

**SECTION 2.2.006 - HIGH DENSITY RESIDENTIAL (R-3)**

- A. **PURPOSE:** The purpose of this zone is to provide higher concentrations of dwelling units where the level of public services can adequately accommodate such development. The High-Density Residential Zone, which provides for multi-family residential units, is appropriate in areas adjacent to large parks, schools, and major employment centers, and along arterials that can be efficiently served by public transit. This zone is intended to implement the Comprehensive Plan designation of High-Density Residential land use of densities of eleven (11) or more dwelling units per acre.
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs
  2. Accessory Residential Unit (see Article 5.9)
  3. Dwellings - Limited to Single-Family, Duplex Dwellings, Triplexes, Quadplexes, Townhouses, Apartments and Condominiums
  4. Day Nurseries
  5. Family Day Care Provider
  6. Group Care Residential – Halfway Houses, Intermediate Care Facilities, Nursing Homes, Convalescent Hospitals, Foster Care Homes, Residential Facility, Residential Homes and Rest Homes
  7. Group Residential – Sorority Houses, Retirement Homes or Boarding Houses
  8. Home Occupations (see Article 8.11)
- C. **CONDITIONAL USES:**
1. Community Education – Public, Private and Parochial Pre-Elementary, Elementary, Junior High and Senior High School, Junior Colleges, Colleges, Universities and Trade Schools
  2. Community Recreation – Governmental or Non-Profit Operated Recreational, Social or Multi-Purpose Uses Within Buildings
  3. Cultural Exhibits and Library Services – Museum-Like Preservation and Exhibition of Works of Art or Library Collection
  4. Extensive Impact Services and Utilities - Limited to Wells, Parks, Community Gardens, Fire Stations, Ambulance Services, and Utility Substations
  5. Dwellings - Limited to Manufactured Home Parks
  6. Medical Services – Limited to Medical and Dental Offices, and Clinics,
  7. Neighborhood Convenience Center
  8. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
  9. Lodging - Limited to Bed and Breakfast Inns
- D. **PROPERTY DEVELOPMENT STANDARDS:**
1. Minimum Lot Area - Three Thousand (3,000) Square Feet for Single-Family and Duplex Dwellings. Four Thousand-Five Hundred (4,500) Square Feet for Triplex Dwellings. Six Thousand (6,000) Square Feet for Quadplex Dwellings, Plus One Thousand (1,000) Square Feet for Each Additional Unit. Lots Intended for Common Wall Townhouse Residences Shall be no Less Than One Thousand-Five Hundred (1,500) Square Feet in Size per Unit.
  2. Master Plan - For lots with existing areas of one half (½) acres or more, an approved Master Plan shall govern development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for residential development to achieve the density prescribed by the Comprehensive Plan. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
  3. Lot Size and Shape - See Chapter 5, Article 5.2.

4. Building Setbacks and Yards - See Chapter 5, Article 5.3.
5. Distance Between Buildings - See Chapter 5, Article 5.3.
6. Building Heights - See Chapter 5, Article 5.4.
7. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
8. Landscaping - See Chapter 5, Article 5.6.
9. Parking and Loading - See Chapter 5, Article 5.7.
10. Signs - See Chapter 5, Article 5.8.
11. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
12. New Business Permit Form – See Chapter 8, Article 8.2.
13. Temporary Use - See Chapter 8, Article 8.3.