

SEC. 17.1.27 R-3 TWO-FAMILY RESIDENTIAL DISTRICT

(a) **Purpose.** This district is intended to provide for two-family dwellings, such as duplexes, condominiums, flats or apartment conversions in large, older, single-family dwellings.

(b) **Requirements.**

(1) **Lot Size.** Every building hereafter erected, moved or structurally altered shall provide a lot area of not less than seven thousand two hundred (7,200) square feet, and no such lot shall be less than sixty (60) feet in width.

(2) **Setbacks.**

a. There shall be a side yard on each side of a building hereafter erected, moved or structurally altered. For buildings not over one and one-half (1-1/2) stories in height, the sum of the widths of the required side yards shall be not less than fifteen (15) feet and no single side yard shall be less than six (6) feet in width. For buildings from two (2) to two and one-half (2-1/2) stories in height, the sum of the widths of the required side yards shall be not less than twenty (20) feet, and no single side yard shall be less than eight (8) feet in width. Provided that on a lot having a width of less than sixty (60) feet of record at the time of the passage of this Chapter, the sum of the widths of the required side yards shall not be less than the equivalent of three (3) inches per foot of lot width for a building not over one and one-half (1-1/2) stories in height and four (4) inches per foot of lot width for a building from two (1) to two and one-half (2-1/2) stories in height; provided further that the width of any single side yard shall be not less than forty percent (40%) of the total required side yard width, but in no case less than four (4) feet. A side yard shall be provided on the street side of a corner lot as required below.

b. The setback regulations for the R-3 Two-Family Residential District shall be the same as those for the Single-Family Residential District.

c. The rear yard regulations for the R-3 Two-Family Residential District shall be the same as those for the R-2 Single-Family Residential District.

(3) **Height.** Maximum permitted (in feet)-principal structure: thirty-five (35) accessory structure: twenty (20).

(4) **Building Size.** Every building hereafter erected, moved or structurally altered, for occupancy by one (1) family, shall provide a floor area of not less than six hundred (600) square feet per family. Every building hereafter erected moved or structurally altered for occupancy by more than one (1) family shall provide a floor area not less than five hundred (500) square feet per family.

(c) **Permitted Uses.** A building or premise shall be used only for the following purposes:

(1) Single-family dwellings.

(2) Two-family dwellings.

(3) Boarding houses and lodging houses.

(4) Publicly owned or operated park, playground or community building. provided that any building shall be located not less than twenty-five (25) feet from any side lot line.

(5) Church or other place of worship or Sunday School, provided that any such building shall be located not less than twenty-five (25) feet from any side lot line.

(6) Public school, kindergarten, elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, provided that. any such building shall be located not less than twenty-five (25) feet from any side lot line.

(7) Truck gardening nursery and/or horticulture.

(8) Home occupation and professional offices.

(9) Accessory building or use, including a private garage, carport and paved parking area customarily incident to the above uses, but not involving the conduct of a business.

(10) Multiple ownership of a single-residential structure is permitted under this Section.

(d) **Conditional Uses.** A building or premise shall be used only for the following purposes when approved as a conditional use:

(1) Dental and medical clinics.

(2) Private lodges and clubs.

(3) Nursing and rest homes and homes for the aged.

(4) Public utility offices and installations, including transmission lines and substations.

(5) Institutions of a religious, educational, eleemosynary or philanthropic nature, but not a penal or mental institution.