

<b>R-3 PERMITTED USES</b>	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Single-family and two-family (duplex) dwelling (other than manufactured or mobile home)</b>	88	Private households	Two (2) for each dwelling unit
<b>2. Schools and government buildings or facilities (except jails)</b>	82 91, 92, 93, 94, 95, 96	Public schools; General government, justice, safety & public order, except jails.	<b>School:</b> Two (2) per classroom or office, plus one (1) for each four (4) seats in senior high auditorium. <b>Other:</b> One (1) per 200 sq. ft. gross area
<b>3. Public park or playground, recreational facilities such as tennis court, ball field, swimming pool or golf course</b>	7992, 7997	Public and membership recreation services	One (1) per 200 sq.ft. of building area plus four (4) for each golf hole
<b>4. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, recreation facilities, kindergarten or pre-school nursery, in permanent structures</b>	8661	Religious organizations, churches, etc.	One (1) for each four (4) seats in main assembly room
<b>5. Accessory use on same lot with principal use, as follows:</b> <ol style="list-style-type: none"> <li>a. private garage for motor vehicles;</li> <li>b. open parking area for two motor vehicles per dwelling unit, may be used for one (1) commercial vehicle up to one (1) ton in capacity per dwelling unit;</li> <li>c. shed for storage of building or lot maintenance equipment;</li> <li>d. private kennel for not more than three (3) dogs or three (3) cats, four (4) months of age or older, with minimum 6 foot fence for exterior kennel;</li> <li>e. private swimming pool, including deck, bath house or cabana; boat dock;</li> <li>f. private garden; greenhouse up to eight (8) feet high;</li> <li>g. private tennis, outdoor recreation and picnic facilities</li> </ol>			

<p align="center"><b>R-3 CONDITIONAL USES</b> [approved by Zoning Administrator if all conditions are met]</p>	<p align="center"><b>PARKING SPACES REQUIRED</b></p>
<p><b>1. All Conditional Uses permitted in R-1 districts</b></p>	<p>See R-1</p>
<p><b>2. Multi-section manufactured home used as sole residence on a single lot, provided all following conditions are met:</b></p> <ul style="list-style-type: none"> <li>a. minimum of 1,000 square feet of enclosed and heated floor space;</li> <li>b. on permanent foundation of brick or cement block;</li> <li>c. underpinning installed;</li> <li>d. anchored appropriately to foundation for wind resistance;</li> <li>e. all mobile features are removed;</li> <li>f. owner shall certify in writing that unit meets HUD standards and will be maintained in compliance with HUD standards;</li> <li>g. a roof of composition shingles having a pitch, with a minimum overhang at soffits and gable ends of twelve (12) inches;</li> <li>h. exterior wall covering of masonry veneer, vinyl, or wood siding assuring favorable comparison with neighboring site dwellings;</li> <li>i. covered front entry area (porch);</li> <li>j. failure to bring a unit into compliance with HUD standards within 60 days after notice of deficiencies shall be a violation of these conditions subject to penalties provided by the Town Code.</li> </ul>	<p>Two (2) for each dwelling unit</p>

<p align="center"><b>R-3 SPECIAL EXCEPTIONS</b> [approved by Board of Zoning Appeals after hearing]</p>	<p align="center"><b>PARKING SPACES REQUIRED</b></p>
<p><b>1. All special exceptions permitted in R-1 districts.</b></p>	<p>See R-1 use.</p>
<p><b>2. Multi-family dwelling.</b></p>	<p>Two (2) for each dwelling unit</p>
<p><b>3. Group housing development.</b></p>	<p>Two (2) for each dwelling unit</p>
<p><b>4. Manufactured home park (see definitions in § 1-201), provided the Board of Zoning Appeals determines:</b></p> <ul style="list-style-type: none"> <li>a. the use is compatible with the district;</li> <li>b. the park will be on a minimum six (6) acre lot with adequate drainage, and approved water and sewer service;</li> <li>c. the park will not contain more than three (3) manufactured units per acre;</li> <li>d. each home space will contain at least 10,000 square feet, have minimum width of 50 feet, and minimum length of 100 feet;</li> <li>e. setbacks for units are fifteen (15) feet from other units; fifteen (15) feet from property lines, buildings and driveways; and fifty (50) feet from streets;</li> <li>f. there shall be 2,500 square feet of common open space for each acre or major fraction of an acre in the park;</li> </ul>	<p>Two (2) for each dwelling unit</p>

- g. all home spaces will be accessible by an interior roadway at least thirty (30) feet wide, paved at least twenty (20) feet in width with unobstructed access to a public street;
- h. a greenbelt is required along all exterior lot lines, in width not less than side yard requirements for an adjoining residential district consisting of two or more rows of plants not more than six (6) feet apart which grow to a height of seven (7) feet after two (2) growing seasons; and not less than five (5) feet in width adjacent to non-residential districts with the same growth requirements;
- i. each manufactured home will be anchored as required by the Southern Building Code;
- j. all applicable state and local regulations related to parking, signs, subdivisions, land development, traffic safety, health and environment are met; and
- k. a site plan showing the details of development shall be submitted for approval upon compliance with additional conditions imposed by the Board to implement the intent of this ordinance.

§ 4-106

**R-3 General residential district regulations.**

The following regulations apply to all uses in R-3 districts:

Minimum lot area:	Five thousand (5,000) square feet
Minimum land area per unit:	Single family - 5,000 square feet; Two-family and Multi-family - 5,000 square feet for first dwelling unit, & 2,500 square feet for each additional unit
Maximum dwelling units per net acre:	Ten (10) dwelling units
Minimum lot width at building line:	Single family - Fifty (50) feet; Two-family - Seventy-five (75) feet; Multi-family - One hundred (100) feet.
Minimum front yard depth:	Twenty-five (25) feet from street right of way line
Minimum setback from second street frontage:	<u>Side street on corner lot:</u> ten (10) feet; <u>Rear street on double frontage lot:</u> ten (10) feet.
Minimum side yard:	<u>Principal structure:</u> six (6) feet from interior side lot line; <u>Accessory structure:</u> three (3) feet from interior side lot line.
Minimum rear yard:	<u>Principal structure:</u> twenty-five (25) feet from interior rear lot line. <u>Accessory structure:</u> three (3) feet from interior rear lot line.
Maximum structure height:	Thirty-five (35) feet to roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	<u>Corner lot:</u> no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive:</u> no obstruction over height of 30 inches within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5.
Signs:	See supplemental regulations, Chapter 5.
Supplemental regulations:	See Chapter 5.