

1. Rear Yard: There shall be a rear yard of not less than twenty five feet (25').
2. Setback: There shall be a setback of not less than thirty feet (30'). Accessory buildings shall not be placed nearer the street line than buildings of primary use.
3. Side Yard: There shall be a side yard on each side of the building having a width of not less than fifteen percent (15%) of the lot or tract frontage, but not less than seven feet six inches (7' 6") exclusive of sidewalks. (Ordinance 14-O-2008) 4-24-08.
4. Outer Court: An outer court shall not be less than five feet (5') nor be less than two and one-half inches (2 1/2") wide for each foot of height of such court, nor be less than two and one-half inches (2 1/2") wide for each foot of length of such court from the closed end.
5. Inner Court: An inner court shall have a width of not less than six feet (6') nor less than two and one-half inches (2 1/2") wide for each foot of height of such court, nor shall its area be less than the square of its required least dimension.

E. Intensity Of Use Of Lot: No multiple dwelling or group of dwellings should be erected or altered in the R-2 residential district to accommodate or make provision for more than one family for each two thousand one hundred seventy eight (2,178) square feet or more of the lot area on which said multiple dwelling is to be situated, but in no case shall the combined floor area of all apartments exceed the total lot area. (Ord., 1-9-1964)

9A-4-3: OFF STREET PARKING:

The requirements of chapter 9A-9 of this title shall be applicable with regard to standards and requirements for off street parking and loading. (Ord. 90-0-18, 8-9-1990)

9A-4-4: R-3 RESIDENCE DISTRICT:

A. Permitted Uses; Special Uses:

1. Subject to all requirements of this section, it shall be unlawful to use or occupy any buildings, structures or premises in the R-3 residence district for any purpose other than the following and the special uses set forth in subsection A2 of this section:

Single-family attached dwellings (townhomes).

2. Only the following special uses may be allowed within the R-3 residence district, subject to the issuance of a special use permit in accordance with the provisions of section 9A-1-5 or 9A-1-5-1 of this title in the case of planned unit developments:

Planned unit developments in accordance with section 9A-1-5-1 of this title.

Religious institutions and their accessory uses.

The following educational institutions: public and private elementary and high schools.

The following public service facilities:

- a. Fire and police stations.
- b. Municipal administration buildings, excluding public works garage or storage facilities.
- c. Storm water detention and retention facilities.
- d. Public parks or playgrounds.
- e. Public libraries. (Ord. 19-O-2004, 7-8-2004)

B. Minimum Lot Area: Six thousand (6,000) square feet per dwelling unit.

C. Minimum Lot Width: Fifty feet (50').

D. Minimum Lot Depth: One hundred twenty feet (120').

E. Required Setbacks:

1. The front yard setback line shall be thirty feet (30') from the front lot line.
2. No interior side yard is required in the case of party walls. However, if a yard is provided between buildings, it shall be a minimum of twenty feet (20').
3. The rear yard shall be a minimum of twenty feet (20').
4. The side yard shall be not less than fifteen percent (15%) of the width of the lot provided. No side yard shall be less than ten feet (10') in width. (15-O-2008), 4-24-08.

F. Maximum Building Height: Thirty-five feet (35') or two (2) stories whichever is less. (Ord. 16-0-2008), 4-24-2008.

G. Minimum Habitable Floor Area For Each Dwelling Unit: The minimum habitable floor area for each dwelling unit shall be one thousand eight hundred (1,800) square feet, exclusive of the basement and any garage area. (Ord. 19-O-2004, 7-8-2004)

H. Maximum Consecutive Buildings: No more than four (4) townhomes shall be constructed in a row without intervening side yards. (Ord. 88-0-11, 5-12-1988)

I. Parking Requirements: The requirements of chapter 9A-9 of this title shall be applicable with regard to standards and requirements for off street parking and loading. (Ord. 90-08-18, 8-9-1990)