

ARTICLE C. R-3 RESIDENTIAL ZONE

10-6C-1: OBJECTIVES AND CHARACTERISTICS OF ZONE:

- A. The objective in establishing the R-3 residential zone is to provide a residential environment within the city which is characterized by a variety of dwelling types having widely varying forms and shapes. Attractive lawns, shrubs, trees and other landscaping plantings about the houses and on the parking strip within the street are also characteristic of this zone. Typical also of the R-3 residential zone is a greater movement of vehicular traffic and somewhat denser residential environment that is characteristic of the R-2 residential zone. In general, this zone is situated in the central part of the city where the need for rental units is greater and where the coming of many types of residential uses, churches and schools has already taken place.
- B. Respective of the uses in this zone are one-, two- and multiple-family dwellings mingled with apartment houses, rooming houses, schools, parks and playgrounds. On the other hand, retail, wholesale, commercial and industrial uses are not permitted in this zone.
- C. Owners and developers of property are advised that primacy is given in this zone to multiple-family dwellings; that vehicular and pedestrian traffic and parking along the street in somewhat greater amounts than is characteristic of the R-1 and R-2 residential zones should be expected; that variety in type, shape and design of buildings is to be expected; and that property should be developed and maintained in recognition thereof. (Ord. 6-18-81A, 6-18-1981)

10-6C-2: PERMITTED USES:

The following uses shall be permitted in the R-3 residential zone:

Any use permitted in the R-1 and R-2 residential zones.

Boarding houses, rooming houses and tourist homes.

Clubs, lodges and nonprofit recreational buildings, except where the chief activity of which is customarily carried on as a business.

Rest homes, foster family care homes, nurseries, orphanages and private schools.

Three- and four-family dwellings, apartment houses, row houses and other multiple dwellings. (Ord. 6-18-81A, 6-18-1981)

10-6C-3: AREA REQUIREMENTS:

The minimum lot shall be not less than seven thousand five hundred (7,500) square feet for a single-family dwelling, plus six hundred (600) additional square feet of lot area for each additional dwelling unit in the building, and not less than seven thousand (7,000) square feet for any main building other than dwellings. (Ord. 6-18-81A, 6-18-1981)

10-6C-4: WIDTH REQUIREMENTS:

Same as required in the R-1 residential zone. (Ord. 6-18-81A, 6-18-1981)

10-6C-5: LOCATION REQUIREMENTS:

Same as required in the R-1 residential zone. (Ord. 6-18-81A, 6-18-1981; amd. 2003 Code)

10-6C-6: HEIGHT:

Same as required in R-1 residential zone. (Ord. 6-18-81A, 6-18-1981)

10-6C-7: SIZE OF DWELLINGS:

Same as required in R-1 residential zone. (Ord. 6-18-81A, 6-18-1981)

10-6C-8: SPECIAL PROVISIONS:

Same as required in R-1 residential zone. (Ord. 6-18-81A, 6-18-1981)

10-6C-9: SUPPLEMENTARY REGULATIONS:

See also supplementary requirements and regulations applicable to all zones, chapter 12 of this title. (Ord. 6-18-81A, 6-18-1981)