

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

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

### R-C3, Central Residential – High Density

The R-C3 district is established to provide high density residential development and redevelopment in that area generally referred to as “Downtown”, primarily the areas surrounding the town square and along the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design.

<b>Density</b>							
<b>Density</b>	36 dwelling units per acre						
<b>Lot and Area Standards</b>							
Building Type	Min. Lot area (sq. ft.)	Min. Land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage	
			Min. lot width	Max. lot width		Interior lot	Exterior / corner lot
Single-family	3,000	--	--	--	--	70%	70%
Two-family / Duplex	7,000	--	--	--	--	70%	70%
Townhomes (attached)	--	1,200	--	--	--	No max.	No max.
Multi-family (4+ units)	--	1,200	--	--	--	No max.	No max.
All others	4,000	--	--	--	--	70%	70%
Street Frontage	Minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 35 feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. Each lot in the remaining residential zoning districts shall have a minimum of thirty-five (35) feet of street frontage.						
Width of Corner Lots	Min. width 75 ft. at building line						
<b>Minimum Setback Standards</b>							
Building Type	Front Yard	Side Yard		Rear			
		Interior	Exterior				
Single-family	0 ft.	0 ft.	5 ft.	7 ft.			
Duplex	0 ft.	0 ft.	5 ft.	7 ft.			
Townhome	10 ft.	0 ft.	10 ft.	10 ft.			
Multi-family	0 ft.	0 ft.	10 ft.	7 ft.			
All others	0 ft.	7 ft.	5 ft.	7 ft.			
<b>Garages in R-C3 Districts</b>							
<b>Garages</b>	When a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 ft. from the front façade of the building.						
<b>Easements</b>							
<b>Easements</b>	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.						
<b>Height Standards</b>							
<b>Max. Height Allowed</b>	40 feet						
<b>Guidelines</b>	New infill structures should be constructed at a height that is compatible to the adjacent structures. If at all possible, the new dwelling should have a height within an acceptable percentage to the Planning Commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).						
<b>Exceptions</b>	The principal use building or structure may exceed the maximum allowed height when an additional one ft. of interior side yard setback is provided for each two ft. of additional height. This exception does not apply to zero lot line buildings.						

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