

## Sec. 18-182. - R-3, Central City Residential District.

- (a) *Purpose.* This district is established for high density residential development and other compatible uses. It is intended to recognize areas of high urban residential development in the 1945 corporate limits and encourage the protection, rehabilitation and maintenance of the housing stock within the district. Recognition of the 1945 corporate limits residential district serves as a positive force in efforts to preserve the character of established neighborhoods within it and thereby safeguard the property values of the inner city's housing resources.
- (b) *Uses permitted by right.* The following uses are permitted by right in the R-3 District, provided that they meet all requirements of this section and all other applicable requirements established in these regulations:
- (1) Single-family, detached.
  - (2) Reserved.
  - (3) Duplex, triplex, quadraplex.
  - (4) Golf courses, private or public, with related services, including pro shop.
  - (5) Recreation facility, neighborhood.
  - (6) Parks and recreation areas, municipal.
- (c) *Uses permitted under prescribed conditions.* The following uses are permitted provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations.
- (1) Group home supportive, small.
  - (2) Group home supportive, medium.
  - (3) Government uses outside public rights-of-way, except offices.
  - (4) Libraries.
  - (5) Religious institutions.
  - (6) Telecommunication facility, unattended.
  - (7) Utility stations and plants outside public rights-of-way (public and private) including lift stations, substations, pump stations, etc.
  - (8) Family care home.
  - (9) Single-family courtyard developments.
  - (10) Homestay lodging.
  - (11) Whole-house lodging.
  - (12) Domestic violence shelter.
- (d)

*Permitted by special use permit.* The following uses are permitted subject to the issuance of a special use permit and provided that they meet all requirements of this section, Article 6, and all other applicable requirements established in these regulations:

- (1) Community center.
  - (2) Day care, adult or child.
  - (3) Recreation facility, private.
  - (4) Historic mixed-use buildings.
  - (5) Planned unit development.
  - (6) Schools, primary and secondary.
- (e) *Permitted accessory uses and structures.* Accessory uses and structures clearly incidental and subordinate to the principal use and structures including the following uses, are permitted provided that they meet all requirements of this section, the requirements of Article 6 and all other applicable requirements established in these regulations.
- (1) Accessory apartment, detached.
  - (2) Community boating facility.
  - (3) Home occupation.
  - (4) Kennel, private.
  - (5) Swimming pool.
- (f) *Development standards.* All uses and structures permitted in the R-3 District shall meet the applicable development standards established in this section and all other applicable requirements of these regulations.
- (1) Dimensional requirements:
    - a. Minimum lot area (square feet): <sup>(a), (c)</sup>  
Detached: 0.  
  
Duplex: 4,500.  
  
Triplex: 7,500.  
  
Quadraplex: 10,500.
    - b. Reserved.
    - c. Minimum lot width (feet): 33.
    - d. Maximum lot coverage (%): 50.
    - e. Minimum front setback (feet): 15.
    - f. Minimum rear setback (feet): 15.

- g. Minimum interior side setback (feet): 5 <sup>(b)</sup>.
- h. Minimum corner side setback (feet): 5.
- i. Maximum height (feet): 35.

*Notes:*

(a)

The minimum lot area required to construct an "accessory apartment, detached" on a parcel containing one (1) single-family detached structure shall be four thousand, five hundred (4,500) square feet.

(b)

For properties that are located within the city's 1945 corporate limits, the minimum interior side yard requirement shall be equal to ten (10) percent of the average width of the lot, or the otherwise noted minimum interior side yard required, whichever is less (also see Section 18-174(a)(6)).

(c)

New construction must meet minimum lot area requirements. Conversion of a structure existing at the adoption of this chapter is allowed without additional land area required per unit, except when needed to comply with off-street parking requirements.

(Ord. No. O-2006-95, § 1, 10-3-06; Ord. No. O-2008-25, 4-8-08; Ord. No. O-2009-60, § 1, 7-7-2009; Ord. No. O-2010-75, §§ 11, 12, 10-5-10; Ord. No. O-2012-85, Exh. A, § 3, 12-4-12; Ord. No. O-2015-69, § 6, 9-1-15; Ord. No. O-2018-47, § 6, 6-19-18, eff. 3-1-2019; Ord. No. O-2019-6, § 6, 2-5-19; Ord. No. O-2020-62, § 6, 10-20-20)