



R-3 Single-Family Residential

- General Requirements:
- Minimum Lot Size is 3,000SF
 - Maximum Structure Height is 45'
 - Driveway may be from 9' to 36' in width
 - Maximum Density is 14.5 families per acre

- Accessory Structures:
- Total footprint of accessory structure(s) must not exceed the primary structure's footprint
 - Total footprint of accessory structure(s) must not exceed 15% of lot area
 - Sidewalls exceeding 10' require Zoning Board approval

- Visibility Considerations:
- Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.
 - Privacy Fences shall not exceed 3' in height within these areas.

- Other Considerations:
- Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard

- REFERENCES:
- Sec. 705 (R-3)
 - Sec. 801 Area, Yard, Height
 - Sec. 1006 Proj. Open Space
 - Sec. 1007 Corner Lots
 - Sec. 1008 Corner Visibility
 - Sec. 8-1 Fences
 - Sec. 22-178 Driveways