Sec. 6-3-35. R-3 single-family residential district.

(a) ***Purpose.*** The purpose of this district is to provide for a variety of single-family housing projects and subdivisions to meet site characteristics and changing market conditions. These district regulations are designed to provide for smaller single-family lots or dwellings without a zoning change so long as the overall intensity is balanced by common open space.

(b) ***Permitted uses.***

(1) Dwellings, single-family detached, and other uses permitted by the R-1 district.

(2) Dwellings, single-family detached zero lot line, patio homes and atrium homes.

(3) Accessory uses and structures customarily incidental to permitted uses.

(c) ***Sign regulations.*** Same as the R-1 district.

(d) ***Development standards.*** Development standards are as follows:

	Single-Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Homes	Other Permitted Uses
Minimum lot area per dwelling	7,500 sq ft	5,000 sq ft	4,000 sq ft	N/A
Minimum lot width	60 feet	50 feet	40 feet	N/A
Open space ratio	N/A	20%	20%	60%

(e) ***Area Regulations***

	Single Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Homes	Other Permitted Uses
Minimum Front Yard	30 feet	30 feet	30 feet	30 feet
Minimum Side Yard	10 feet	0 feet/ 10 feet*	8 feet	25 feet
Minimum Rear Yard	40 feet	15 feet	8 feet	50 feet
Maximum Density (Units per Gross Acre)	5.8	7.0	7.0	N/A
Maximum Height	35 feet	35 feet	35 feet	35 feet

* Minimum side and rear setbacks for single-family detached residences shall be observed along the property line separating such uses