

## **R-3 DEVELOPMENT STANDARDS**

### **MAXIMUM DENSITY/FLOOR AREA RATIO (FAR):**

1600 s.f. of land per unit; and  
.6 Floor Area to Lot Area (FAR)\*  
(Total dwelling unit square footage excluding garage)

### **MAXIMUM BUILDING HEIGHT:**

Two Stories\*  
(A story, for purposes of the height review, shall include any semi-subterranean or subterranean garage level beneath the building.)

### **MINIMUM REQUIRED FRONT YARD:**

20 Feet Average  
Maximum 50% allowed in paving materials; and a  
Minimum of 50% landscaped (provided with sprinkler system and permanently maintained).

### **MINIMUM REQUIRED SIDE YARD:**

10% width of lot (maximum 5' – minimum 3')  
Minimum 10 feet for exterior sideyard

### **MINIMUM REQUIRED REAR YARD:**

10 feet  
(May be 5 feet if a yard of at least 10 feet in depth is provided between a building on the front of the lot and a building at the back of the lot.)

### **MINIMUM DISTANCE BETWEEN BUILDINGS:**

10 feet

### **MINIMUM STORAGE REQUIREMENT:**

200 Cubic Feet per Unit

\*A Conditional Use Permit is required for proposals in excess of 2-stories (to a maximum of 35') and/or .6 FAR. Approval of a Conditional Use Permit and a Division of Lot is also required for condominium projects.

R-3 DEVELOPMENT STANDARDS (continued)

MINIMUM USEABLE OPEN SPACE:

50% of total dwelling unit floor area (need not exceed 600 square feet for each unit); and

50% of requirement in private areas directly accessible from individual dwelling units (areas intended for common access do not qualify);

Balconies and patios to qualify as private useable open space must have minimum inside dimensions of 6' X 10';

Yard areas to qualify as open space must have a minimum dimension of 10' X 15';

Front yard setback to count no more than 25% of total requirement.

Driveways and open parking areas do not qualify as open space.

MINIMUM OFF STREET PARKING:

Requirement based on number of bedrooms\*

less than 3 bedrooms = 2 spaces per unit

3 or more bedrooms = 3 spaces per unit

Apartments/rental units = No more than one and one-half of required spaces need be covered garages; and

An additional uncovered parking space shall be provided for each five units (minimum one additional space).

Minimum inside clear dimensions:

Single – 10'X20'

Two Car Garage – 18'X20'

Structures – 9'X20' with spaces next to any wall 10'X20'

Each private enclosed garage shall be equipped with an automatic garage door opener with roll-up doors on alleys.

\*The number of bedrooms to be determined by excluding one living room, one dining room, one kitchen, and all bathrooms with all other rooms counted as bedrooms.

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