ARTICLE 7

R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT

7-100. PURPOSE:

The **R-3** Single-Family Residential District is to be mapped in newly developing parts of the Village. In particular this district is suitable for developments containing larger than average structures.

7-101. PERMITTED USES:

Uses permitted in the **R-1** Residential District.

7-102. SPECIAL USES:

Special uses permitted in the **R-1** Residential District.

7-103. SITE AND STRUCTURE REQUIREMENTS (For Single-Family Dwellings):

7-103.1. Minimum lot area: 20,000 square feet.

7-103.2. Minimum lot width: 100 feet.

7-103.3. Minimum yards:

7-103.3.1. Front: 40 feet.

7-103.3.2. Rear: Twenty (20) per cent of the depth of the lot.

7-103.3.3. Side: There shall be a side yard on each side of a building of a minimum of fifteen (15) per cent of the width of the lot, provided that such a required yard need not exceed fifteen (15) feet.

7-103.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

7-103.4. Maximum lot coverage for all buildings: 30 per cent. (***Ord. #803, 3/17/86***)

7-103.5. Maximum height: 40 feet.

7-104. SITE AND STRUCTURE REQUIREMENTS (For Accessory Uses):

7-104.1. Minimum yards

7-104.1.1. Side: 15 feet.

7-104.1.2. Rear: 15 feet.

7-104.2. Maximum Lot Coverage for accessory buildings: Five (5) percent.

7-105. SITE AND STRUCTURE REQUIREMENTS (For Other Permitted and Special Uses):

7-105.1. Minimum lot area: 45,000 square feet.

7-105.2. Minimum lot width: 150 feet.

7-105.3. Minimum yards:

7-105.3.1. Front: 40 feet.

7-105.3.2 Rear: Twenty (20) per cent of the depth of the lot.

7-105.3.3. Side: There shall be a side yard on each side of a building of a minimum of twenty (20) per cent of the width of the lot, provided that such a required yard need not exceed thirty (30) feet.

7-105.3.4. Except that building setback lines shall also observe the standards contained in Article 25.

7-105.4. Maximum lot coverage for all buildings: 25 per cent.

7-105.5. Maximum height: 40 feet.

7-106. SIGN REQUIREMENTS:

In accordance with Article 22.

7-107. OFF-STREET PARKING REQUIREMENTS:

In accordance with Article 23.