

ARTICLE 5

R-3 RESIDENCE DISTRICT

500 District Purposes

The purposes of this district are to provide for medium and high density residential development, to preserve existing rowhouse development and to provide for certain nonresidential uses permitted by special exception.

501 Uses Permitted by Right

Land, buildings or premises shall be used by right for only one or more of the following uses:

1. All uses permitted by right in the R-2 Residence district.
2. Single-family attached dwellings (rowhouses).
3. Community residence facility, subject to Section 1009.

502 Uses Permitted by Special Exception

The following uses shall be permitted by special exception, subject to Articles 11 and 14:

1. Apartment building, subject to Section 1107.
2. Major home occupation, subject to Section 1102.
3. Family day care home, subject to Section 1108.

503 Accessory Uses and Structures

All accessory uses and structures permitted in the R-1 Residence district. See Sections 303 and 1004.

504 Area and Bulk Regulations

Unless specifically stated otherwise, the following shall be minimum requirements:

1. Single-Family Detached Dwelling

Area and bulk regulations shall be the same as those required for single-family detached units in the R-2 Residence district (see Section 404.1).

2. Single-Family, Semi-Detached Dwelling (twin)

Area and bulk regulations shall be the same as those for single-family semi-detached dwellings in the R-2 Residence district (see Section 404.2).

3. Single-Family Attached Dwelling (townhouse/rowhouse)

- | | | | |
|----|-------------------|---|---|
| a. | Lot size | - | Two thousand (2,000) square feet. |
| b. | Lot width | - | Twenty (20) feet. |
| c. | Front yard | - | Twenty (20) feet. |
| d. | Side yards | - | Ten (10) feet at end of row. |
| e. | Rear yard | - | Twenty (20) feet. |
| f. | Building coverage | - | Fifty (50) percent, maximum. |
| g. | Units in row | - | Six (6), maximum. |
| h. | Setback variation | - | Not more than two (2) adjacent dwellings shall have the same setback. Setback variations shall be at least four (4) feet. |
| i. | Height | - | Thirty-five (35) feet or three (3) stories, maximum. |