

SEC. 10.09 or 152.105 R-3 – HIGH DENSITY RESIDENTIAL DISTRICT

Uses Permitted.

- A. Condominiums or Apartments.
- B. Dormitory.
- C. Drainage system, flood control and watershed structure, and erosion control device meeting all City and State standards.
- D. Essential Services – Governmental uses, buildings and storage not industrial in nature.
- E. Public and private educational institutions, limited to elementary, middle or junior high and senior high schools.
- F. Public parks, and public recreation areas.
- G. Religious institutions such as chapels, churches, temples and synagogues.
- H. Single family detached dwellings.
- I. State licensed residential care facility, serving 16 or fewer persons.
- J. Townhomes.
- K. Twinhomes.
- L. Two-family dwellings.
- M. Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

Accessory Uses Permitted.

- A. Administrative offices, meeting rooms, classrooms and service areas in private and public recreational facilities, the uses of which are incidental and directly related to the primary use.
- B. Day care facilities serving 12 or fewer persons in a single family detached dwelling.
- C. Home occupations in a single family dwelling, as regulated in Sect. 10.26 or 152.380.
- D. Private garages and off-street parking and loading areas, as regulated in Sect. 10.24 or 152.345.

Uses by Special Permit.

- A. Bed and breakfast
- B. Campgrounds
- C. Cemeteries
- D. Essential Services, Public Utility Uses, Transmission Services, Buildings and Storage.
- E. Hospitals or sanatoriums, philanthropic, or eleemosynary institutions except correctional institutions and animal hospitals. Any such buildings permitted to be used shall be set back not less than one hundred (100') feet from any lot or street line and that the appearance of the building shall be in appropriate harmony with the residential character of the area and provided that they meet the parking and loading and unloading facilities requirements as set forth for such uses in Sect. 10.24 or 152.345.
- F. Outdoor Commercial Recreation, including golf courses, tennis clubs, public swimming pools.
- G. Railroad Right-of-Way.
- H. Wireless Communication Antennas, as regulated by Sect. 10.22 or 152.315.
- I. Daycare centers.

District Performance Standards.

- A. Lot size (minimum) – 7,000 square feet
- B. Lot width (minimum) – 50 feet
- C. Lot depth (minimum) – 120 feet
- D. Front property line setback – 30 feet. On corner lots, the second front property line setback (minimum) – 15 feet.
- E. Rear property line setback – 25 feet (private garages exempt).
- F. Side yard setback –
 - a. lots of 100' in width or more – 10 feet
 - b. lots less than 100' in width – 6 feet
 - c. detached private garages from the alley and side or rear property lines – no less than 3 feet
 - d. Except on lots containing a twinhome, townhome, or adjoining condominium apartments, one side will be set at 0 feet and the remaining side yard setback shall be as otherwise required in this Section.
- G. Maximum impervious lot coverage –
 - a. 45% for single family uses;
 - b. 50% for 2-family use;
 - c. 60% for apartment uses
- H. Maximum Building Height –
 - a. 70 feet from average grade for apartments.
 - b. 35 feet from average grade for all other uses.
- I. Required off-street parking and loading area impervious surface minimum setback requirements –
 - a. front property line – 20 feet
 - b. rear property line – 5 feet