

Chapter 17.44

SINGLE-FAMILY RESIDENTIAL DISTRICT (ONE-HALF ACRE)--R-3

Sections:

17.44.010 Permitted uses.

17.44.020 Area and width requirements.

17.44.030 Setback requirements.

17.44.040 Building height regulations.

17.44.010 Permitted uses.

Uses permitted in the R-3 district on a lot or parcel with the required areas and required width:

A. Any use permitted in the R-2 district subject to similar controls as stated therein.

(Ord. 94-4 § 12.05.06 (part), 1994)

17.44.020 Area and width requirements.

The required area and width in the R-3 district are as follows: one-half acre minimum area; one hundred feet minimum width. There may be one or more single-family dwellings on a lot or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each unit and that such structures are no less than forty feet apart.

(Ord. 94-4 § 12.05.06 (part), 1994)

17.44.030 Setback requirements.

Setback regulations in the R-3 district are as follows:

A. Front. Structures shall be located no less than thirty feet from the front property line.

B. Side. The minimum side yard for any structure shall be fifteen feet for each side.

C. Rear. The minimum rear yard for any structure shall be thirty feet.

(Ord. 94-4 § 12.05.06 (part), 1994)

17.44.040 Building height regulations.

Buildings may be erected up to twenty-six feet in height.

(Ord. 12.05.06 (part), 1994)