

12.21-3 R-3 URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT

(a) Primary Purpose and Characteristics

The R-3 Urban Single-Family Residential District is intended to provide for single-family residential development, at densities not to exceed 2.2 dwelling units per developable net acre, served only by public sanitary sewage facilities.

(b) Principal Uses

- 1 Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements
- 2 Essential Services
- 3 Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements
- 4 One single-family dwelling

(c) Accessory Uses

- 1 Accessory buildings, such as detached garages, sheds and gazebos, and boathouses (see also section 12.27-6) (8/6/02)
- 2 Home occupations and professional home offices
- 3 Small wind energy system
- 4 Solar energy system
- 5 Swimming pools and spas (see also section 12.17) (8/6/02)
- 6 Fences (see also section 12.15) (8/6/02)
- 7 Decks and Patios (see also section 12.18.3)

(d) Conditional Uses (see also section 12.29-8)

- 1 Community living arrangements having 9 but not more than 15 persons and in conformance with all state statutory requirements
- 2 Model single-family homes and model single-family condominiums and related temporary real estate sales office located within the model unit
- 3 Utility substation
- 4 Bed and breakfast establishments (8/9/94)

(e) Lot Area and Width

- 1 Lots shall have a minimum area of 20,000 square feet
- 2 All lots shall be not less than 100 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 50 feet of frontage provided there is at least 100 feet of width at the required building setback line

(f) Building, Height, Area and Design Standards (9/5/06)

- 1 No building or parts of a building shall exceed 35 feet in height
- 2 The total minimum floor area of a dwelling shall be 1200 square feet with a minimum first floor area of 800 square feet
- 3 All residential dwellings shall be attached to a permanent foundation, be properly connected to all required utilities, have a building footprint of which the dwelling unit is not less than 24-feet in width for at least fifty (50) percent of the length, have a roof pitch of not less than 5/12, and an eave extension of at least twelve (12) inches, except residences with an architectural style defined as Colonial or Greek Revival. (9/5/06)

- (g) Yards
 - 1 Street yard - not less than 65 feet from the right-of-way of all Federal, State, and County Trunk highways and not less than 30 feet from the right-of-way of all other roads (8/6/02)
 - 2 Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water (11/5/86)
 - 3 Side yard - not less than 10 feet in width on each side of all structures
 - 4 Rear yard - not less than 25 feet

- (h) Authorized Sanitary Sewer System
 - 1 Public sanitary sewer
 - 2 On-site sewage disposal absorption system on lots of record created prior to adoption or amendment of this ordinance, provided that section 12.05-1(d) of this ordinance is fully complied with.