

17.27 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. Side yard: For buildings not over one and one-half (1-1/2) stories in height, six (6) feet on one side with a total minimum of fifteen (15) feet. For buildings from two (2) to two and one-half (2-1/2) stories in height, eight (8) feet on one side with a total minimum of twenty (20) feet.

b. The front yard 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, or philanthropic nature, but not a penal or inpatient psychiatric institution.