Chapter 19. Land Use

Article 5. Zone Regulations

19-5.1108. Required conditions in the R-3 Zone.

[Ord. No. 2-77, § 19-5.1108; Ord. No. 10-90; Ord. No. 23-97, § 1; Ord. No. 10-02, § 1]

The following requirements must be complied with in the R-3 Zone:

a. Height. No building shall exceed 2 1/2 stories, provided the building is no higher than 35 feet.

b. Yards. There shall be a front yard of at least 25 feet, a rear yard of at least 35 feet and side yards based on the following variable setback formula: Lot width (feet) ÷ 60 feet x 8 feet. In no instances shall the minimum side yard setback be less than eight feet for lots having widths (at setback) of less than 60 feet.

c. Floor area. Any floor level above the ground floor level shall have a minimum horizontal ceiling height of seven feet six inches, with side walls of not less than five feet.

d. Lot area. Every lot shall contain a minimum lot area of 7,500 square feet measured within 125 feet of the front street property line, provided no lot shall have a minimum width measured along the front street right-of-way line of less than 60 feet.