

CHAPTER 1251
R-3 SINGLE/TWO FAMILY RESIDENTIAL DISTRICT

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1251.01 PURPOSE

This district is established to provide single and two family residential housing at a somewhat greater density than the R-2 Residential District. The objective is to ensure that future residential densities will be consistent with those existing in the area.

1251.02 PERMITTED USES

- A. One-Family detached dwelling and two-family dwellings.
- B. Public parks and playgrounds.
- C. Home occupations, as regulated by Section 1271.08
- D. Essential services.
- E. Churches, synagogues and other places of worship, provided the building is located on and has direct access to a through street.

1251.03 ACCESSORY USES

- A. Tool sheds and private greenhouses.
- B. Private detached garages and carports.
- C. Private swimming pools, for primary use by occupants of the property on which it is located.
- D. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E. Dishes and other devices for reception of television signals, provided such device is for the sole use by the occupants of the property and such device is not located in a front or side yard.

1251.04 CONDITIONAL USES

- A. Private parks or playgrounds.
- B. Public and Private schools, located on a through street.
- C. Group residential facility Class 1.
- D. Day Care Facility.

1251.05 DEVELOPMENT STANDARDS

In addition to the provisions of Chapter 1271, the following standards for arrangement and development of land and structures are required in the R-3 Single/ Two Family Residential District.

1249.05.01	Minimum Lot Area	7,500 square feet per dwelling unit.
1249.05.02	Minimum Lot Width	65 feet
1249.05.03	Minimum Front Yard Depth	25 feet
1249.05.04	Minimum Side Yard Width	7.5 feet
1249.05.06	Minimum Rear Yard Depth	10 feet
1249.05.07	Maximum Building Height	35 feet
1249.05.08	Minimum habitable gross square footage	1,200 sq. feet 800 sq. feet per dwelling Two-family dwellings.