

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)