

22.91 - R3—Two-family residence district.

The R3 two-family residence district is intended to allow for limited concentrations of duplex (two-family) dwellings.

(a) Permitted Uses. The following uses are permitted in the R3 district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Single-family detached dwellings (01).
- (2) Two-family detached dwellings (01).
- (3) Accessory uses and buildings, incidental to and on the same zoning lot as a principal use.

(b) Conditional Uses. The following conditional uses may be allowed in the R3 district, subject to the provisions of Section 22.26:

- (1) Assisted living establishments with a maximum of fourteen (14) occupants per residence (30).
- (2) Congregate housing for the elderly/senior home-sharing facility, with a maximum of fourteen (14) occupants per facility (05).
- (3) Cultural institutions, including public libraries, museums and art galleries (07).
- (4) Educational institutions as follows:
 - (A) Elementary schools (13).
 - (B) Junior high schools (13).
 - (C) Senior high schools (21).
 - (D) College or university (25).
- (5) Group home/community residence, with a maximum of fourteen (14) occupants per residence (05).
- (6) Hospitals (09).
- (7) Planned developments, in accordance with subsection 22.26(k) (30).
- (8) Public utility and service uses, and civic buildings, as follows:
 - (A) Fire stations (08).
 - (B) Police stations (08).
 - (C) Telephone exchange, telephone transmission equipment buildings, and microwave relay towers (30).
 - (D) Waterworks, reservoir, pumping station, and filtration plant (30).
 - (E) Other municipal buildings (30).
- (9) Recreational and social facilities, as follows:
 - (A) Grounds of recreational clubs, non-commercial.
 - (B) Parks and playgrounds (17).
 - (C) Recreational buildings and community centers, non-commercial (08).
 - (D) Tennis clubs and courts, non-commercial (17).
- (10) Religious institutions, as follows:
 - (A) Churches, chapels, temples, and synagogues (22).

- (B) Convents, seminaries, and monasteries (06).
- (C) Rectories, parsonages, and parish houses (06).
- (D) Religious retreats (06).
- (11) Respite home (30).
- (12) Senior citizen housing, with a maximum density of twenty (20) dwelling units per acre (03).
- (13) Waiver of yard requirements, in accordance with subsection 22.81(d).
- (14) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:
 - (A) Adult day center, within a public or institutional building.
 - (B) Athletic fields and playgrounds.
 - (C) Child day care center, pre-school, within a public or institutional building.
 - (D) Seasonal or temporary uses, accessory to a public or institutional facility, and consistent with all pertinent requirements of this Code.
 - (E) Secondary religious facilities servicing a principal religious institution.
 - (F) Stadiums and grandstands in athletic fields (public).
 - (G) Outdoor storage of building materials and equipment, and temporary buildings for construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent of applicant and Zoning Administrator.

(c) Lot Size Requirements.

(1) Permitted Uses.

	Minimum Lot Area	Minimum Lot Frontage
Single-family detached dwellings	7,260 sq. ft.	50 ft.
Two-family detached dwellings	7,260 sq. ft.	50 ft.

(2) Conditional Uses.

	Minimum Lot Area	Minimum Lot Frontage
Assisted living establishments	7,260 sq. ft.	50 ft.
Congregate housing or senior home-sharing	7,260 sq. ft.	50 ft.
Cultural institutions	25,000 sq. ft.	100 ft.

Educational institutions	40,000 sq. ft.	150 ft.
Group homes/community residences	7,260 sq. ft.	50 ft.
Hospitals	5 acres	200 ft.
Planned developments	5 acres	200 ft.
Public utility and services uses	As specified by Zoning and Planning Commission	
Recreational and social facilities	As specified by Zoning and Planning Commission	
Religious institutions	14,000 sq. ft.	100 ft.
Respite Home	7,260 sq. ft.	50 ft.
Senior citizen housing	14,000 sq. ft.	100 ft.

(3) Accessory Uses. Each accessory use may be established on the same lot as a principal use, provided that such lot meets the lot size requirements of the R3 district as provided in paragraphs a. and b. above.

(d) Maximum Lot Coverage. No building, together with its accessory structures, shall occupy in excess of thirty (30) percent of the area of the lot upon which it is constructed.

(e) Yard Requirements.

(1) Permitted Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Dwellings	25 ft.	5 ft.**	10 ft.	25 ft.

(2) Conditional Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Assisted living establishments	25 ft.	5 ft.	10 ft.	25 ft.

Congregate housing or senior home-sharing	25 ft.	5 ft.	10 ft.	25 ft.
Cultural institutions	45 ft.	15 ft.*	25 ft.	45 ft.
Educational institutions	45 ft.	15 ft.*	25 ft.	45 ft.
Group homes/community residences	25 ft.	5 ft.	10 ft.	25 ft.
Hospitals	45 ft.	15 ft.*	25 ft.	45 ft.
Planned developments	As specified by Zoning and Planning Commission.			
Public utilities and services	As specified by Zoning and Planning Commission.			
Recreational and social Facilities	45 ft.	15 ft.*	25 ft.	45 ft.
Religious institutions	35 ft.	10 ft.*	25 ft.	30 ft.
Respite home	25 ft.	5 ft.	10 ft.	25 ft.
Senior citizen housing	35 ft.	10 ft.*	25 ft.	30 ft.

* Plus one-foot for each two feet by which the building or structure height exceeds twenty (20) feet.

** However, on any lot which is not served by an alley and on which the main building does not have an attached garage, there shall be provided a side yard on one side of the lot of not less than nine feet in width to allow for a driveway or parking space.

(3) Accessory Uses. Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Interior Side Yard	Corner Side Yard	Rear Yard
Buildings accessory to dwellings	5 ft.	10 ft.	5 ft.
Stadiums and grandstands in athletic fields	Shall be located no less than fifty (50) feet from the nearest residential property line and such setback area shall not be used for parking.		

- (f) Building Height Limitations. No building or other structure erected within the R3 district shall exceed the lesser of two and one-half stories or thirty-five (35) feet in height.