

10-5-8: R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT:

(A) Purpose: The R-3 medium density residential district designates areas of the city for development of townhomes and twin home units in areas with access to jobs, services, public facilities and transit and that are served with full public utilities and a residential density of between 6.0 and 12.0 units per acre.

(B) Bulk And Density Standards:

1. Standards:

Lot area:		
Townhouse and twin home units		15,000 square feet
Other		17,000 square feet
Lot width:		
Townhouse and twin home units		100 feet
Front yard setback		25 feet
Side yard setback		10 feet
Rear yard setback		10 feet
Height (maximum):		
Twin home and townhouse		45 feet
Maximum lot coverage of all structures		30 percent
Net dwelling units per acre (minimum - maximum)		6.0 - 12.0

All standards are minimum requirements unless noted. (Ord. 012-651, 10-15-2012)

2. Accessory Structure Standards: Accessory structures must be located behind principal structure in the side or rear yard according to the following requirements:

Maximum size:		
Detached garages		Lesser of 1,000 square feet or square feet of principal structure

	Storage shed	240 square feet
	Apartment	1,800 square feet
	Building permit	Any accessory structure over 200 square feet requires a building permit
	Building material	The detached garage shall be constructed of similar materials as the principal structure
	Maximum number	1 of each type of structure provided it is not over approved lot coverage
	Side yard setback	6 feet
	Rear yard setback:	
	With alley	10 feet
	Without alley	3 feet
	Height (maximum) storage shed	12 feet
	Height (maximum) detached garage	20 feet

All standards are minimum requirements unless noted. (Ord. 015-693a, 4-20-2015)

3. Minor Arterial Setbacks: The minimum front yard setback for all land adjacent to minor arterial streets shall be fifty feet (50') from the planned right of way line.

(C) Uses:

1. Permitted:

Daycare facilities, in home.

Dwellings, townhouse.

Dwellings, twin home.

Group daycare, twelve (12) or less persons.

Group home, six (6) or less persons.

Public parks and playgrounds. (Ord. 012-651, 10-15-2012)

2. Conditional:

Churches.

Group daycare, thirteen (13) to sixteen (16) persons.

Group home, seven (7) to sixteen (16) persons.

Group homes, commercial.

Limited commercial venture.

Manufactured homes.

Public and parochial schools.

Public buildings.

Public utility buildings. (Ord. 012-651, 10-15-2012; amd. Ord. 014-669, 9-2-2014)

3. Accessory:

Accessory structures.

Home occupations.

Solar energy systems. (Ord. 012-651, 10-15-2012)