

17.16 - Rs-3 SINGLE-FAMILY RESIDENTIAL DISTRICT.

The Rs-3 Residential District is intended to provide for single-family residential development in predominantly rural areas not served by municipal sewer and water facilities at densities not exceeding 1.0 dwelling unit per net acre.

(1) PERMITTED USES.

- (a) Single-family dwellings with attached or detached garages.
- (b) Yard and gardening equipment storage structures.
- (c) Home occupations and professional home offices.

(2) CONDITIONAL USES. See section 17.42 of this chapter. (Rep. Ord. #42-95; Rep. Ord. #34-98; Renum. 10/01 jw)

- (a) Electric substations. (Rep. & Recr. Ord. #34-98)
- (b) Parks and playgrounds. (Rep. & Recr. Ord. #34-98)
- (c) Clubs, fraternities, lodges and meeting places of a noncommercial nature.
- (d) Golf courses, with or without country club facilities, and one caretaker's residence.
- (e) Lodging or boarding houses.
- (f) Wind energy conversion systems and solar energy conversion systems. (Cr. Ord. #1-91)
- (g) Bed and breakfast establishments. (Cr. Ord. #4-97)

(2a) TEMPORARY USES. (Cr. Ord. #32-91)

- (a) Real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure.

(3) LOT, YARD AND BUILDING REQUIREMENTS. (Am. Ord. #22-03; Am. Ord. #20-05)

Lot frontage at setback	Minimum 150 ft.
Lot area	Minimum one acre
Principal building:	
Front yard	Minimum 45 ft.
Side yards	Minimum 20 ft.
Rear yard	Minimum 35 ft.

Accessory buildings:	
Front yard	Minimum 45 ft.
Side yards	20 ft. (except if accessory building is located in the rear yard, then 5 ft. side yard setback is required - See section 17.41)
Rear yard	Minimum 5 ft.
Building height	Maximum 35 ft.
Percent of lot coverage	Maximum 25%
Minimum dwelling size, excluding garage (same as Rs-1 District):	
1 bedroom	1,200 sq. ft.
2 bedrooms	1,300 sq. ft.
3 bedrooms	1,500 sq. ft.
4 bedrooms	1,700 sq. ft.
Minimum ground perimeter area	1,200 sq. ft.
Off-street parking	Minimum 2 spaces, both of which are in a garage. See also section 17.45 of this chapter.