

E. Residential Transition (R-3)

| GENERAL DESCRIPTION | |
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| The R-3 District is intended for the development of one- and two-family attached and detached residential uses as well as small-scale multifamily uses as a transition between suburban and urban environments. It accommodates a variety of housing types to support diversification, affordability and neighborhood vitality. | |
| LOT SIZE AND DENSITY | |
| LOT AREA (MIN.) | 2,000 sq.ft. |
| LOT WIDTH (MIN.) | 35 feet for detached residential 25 feet for townhomes 100 feet for all multi-family residential |
| LOT DEPTH (MIN.) | 50 feet |
| NET DENSITY (DU/AC) (MAX.) | 30 DU/Acre |
| LOT COVERAGE (MAX.) | 70% (Including all accessory buildings on the lot) |
| PRIMARY BUILDING SETBACKS (MIN.) | |
| FRONT (PRIMARY STREET) | 10' |
| FRONT (SECONDARY STREET) (CORNER LOT) | 10' |
| SIDE PROPERTY LINE | 0' (Fire separation standards apply) |
| REAR PROPERTY LINE | 5' |
| REAR OR SIDE (ALLEY) | 5' |
| ACCESSORY BUILDING SETBACKS (MIN.) | |
| SETBACK FROM PRIMARY BUILDING | 10' |
| SETBACK FROM ANY OTHER ACCESSORY BUILDING | 5' (Shall meet any fire separation standards based on the construction type and use) |
| SIDE PROPERTY LINE | 5' |
| REAR PROPERTY LINE | 5' |
| REAR OR SIDE (ALLEY) | 5' |
| PARKING PLACEMENT AND ACCESS | |
| PARKING PLACEMENT | Off-street parking spaces shall NOT be located in the front setback area along any street frontage unless the frontage is along an arterial or collector street, in which case no more than one parking aisle with two head-in rows shall be permitted. |
| BUILDING HEIGHT | |
| PRIMARY BUILDING | 45' |
| STREETScape STANDARDS | |
| ALL STREETS | See Table 3.4-20. Zoning Districts and Streetscaping Requirements |
| ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS | |
| 4.4.3 Permitted Use Chart | 4.6.5 Residential Adjacency |
| 4.6.1 Building Design | 4.6.6 Innovative Residential Design |
| 4.6.2 Parking | 4.6.7 Lighting |
| 4.6.3 Landscaping | 4.6.8 Accessory Buildings |
| 4.6.4 Fencing and Screening | 4.6.9 Wireless Transmission |