

## R-3A Residential District

Zoning district for single family and duplex uses -- CH. 10-Zoning 10.071

### **Permitted Uses 10.071(1)**

- Single family homes – one per parcel
  - Two-family homes (duplexes) – one per parcel
  - Utility services
  - Home occupations
- Incidental uses and accessory buildings
  - Community living arrangements for less than 9 people
  - Foster homes for less than 5 children

### **Conditional Uses 10.071(2)**

- Daycare centers
  - Community living arrangements for 9 or more people
  - Cemeteries
  - Governmental uses
  - Private club houses
- Fraternities
  - Religious uses
  - Dependency living arrangements
  - Schools

### **Setbacks and Height Requirements for Principal Structures 10.071(3),(6),(7),(8); 10.16; 10.17**

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Side yard for single-family homes and Duplexes:

10 feet minimum

Rear yard: For SFRs: 25 feet minimum;  
For Duplexes: 35 feet minimum.

For uncovered decks/porches:

SFRs: 13 feet minimum; Duplexes: 23 feet minimum

Maximum Height: For SFRs and Duplexes:  
Two and one-half stories or 35 feet (mean of roof)

### **Reduced Side Yard for Principal Structures on Substandard Lots: 10.16(5)**

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum on smaller side

Lots less than 50 feet wide: 5 feet minimum per side

NOTE: See ordinance for corner lot exceptions.

### **Minimum Requirement for Lot Width & Area**

Public Sewer – Single Family Residence: 60 feet and 8,000 sq. feet

Septic System -- 100 feet and 20,000 sq. feet

Duplex: 75 feet and 10,000 sq. feet minimum

### **Maximum Lot Coverage: All buildings and structures**

Non-corner lot: 30% maximum

Corner lot: 35% maximum

### **Accessory Buildings Requirements 10.04(1); 10.071(3); 10.16(6)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- The total floor area of all residential accessory buildings shall not exceed 100% of the footprint area of the home.
- Accessory buildings shall not exceed 12 feet average height (mean of roof).
- Sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for accessory buildings. The building must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock**

Not Permitted (e.g. horses, pigs, cows, llamas)

SEE DOMESTIC FOWL FACT SHEET