

**176.11 R-3 TWO-FAMILY RESIDENTIAL.** The R-3, Two-Family Residential District is intended to establish and preserve areas for single-family and two-family homes, free from other uses except those which are both compatible with and convenient to the residents of such a district.

1. Principal Permitted Uses. The following principal uses are permitted in the R-3 District:

A. Residential Uses:

- (1) Single-family detached dwellings.
- (2) Two-family dwellings.
- (3) Home occupations, subject to the provisions of Section 176.30.

B. Public, Quasi-public, or Governmental Buildings and Facilities:

- (1) Fire and police stations.
- (2) Public parks, playgrounds, recreational buildings and facilities, and community centers operated by public agencies.
- (3) Churches, synagogues, chapels, and similar places of religious worship and instruction.
- (4) Public elementary, junior high, and high schools, and non-boarding private schools having a curriculum similar to that in the permitted public schools.

2. Conditional Uses. The following conditional uses are permitted in the R-3 District only when authorized by the Zoning Board of Adjustment as provided in Section 176.36.

A. Public or quasi-public buildings and facilities essential to the physical welfare of an area such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities, and similar uses.

B. Cemeteries.

C. Similar and compatible uses to those allowed as principal permitted uses in this district.

3. Site and Structure Requirements.

- A. Minimum lot area: Single-family – 6,000 square feet  
Two-family – 8,000 square feet

A lot of record as of the effective date of this Ordinance that has less lot area or width than herein required may be used for any purpose permitted in this district provided all other provisions of this Ordinance are met. However, a two-family dwelling may not be permitted on an existing lot of record with a minimum area of less than 7,200 feet.

- B. Minimum lot width - 60 feet.  
C. Front yard setback - 25 feet.  
D. Side yard setback - 7 feet; corner side yard setback - 12 feet.  
E. Rear yard setback - 25 feet or 20 percent of the depth of the lot, whichever amount is smaller, but in no event less than 15 feet.  
F. Maximum height - 2½ stories or 35 feet.  
G. Open space required - 30 percent of the lot area.

4. Other Provisions.

- A. Accessory Uses. Uses and structures accessory to a principal permitted use or a conditional use are permitted subject to the provisions of Section 176.32.  
B. Temporary Uses. Temporary uses are permitted subject to the provisions of Section 176.35(13).  
C. Signs. Signs are permitted subject to the provisions of Section 176.31.  
D. Off-street Parking and Loading. Off-street parking and loading facilities shall be provided according to the provisions of Section 176.29.  
E. Cluster Development Option. The Cluster Development Option is permitted subject to the provisions of Section 176.28.