

SECTION 10.12 R-3 (RESIDENTIAL THREE) ZONE**A. PERMITTED USES**

1. Two-family residential dwellings;
2. Multi-family residential dwellings

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV

C. CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations
4. Funeral homes, provided they are located adjacent to an arterial street
5. Governmental offices
6. Institutions for higher education, providing they are located adjacent to an arterial street
7. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
8. Nursery schools
9. Public and parochial schools;
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries;
11. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses;
 - b. Country clubs;
 - c. Swimming pools;

D. AREA AND HEIGHT REGULATIONS

1. Minimum tract for development - Five (5) acres, except where area restrictions are less, as identified in the adopted comprehensive plan; however, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
 2. Minimum lot area within minimum tract - Twenty thousand (20,000) square feet
 3. Maximum density - Twenty (20.0) dwelling units per net acre
 4. Minimum lot width at building setback line - One hundred (100) feet
 5. Minimum front yard width for internal development - Fifty (50) feet
 6. Minimum front yard depth-
 - a. When abutting a major arterial as defined in the adopted comprehensive plan - Seventy-five (75) feet
 - b. On internal road - Forty (40) feet
 7. Minimum side yard width -
 - a. In internal parts of the development - Twenty-five (25) feet
 - b. Where the side yard is adjacent to a major arterial as defined in the adopted comprehensive plan - Seventy-five (75) feet
 8. Minimum rear yard depth - In internal parts of the development - Thirty (30) feet
 9. Maximum building height - Forty (40) feet
 10. In the case of this zone, more than one principal building, as defined herein, may be permitted on one lot
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES
1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred fifty (150) feet
 3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
 4. Maximum building height - Forty (40) feet
- F. OTHER DEVELOPMENT CONTROLS
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
 2. No outdoor storage of any materials, supplies, or products shall be permitted in this zone.

3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
6. All utilities must be underground when any new development occurs.
7. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.