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**ARTICLE 8
R-3 DISTRICTS**

15.211

Sec. 108.1 **USES.**

In an R-3 District no building or premises shall be used and no building or structure shall be erected or altered except for one or more of the following specified purposes.

A. PRINCIPAL USES AND BUILDINGS.

1. All uses permitted in R-2 Districts.
2. **Two Family Dwellings.**
3. **Municipal** Uses. Same as permitted in R-2 Districts.
4. **Special Authorization.** When authorized by the Board of Appeals, the following may be built, enlarged or altered.
 - (a) Churches and missions.
 - (b) Public and Parochial Schools.
 - (c) Telephone exchanges, transformer stations, and gas regulator stations.
 - (d) Clubs and Lodges not conducted as a gainful business.
 - (e) Hospitals, Sanitariums and charitable Institutions not for contagious disease or for the insane, liquor or drug addicts.
 - (f) Boarding Houses and Tourist Homes.
 - (g) Orphanages.
 - (h) Conversion of single or two family dwellings to contain three (3) or four (4) dwelling units.
 - (i) Restricted automobile parking areas in conjunction with adjacent commercial or industrial districts.
 - (j) Funeral homes.
 - (k) Gasoline filling stations.
 - (l) The following business and office uses:

Accounting and bookkeeping firms	Legal firms
Architectural firms	Optometrists
Brokerage offices	Osteopaths
Chiropractors	Physicians
Dentists	Real Estate
Engineering firms	Surgeons
Insurance and bonding agencies and any other similar business or professional services	

B. ACCESSORY USES AND BUILDINGS.

1. Accessory uses or structures as outlined in Article 4, Section 104.9 are lawful in this district.
2. **Professional Uses.** Same as permitted in R-2 Districts.
3. **Home Occupations.** Same as permitted in R-2 Districts.

4. Leasing of Rooms. Same as permitted in R-2 Districts.

5. Signs. Same as permitted in R-2 Districts.
(chap. XII of code eft Oct. 3, 1963)

15.212

Sec. 108.2 **HEIGHTS AND AREAS.**

A. HEIGHTS. No building or structure shall exceed two (2) stories in height.

B. MINIMUM LOT AREA. All dwellings built in R-3 Districts shall have a minimum lot area of eight thousand five hundred eighty (8,580) square feet and a minimum of one (1) acre; however, shall not prevent use of any lot existing and of record at the time of the passing of this Ordinance and under separate ownership from an adjacent vacant lot.

C. MINIMUM GROUND FLOOR AREA. All dwellings built in R-3 Districts shall have a minimum ground floor area, exclusive of an attached garage, as follows:

1. One story dwellings shall have a minimum ground floor area of seven hundred twenty (720) square feet.
2. One and one half (1-1/2) story dwellings, and those having greater heights, shall have a minimum ground floor area of six hundred seventy two (672) square feet.

D. FRONT YARDS. There shall be a front yard on every lot. The minimum depth of any front yard shall be twenty-five (25) feet except for the following provisions:

1. Any dwelling hereafter erected along a block-front shall be provided with a front yard at least equal to the average of the front yards of the existing dwellings.
2. No new dwelling shall project into the required front yard area more than one-third (1/3) of the distance separating the nearest dwelling on an abutting lot.
3. In no case shall the above provisions be construed to require a front yard depth greater than thirty-five (35) feet.

E. SIDE YARDS.

1. There shall be for every building a side yard along each lot line of a minimum width of five (5) feet and the total width of both side yards shall be at least ten (10) feet.
2. The width of a side yard abutting upon a street shall be not less than the minimum front yard required in this district.
3. Where lots with less than fifty-five (55) foot width are involved in new construction the Board of Appeals will determine in each case the required minimum side yard abutting upon a street to conform as near as possible to existing dwellings. The Board of Appeals determination will, in some cases, include the combining of two or more lots to provide conformity to existing dwellings.

F. REAR YARDS. There will be a rear yard on every lot, the minimum depth of which shall be thirty (30) feet; provided however, a private garage may be constructed within five (5) feet of said rear lot line, except where a rear yard abuts on an alley a private garage shall be constructed at least ten (10) feet from the alley.

G. OFF-STREET PARKING AND LOADING REQUIREMENTS. In addition to the minimum yard areas herein mentioned for this district, there shall also be required an off-street parking area for the loading and unloading and the parking of vehicles off of all public street and highways in accordance with the following schedule:

1. **Dwelling Units.** Same as required for R-2 Districts.
2. **Home Occupations.** Same as required in R-2 Districts.

3. Churches, Missions, School Auditoriums, Clubs and Lodges. One (1) parking space for each ten (10) permanent seats and one (1) parking space for each six hundred (600) square feet of public assembly area not having fixed seats. In addition, schools shall provide one (1) parking space for each classroom.

4. Hospitals, Sanitariums and Charitable Institutions. One (1) parking space for each four (4) patient beds, also one (1) parking space for each three (3) employees and staff members.

5. Boarding Houses and Tourist Homes. One (1) parking space for each guest room.

6. Orphanages. One (1) parking space for each employee and staff member.

7. Professional, Business and Office Uses. One (1) parking space for each four hundred (400) square feet or major fraction thereof of gross floor area, with a minimum of three (3) spaces.
(chap. XII of code eff. Oct. 3, 1963)