

**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-High Density Multifamily 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.

**Maximum Height Allowed:** 40 feet

**Minimum Street Frontage:** 20 feet

**Minimum Width of Corner Lots:** 75' 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-3	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	Multi-family	6,000	1,500	60'	65%	70%
	All others not listed	10,000	-	100'	50%	55%

**Minimum Setback Standards:**

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

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

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

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

Garage, Alley Facing: 20 ft. from property line at alley

**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 the adjacent lot.

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**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.

**Land Uses:**

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<b>Agriculture and Animals</b> Animal - domestic or household Community garden  <b>Residential</b> Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter  <b>Recreation, Education &amp; Assembly</b> Library Park - mini Park - neighborhood  <b>Services</b> Child care – registered family home (5 children)  <b>Retail</b> Mobile food vendor	<b>Agriculture and Animals</b> Botanical garden Urban farm  <b>Residential</b> Home occupation - type b  <b>Recreation, Education &amp; Public Assembly</b> Aquarium Community center Country club Educational facility Golf course Museum Religious facilities  <b>Services</b> Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services  <b>Transportation / Utilities</b> Utility facility Wireless communication facility (cell towers)  <b>Other</b> Temporary uses	<b>Residential</b> Dwelling - accessory Home occupation - type a  <b>Transportation / Utilities</b> Solar energy system Wind energy system, small  <b>Other</b> Building, accessory – nonresidential Donation boxes