

**SECTION 310 RESIDENTIAL THREE DISTRICT (R-3).**

**310.1 Purpose.**

The purpose of the R-3 District is to provide areas primarily for single family residential neighborhoods.

**310.2 Table of Uses.**

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Residential</u> 1. <b>One-family dwelling</b> 2. <b>Accessory dwelling unit (ADU)</b> per Section 610  <u>Commercial/Non-Residential</u> 3. <b>Home business</b> per Section 600 4. Home-based agricultural business per Section 600B.2 ( <b>lots</b> 5 acres or more) and per Section 600B.3 ( <b>lots</b> greater than 10 acres) 5. Home-based agricultural business per Section 600B.3.A (5–10 acre <b>lots</b> ) 6. Home-based agricultural business per Section 600B.3.B (10+ acre <b>lots</b> ) 7. Hospital 8. House of worship 9. Public education facility 10. <b>Public recreation facility</b> 11. <b>Public safety facility</b> 12. <b>Renewable energy system</b> per Section 612  <u>Planned Developments</u> 13. PURD per Section 501	<u>Residential</u> 1. <b>Two-family dwelling</b> by conversion of existing <b>one-family dwelling</b> 2. <b>Senior housing complex</b>  <u>Commercial/Non-Residential</u> 3. Cemetery 4. <b>Essential service</b> 5. <b>Group day care facility</b> per Section 604 6. Home-based agricultural business per Section 600B.2 ( <b>lots</b> less than 5 acres) 7. <b>Nursing home</b> 8. <b>Recovery House</b>  <div style="text-align: center;"><u>Uses by <b>Conditional Use</b> Permit</u> (see Section 302.4)</div> <u>Residential</u> 1. <b>Cottage development</b> per Section 509

310.3 Table of Area, Dimensions and Coverage.

**Minimum Lot Size**

Class	Area	Width	Maximum Height
1	10,000 sq.ft.	75'	35'
2	15,000 sq.ft.	75'	35'
3	40,000 sq.ft.	100'	35'

**Minimum Yard**

Class	Front	Side	Rear	Max. <b>Building Coverage</b>
1	20'	15'	20'	25%
2	20'	15'	20'	20%
3	25'	25'	30'	15%

310.4 Dwelling Unit Density.

For **senior housing complexes** and PURDs per Section 501.2 (“Planned Unit Residential Development (PURD)”), one (1) **dwelling unit** is permitted per each 10,000 sq. ft. of lot area. Density for **senior housing complexes** may be increased per Section 603 (“Senior Housing Complexes”).