

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)