



R-3 Two-Family Residential

General Requirements:

- Minimum Lot Size is 4,000SF
- Maximum Structure Height is 45'
- Driveway may be from 9' to 36' in width
- Maximum Density is 21.8 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