

108 – R-3 SINGLE FAMILY DISTRICT (2 Acres)

The regulations set forth in this section, or set forth elsewhere in this Resolution when referred to in this section, are the district regulations in the R-3 Single Family residence district.

108.1 USE REGULATIONS: The use regulations are the same as those in the R-2 Single Family residence district.

108.1.1 Single family dwelling

108.1.2 Permitted uses as listed in Section 104.1.9 excluding SIC 02XX and SIC 09XX classifications. An approved Conditional Use Permit is required for uses as listed in SIC 02XX and SIC 09XX classifications.

108.1.3 SIC 881X - Private Households

108.1.4 Home Occupation (See Definition Section 101)

108.1.5 Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business.

108.2 FLOOR AREA:

1 Story Minimum 1500 square feet finished area required

The garage area shall not be included when calculating the minimum square feet required.

1 1/2 Story Minimum 850 square feet finished lower level
Minimum 425 square feet finished upper level
Minimum total of 1275 square feet finished area required

The garage area shall not be included when calculating the minimum square feet required.

Bi-Level Minimum 850 square feet finished upper level
Minimum 450 square feet finished lower level
Minimum total of 1800 square feet finished area required

The garage area shall not be included when calculating the minimum square feet required.

2 Story Minimum 850 square feet finished lower level
Minimum 450 square feet finished upper level
Minimum total of 1800 square feet finished area required

The garage area shall not be included when calculating the minimum square feet required.

108.3 LOT SIZE, FRONTAGE, HEIGHT, AND SET BACKS:

Maximum height of main building – 2 1/2 stories, 35 feet
Minimum depth of front yard - 50 feet
Minimum either side yard - 20 feet
Width of, sum of side yards - 40 feet
Minimum depth of rear yard - 40 feet
Minimum lot area - 87,120 square feet
Minimum lot frontage - 150 feet

In all newly platted or re-platted subdivision the lot frontage shall be measured along the set back line. All side lot property lines shall be perpendicular or radial to the road right of way to a depth at least equal to the actual set back depth. In no case will the minimum frontage measured along the road right of way be less than 100 feet.

For lot size, frontage, height, and set back modifications and exceptions, see Section 125. For Cul-de-sac information, see Section 125.18.

108.4 Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.