

Section 5

5.5 R-3 General Residence District

No building or use shall hereafter be established or enlarged within the R-3 General Residence District unless it conforms to the following regulations:

- a. Permitted Uses. Any use permitted in the R-2 Residence District.
- b. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- c. Lot Size Requirements.

(1) On-site sewage disposal systems:

- (a) Minimum lot area:
 - (i) multiple family dwellings: 30,000 square feet for two family dwellings and 5,000 square feet of unoccupied land for each additional dwelling unit, except where the Department of Natural Resources regulations require more.
 - (ii) all other permitted uses: 20,000 square feet except where the Department of Natural Resources regulations require more.
- (b) Minimum lot width: 100 feet.

(2) With municipal sewers:

Minimum lot area:

- (i) Multiple family dwellings: 15,000 square feet for two-family dwellings and 3,000 square feet of unoccupied land for each additional dwelling unit, except where the Department of Natural Resources regulations require more.
- (ii) Minimum lot width: Eighty feet (80').

d. Building Bulk Limitations.

- (1) Maximum building height: Thirty-five feet (35').
- (2) Lot coverage:
 - (a) No more than fifty percent (50%) of the area of an interior lot nor more than sixty percent (60%) of the area of a corner lot shall be occupied by a residential building or structure with its accessory buildings.
 - (b) No more than thirty-five percent (35%) of the area of an interior lot nor more than 45% of the area of a corner lot shall be occupied by any other building or structure with its accessory buildings.
- (3) Yard requirements:
 - (a) A front yard not less than thirty feet (30').
 - (b) A side yard on each side of the lot not less than ten feet (10').
 - (c) A rear yard not less than fifty feet (50').

e. Building Coverage and Constructions Specifications. All dwellings hereafter constructed or erected shall conform to the following regulations:

- (1) The minimum building width shall not be less than twenty-two feet (22').
- (2) All dwellings shall be constructed or erected on a Uniform Dwelling Code-approved foundation.
- (3) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.