

Minimum Open Space Ratio and Maximum Density (per acre)	
Open Space Ratio (OSR)	0
Gross Density (GD/acre)	2.48
Net Density (ND/acre)	2.48
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	12,000
Minimum Lot Width at Setback Line (feet)	85 100-corner
Minimum Lot Depth (feet)	100
Minimum Front Yard (feet)	35 (b)
Minimum Side Yard (feet)	10 (b)
Minimum Side Yard (Street Side) on Corner Lot (feet)	New Lots: 25 (b) Lots Existing at the Time of the Adoption of this Code with Less than 100 Feet of Width: 20 (b)
Minimum Rear Yard (feet)	25 (b)
Maximum Lot Coverage (maximum percent of lot area)	0.25
Minimum Total Living Area per Dwelling Unit (D.U.) (c)	
1-Story D.U. ≤3 Bedrooms	1,500 s.f.
1-Story D.U. >3 Bedrooms	150 s.f. (a)
Multi-Story D.U. ≤3 Bedrooms	1,700 s.f.-total 1,000 s.f.-1st floor
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)
Maximum Building Height	
Principal Structure (stories/ft.)	2.5/35
Accessory Structure (stories/ft.)	1.5/15

- (a) Add to minimum required building floor area for each bedroom in excess of three (3).
- (b) See Section [21.06.0104](#) for increased setback requirements along arterial streets and highways.
- (c) Dens, libraries, studies, lofts, or other rooms within a dwelling unit which can potentially be used as a bedroom shall be considered and counted as a bedroom.

21.04.0204 - R-3 Single-Family Residential Conservation District.

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A. *District intent.* The R-3 District is intended to: