

R-1, R-2, & R-3 Residential Zoning Districts Guidelines

R-1, Low-Density Residential District

Section 14-605.1

Purpose and Intent of District-These districts are designed to provide suitable areas for low-density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. These districts also include limited community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefitted by and compatible with a residential environment. Further, it is the intent of this ordinance that these districts be located so that the provision of urban services will be physically and economically facilitated and so that the provision is made for the orderly expansion and maintenance of urban residential development within the urban area. It is the express purpose of this ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this ordinance.

R-2, Medium-Density Residential District

Section 14-605.2

Purpose and Intent of District-This class of district is designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where the extension of such services can be physically or economically facilitated prior to development. Most generally, these districts will be characterized by single-family detached dwellings and duplexes. Single-family attached dwellings may appear sporadically. This class of district is intended, also, to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or, otherwise, except that special exceptions and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this ordinance.



R-1, R-2, & R-3 Residential Zoning Districts Guidelines

R-3, High-Density Residential District

Section 14-605.3

Purpose and Intent of District-This class of district is designed to provide suitable areas for high-density residential development where sufficient urban services and facilities are available or where such facilities will be available prior to development. These districts will be characterized by single-family dwellings: detached and attached; duplexes; and multi-family dwellings. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. Mobile homes are appropriate in this district only as part of a mobile home park properly submitted as required in this ordinance. This class of district is intended also to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefitted be and compatible with a residential environment. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit or, otherwise, except that special exceptions and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this ordinance.

Minimum Yard Requirements

Zone	Front Yard Setback	Side Yard Setback	Rear Yard Setback
R-1	35 ft.	10 ft.	25 ft.
R-2	35 ft.	10 ft.	15 ft.
R-3	20 ft.	10 ft.	10 ft.



Minimum Lot Size:

R-1

Minimum Area:

Dwelling, Single Family Detached

-with Sewer	12,000 sq. ft.
-without sewer	33,000 sq. ft.

Dwelling, Duplex

-with Sewer	15,000 sq. ft.
-without Sewer	43,560 sq. ft.

Minimum Area per Family:

Dwelling, Single Family Detached

-with Sewer	12,000 sq. ft.
-without Sewer	33,000 sq. ft.

Dwelling, Duplex

-with Sewer	7,500 sq. ft.
-without Sewer	21,780 sq. ft.

Lot Width at Building Setback

-with Sewer	75 ft.
-without Sewer	125 ft.

R-2

Minimum Area:

Dwelling, Single Family Detached	9,000 sq. ft.
Dwelling, Duplex	12,000 sq. ft.
Dwelling, Single-Family Attached	15,000 sq. ft.

Minimum Area per Family:

Dwelling, Single Family Detached	9,000 sq. ft.
Dwelling, Duplex	6,000 sq. ft.
Dwelling, Single-Family Attached	5,000 sq. ft.

Lot Width at Building Setback

75 ft.



Minimum Lot Size:

R-3

Minimum Lot Size:

Dwelling, Single-Family Detached	6,000 sq. ft.
Dwelling, Duplex	8,000 sq. ft.
Dwelling, Single-Family Attached	9,000 sq. ft.
Dwelling, Multi-Family	9,000 sq. ft.

Minimum Area per Family:

Dwelling, Single-Family Detached	6,000 sq. ft.
Dwelling, Duplex	4,000 sq. ft.
Dwelling, Single-Family Attached	3,000 sq. ft.
Dwelling, Multi-Family	3,000 sq. ft.

Lot Width at Building Setback

Dwelling, Single-Family Detached	50 ft.
Dwelling, Duplex	50 ft.
Dwelling, Single-Family Attached	75 ft.
Dwelling, Multi-Family	75 ft.

