

SEC. 13-1-27 R-3 ONE, TWO AND MULTIPLE FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The purpose of the R-3 District is to maintain compact residential areas which allow multi-family high density living conditions in a safe and sanitary manner, but maximizing the public investment in water, sewer and street systems, and to delineate those areas where predominantly multi-family residential development has occurred or will be likely to occur in accordance with the development guide.
- (b) **Principal Permitted Uses.** One (1), two (2) and multiple-unit dwellings.
- (c) **Accessory Uses.** Household occupation and professional home office, private garage or parking area.
- (d) **Conditional Uses.** Utilities, churches, health care facilities, cemeteries, animal raising and veterinary clinics.
- (e) **Lot Requirements.**
 - (1) Minimum Lot Area: Seven thousand two hundred (7,200) square feet for one (1) and (2) unit dwellings; one thousand eight hundred (1,800) square feet for each additional unit over two (2) initial units.
 - (2) Minimum Lot Frontage: Eighty (80) feet for new or undeveloped lots; sixty-six (66) feet for existing lots, provided the lot meets District square footage requirements. A destroyed or removed house may be replaced provided lot square footage meets District requirements.
 - (3) Yards:
 - a. Front -- Twenty-five (25) feet [thirty-five (35) feet on U.S. 53].
 - b. Rear -- Ten (10) feet.
 - c. Side -- Fourteen (14) feet total both sides; four (4) feet minimum either side.
 - (4) Building Height: Three (3) stories -- thirty-six (36) feet.
 - (5) See Schedule of Regulations following this Article for additional details.
- (f) **Housing Unit Requirements.**
 - (1) All housing units shall be on a permanent masonry foundation continuous around the structure and extending to four (4) feet below grade to the bottom of the footing.
 - (2) Single-Family residential housing with less than nine hundred sixty (960) square feet and less than twenty-four (24) feet minimum width are not allowed.
 - (3) Buildings with less than four/twelve (4/12) roof pitch are not allowed.
 - (4) Pole-type structures are not allowed.