

CHAPTER VIII

R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

SECTION 8.01 DESCRIPTION AND PURPOSE. This Zoning District is intended for medium density one and two family and low density multi-family residential and related uses.

SECTION 8.02 USE REGULATIONS. Land, BUILDINGS, or STRUCTURES in this Zoning District may be used for the following purposes only:

- (a) Any use permitted in the R-2 Zoning District, subject, except as specifically provided otherwise in this Chapter, to the same conditions, restrictions and requirements as are provided in the R-2 Zoning District; also subject to the requirement that single family DWELLINGS are not allowed in the R-3 Zoning District except as a planned unit development approved pursuant to the requirements of Chapter XIII of this Ordinance. (Amended Ordinance No.116 11-26-01)
- (b) Multi-family DWELLINGS if the site plan is reviewed by the Planning Commission in accordance with Chapter XV.
- (c) Nursing homes, senior citizen housing, foster care facilities, and similar group housing if the site plan is reviewed by the Planning Commission in accordance with Chapter XV.
- (d) Home occupations in single family DWELLINGS when authorized as a SPECIAL USE by the Planning Commission utilizing the same standards as are provided in Section 5.02(g).
- (e) Eliminated and reserved for future use. (Amendment Ordinance No.105 5-12-99).
- (f) Eliminated. (Amendment Ordinance No.105, 5-12-99)
- (g) Bed and breakfast operations, when authorized by the Planning Commission as a SPECIAL USE in accordance with Section 6.02(j). (Amended Ordinance No. 45, 4-10-91)

SECTION 8.03 HEIGHT REGULATIONS. No BUILDING or STRUCTURE shall exceed thirty-five (35) feet in height. (Amended Ordinance No.89 03-12-97)

SECTION 8.04 AREA REGULATIONS. No BUILDING or STRUCTURE nor any enlargement thereof shall be hereafter erected except in conformance with the following YARD, lot area and BUILDING coverage requirements.

- (a) Front YARD - There shall be a front YARD of not less than forty (40) feet. Also see Section 14.13 - Additional Setbacks for STRUCTURES Adjacent to Major Streets.
- (b) Side YARD - There shall be total side YARDS as follows:
 - (1) For single and two family DWELLINGS, no side YARD shall be less than ten (10) feet.
 - (2) For multi-family DWELLINGS and all other permitted uses, each side YARD shall be not less than twenty (20) feet.
- (c) Rear YARD - There shall be a rear YARD of not less than forty (40) feet (fifty (50) feet in the case of lakefront lots) between the rear lot line and the nearest portion of the main BUILDING (excluding any roof overhang but including the nearest portion of a deck or porch which has structural walls or a roof), and not less than twenty-five (25) feet between the rear lot line and the nearest portion of a deck which has no structural walls or roof. (Amendment Ordinance No. 68, 5-11-94)
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family DWELLING shall be eight thousand, five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively. (Amended Ordinance No.116 11-26-01)
- (e) Lot Area and Width (Two Family) - The minimum lot area and width for a two family DWELLING shall be seventeen thousand (17,000) square feet and one hundred (100) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be twenty-four thousand (24,000) square feet and one hundred fifty (150) feet, respectively. (Amended Ordinance No.116 11-25-01)

- (f) Lot Area and Width (Other than One and Two Family) - The minimum lot width shall be one hundred fifty (150) feet. The minimum lot area for multi-family DWELLINGS shall be eight thousand five hundred (8,500) square feet per DWELLING unit; provided, however, that the minimum lot area for multi-family DWELLINGS not served with public sewer and water shall be ten thousand (10,000) square feet per DWELLING unit. The minimum lot area for all other permitted uses shall be fifteen thousand (15,000) feet. (Amended Ordinance No.116 11-25-01)

SECTION 8.05 MINIMUM FLOOR AREA. Each single family and two family DWELLING shall have minimum usable FLOOR AREA as is required in the R-1 District. Each multi-family DWELLING shall have minimum usable FLOOR AREA as follows: One bedroom unit, six hundred fifty (650) square feet per unit; two bedroom unit, seven hundred fifty (750) square feet per unit; three bedroom unit, nine hundred (900) square feet per unit; additional bedrooms shall require an additional one hundred (100) square feet of usable FLOOR AREA for each additional bedroom.