

**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.

**Maximum Height Allowed:** 40 feet

**Minimum Street Frontage:** Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

**Minimum Width of Corner Lots:** 75 feet at building line

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-C3	Single-family	3,000	-	15'	70%	75%
	Two-family	7,000	-	15'	70%	75%
	Townhome structure	-	1,200	15' per unit	No max.	No max.
	Multi-family	-	1,200	No minimum	No max.	No max.
	All others not listed	4,000	--	15'	70%	75%

**Minimum Setback Standards:**

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-C3	Single-family	0'	0'	5'	7'
	Two-family	0'	0'	5'	7'
	Townhome structure	10'	0'	10'	10'
	Multi-family	0'	0'	10'	7'
	All others not listed	0'	7'	5'	7'

*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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**Garage Setback Standards:** *Applicable to attached and detached garages.*

In the R-C2 and R-C3 districts, 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.

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

**Accessory Structures & Uses:** (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

*On corner lots:* Structure shall not project beyond the building line of the primary structure of existing primary structure on adjacent lot.

**Land Uses:**

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

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**Setback Illustration**

