

SUBCHAPTER 1F “R-3” GENERAL RESIDENTIAL DISTRICT

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5-1F-1 “R-3” DISTRICT REGULATIONS. The regulations set forth in this Chapter or set forth elsewhere in this Title, when referred to in this Chapter, are the regulations of the “R-3” General Residential District.

5-1F-2 USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Any allowable use in the R-1 Residential District

5-1F-3 PARKING REGULATIONS. Off street parking spaces shall be provided in accordance with the requirements for specific uses set out in Chapter 1L.

5-1F-4 HEIGHT REGULATIONS. The height regulations are the same as those in the “R-1” Residential District.

5-1F-5 AREA REGULATIONS.

1. Yard Regulations Subject to the modifications set out in Chapter 1L, the regulations are as follows:
 - a. Front Yard There shall be a front yard of not less than thirty feet (30’)
 - b. Side Yard There shall be a side yard on each side of a lot of not less than five feet (5’).
 - c. Rear Yard There shall be a rear yard of not less than thirty feet (30’).
2. Minimum Lot Area:
 - a. A lot occupied by a single-family dwelling shall contain not less than seven thousand two hundred (7,200) square feet and shall not be less than sixty (60) feet in width.
 - b. A lot occupied by a two (2) family dwelling shall contain not less than nine thousand (9,000) square feet and shall not be less than seventy-five feet (75’) in width.
 - c. A lot having an area or width less than herein required and which was recorded under separate ownership from adjoining lots at the effective date of this Title may be occupied by a single-family dwelling or by any other permitted nonresidential use.

5-1F-6 DEFINITIONS. The following words and phrases whenever used in the ordinances of the City, shall be construed as defined in this section unless, from the context, a different meaning is intended or unless different meaning is specifically defined and more particularly directed to the use of such words or phrases:

1. “Recreational Vehicle and Vessel” definitions are the same as those in the R-1 Residential District.

5-1F-7 REGULATIONS GOVERNING RECREATIONAL VEHICLES AND VESSELS. The regulations are the same as those in the R-1 Residential District.

5-1F-8 HOME OCCUPATIONS. Refer to SUBCHAPTER 1X HOME OCCUPATIONS

TITLE V LAND USE REGULATIONS

CHAPTER 1 ZONING REGULATIONS

