

**SECTION 2.14 C-R3 RESIDENTIAL**

A. Intent

This district provides for high density multiple-family development and limited commercial and professional office uses that would be compatible with adjoining residential uses in areas capable of being adequately served by public services. This zone could effectively be employed to form a smooth transition between lower density residential neighborhoods and major thoroughfares or commercial areas. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Thirty-six (36) dwelling units per one (1) acre	
Minimum lot area	Five thousand four hundred (5,400) square feet	
Minimum lot width	Fifty (50) feet	
Minimum required setback	front	Twenty-five (25) feet
	side	Five (5) feet or not less than one-third (1/3) of the building height, whichever is greater
	rear	Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height .....One hundred twenty-five (125) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Two-family dwelling
3. Multiple-family dwelling not more than thirty-six (36) feet high
4. Boarding house
5. Private lodge or fraternal organization
6. Day care home
7. Community residential facility serving eight (8) or fewer persons
8. Agriculture, including any and all structures or buildings needed to pursue such activities
9. Open space land
10. Accessory buildings and uses

E. Conditional Uses

1. Professional, business, and governmental office
2. Personal services
3. Multiple-family dwelling of more than thirty-six (36) feet high
4. Home occupation
5. Day care center
6. Community residential facility serving nine (9) or more persons

7. Long-term care facility

F. Special Exceptions

1. Any of the permitted uses allowed in C-Cl districts
2. Parking lots of six (6) or more spaces for off-premise parking of commercial or business uses
3. Eating establishments, except drive-in and drive through restaurant establishments
4. Residential mini-warehouse
5. Public and quasi-public buildings and uses
6. Public utility installation
7. Seasonal commercial and temporary uses