

**ARTICLE 13**

**R-3: RESIDENTIAL DISTRICT**

**13.0 Purpose:** The purpose of the R-3 Residential District is to provide an area for residential uses and those public and quasi-public uses normally considered an integral part of the neighborhood they serve.

**13.1 General Provisions:** In all R-3 Residential Districts, all land and buildings shall be used only for the following purposes:

13.1. Any use specified in an R-1 and R-2 Districts, provided that any such uses comply with the lot area requirements of their respective districts.

13.2. Multi-family dwellings for any number of families or housekeeping units provided that each dwelling, in a multi-family dwelling or housekeeping unit, shall be independent and separated from each other.

13.3. Apartment houses, lodging houses or boarding houses for any number of guests including any related, on-site accessory uses such as restaurants, news stands, and gift shops provided that any such accessory use must be entered from within the building and further provided there is no exterior display or advertising except for a sign not exceeding six (6) square feet in area.

**13.2 Dwelling Unit Requirements:** Each dwelling unit herein erected or structurally altered shall have a minimum floor area of six hundred and fifty (650) square feet, exclusive of that floor area devoted to basements, utility rooms, attached garages, open or enclosed porches and the like.

**13.3 Lot Area Requirements:** The lot area in the R-3 District shall be twenty thousand (20,000) square feet; however, if a central sewage system is provided, the lot area and yard requirement may be reduced as follows:

	<u>Lot Area S.F.</u>	<u>Lot Frontage</u>	<u>Lot Area Family</u>	<u>Side Yard Widths</u>
<b>One Family</b>				
1 & 1½ Stories	7,500	60 feet	7,500	10 feet
2 & 2½ Stories	7,500	60 feet	7,500	10 feet
<b>Two Families</b>				
1 & 1½ Stories	7,500	70 feet	3,750	10 feet
2 & 2½ Stories	7,500	70 feet	3,750	10 feet
<b>Multi-Family &amp; Other Permitted Uses</b>				
1 & 1½ Stories	10,000	75 feet	2,500	10 feet
2 & 2½ Stories	10,000	75 feet	2,500	14 feet
3 & 3½ Stories	10,000	75 feet	2,500	14 feet

**13.4 Height Requirements:** No structure shall be over three and one half (3½) stories in height.

**13.5 Rear Yard Clearance:** For every dwelling erected in the R-3 District there shall be a rear lot clearance of not less than thirty-five (35) feet.