

## ARTICLE 10 R-3 RESIDENTIAL DISTRICT

### Section 1000 Purpose and General

- A. The purpose of the R-3 District is to reflect and incorporate the development requirements of the stipulation and agreement for this property that resulted from a curative amendment filed by Robert H. Yaroschuk.
- B. A building or structure may be erected or altered to be used either in whole or in part and a lot may be used or occupied for any of the following uses and no other, provided that such uses, buildings, or structures shall comply with such regulations as yard, lot sizes, lot width, building area, heights, impervious surfaces, easements, buffer yards, off-street parking and other requirements as specified by this Ordinance.

### Section 1001 Permitted Uses

- A. Uses Permitted By Right:
  - A4 Forestry
  - B1 Detached Dwelling
  - B9 Accessory Home Occupations
    - Class I - Home Office
    - Class II - Traditional Home Occupation
    - Class III - Family Day Care
  - B10 Residential Accessory Building
  - B11 Garage or Yard Sales
  - H3 Temporary Structure
- B. Uses Permitted by Conditional Use:
  - F1 Utilities

### Section 1002 Area and Dimensional Requirements

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Section 405, Use Regulations, for the specific use, in which case the requirements of Section 405 shall apply.

- A. B1 Single Family Detached Dwelling:

Minimum lot area	12,500 sq. ft.
Maximum density	1.56 dwelling units per gross acre
Minimum lot width at building setback line	95 ft.
Minimum lot width for lots on the bulb of cul-de-sacs	65 ft.
Maximum impervious surface per lot	28%
Maximum impervious surface permitted per lot after the issuance of the initial occupancy permit	33%
Minimum open space	30% of base site area
Minimum yards	
Front	35 ft.
Sides	10 ft. minimum; 25 ft. aggregate
Rear	30 ft.
Minimum setback from perimeter boundary of the property and from future right-of-way line that forms a perimeter boundary of the property	50 ft.

**B. All Other Permitted Uses:**

Minimum lot size	2 acres
Minimum lot width at building setback line	200 ft.
Maximum building coverage	10 %
Maximum impervious surface ratio	20 %
Minimum yards:	
Front	75 ft.
Side (each)	40 ft.
Rear	75 ft.