriculture and Animals
Animal - domestic or household	Botanical garden	Chicken, hobby
Community garden	Residential	Residential
Residential	Home occupation - type b	Dwelling - accessory
Dwelling - condominium	Recreation, Education & Public Assembly	Transportation, Communication & Utilities
Dwelling - modular	Aquarium	Solar energy system
Dwelling - multi-family	Community center	Wind energy system, small
Dwelling - single family	County club	Other
Dwelling - townhouse or rowhouse	Educational facility	Building, accessory - nonresidential
Dwelling - two-family	Golf course	
Home occupation - type a	Museum	
Residential facility - assisted living	Religious facilities	
Residential facility - temporary shelter	Services	
Recreation, Education & Public Assembly	Adult day care	
Library	Cemetery or mausoleum	
Park - mini	Child care - commercial	
Park - neighborhood	Child care - residential (5-10 children)	
Services	Lodging - bed & breakfast	
Child care - residential (4 children)	Public safety services	
Retail	Transportation, Communication & Utilities	
Mobile food vendor	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	