

- A. **District Intent.** The R-3 District is intended to:
1. Provide for the continuance of SUBURBAN/ESTATE lots as set forth in the City of Franklin Comprehensive Master Plan and components thereof.
  2. Be used in order to protect the character of building bulk in established SUBURBAN/ESTATE residential neighborhoods and subdivisions.
  3. Be served by public sanitary sewer and water supply facilities, (1) except those lots which were lot(s) of record existing prior to the effective date of the Unified Development Ordinance on August 1, 1998, and (2) those lot(s) of record created by minor division, which lot(s) of record created by minor division are served by public sanitary sewer and for which lot(s) the Common Council on or after August 1, 1998, has denied the extension of public water.

The options in this district promote open space and natural resource base protection. These requirements will result in an SUBURBAN/ESTATE community character.

- B. **District Standards.** The R-3 District is further intended to have the development standards as set forth in Table 15-3.0203.
- C. **Permitted, Accessory, and Special Uses.** See Section 15-3.0602, Division 15-3.0700, Section 15-3.0702, and Section 15-3.0802 of this Ordinance.

**Table 15-3.0203**

**R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS**

| Type of Standard                                      | Permitted Use<br>“Conventional<br>Subdivision” | Special Use “Open Space Subdivision”         |                                              |
|-------------------------------------------------------|------------------------------------------------|----------------------------------------------|----------------------------------------------|
|                                                       |                                                | Option 1                                     | Option 2                                     |
| Minimum Open Space Ratio and Maximum Density          |                                                |                                              |                                              |
| Open Space Ratio (OSR)                                | 0                                              | 0.15                                         | 0.3                                          |
| Gross Density (GD)                                    | 1.718                                          | 1.769                                        | 1.736                                        |
| Net Density (ND)                                      | 1.718                                          | 2.081                                        | 2.48                                         |
| Lot Dimensional Requirements                          |                                                |                                              |                                              |
| Minimum Lot Area (s.f.)                               | 20,000                                         | 16,000                                       | 13,000                                       |
| Minimum Lot Width at Setback Line (feet)              | 100<br>110 – corner                            | 95<br>110 – corner                           | 90<br>105 – corner                           |
| Minimum Front Yard (feet)                             | 45                                             | 40                                           | 35 (c)                                       |
| Minimum Side Yard (feet)                              | 10 (c)                                         | 10 (c)                                       | 10 (c)                                       |
| Minimum Side Yard on Corner Lot (feet)                | 35 (c)                                         | 30 (c)                                       | 25 (c)                                       |
| Minimum Rear Yard (feet)                              | 30 (c)                                         | 30 (c)                                       | 30 (c)                                       |
| Minimum Shore Buffer (feet)                           | 75                                             | 75                                           | 75                                           |
| Minimum Wetland Buffer (feet)                         | 30                                             | 30                                           | 30                                           |
| Minimum Wetland Setback (feet)                        | 50                                             | 50                                           | 50                                           |
| Maximum Lot Coverage<br>(maximum percent of lot area) | 0.15                                           | 0.2                                          | 0.2                                          |
| Minimum Total Living Area per Dwelling Unit (D.U.)    |                                                |                                              |                                              |
| 1-Story D.U. 3 Bedrooms                               | 1,700 s.f.                                     | 1,700 s.f.                                   | 1,700 s.f.                                   |
| 1-Story D.U. >3 Bedrooms                              | 150 s.f. (a)                                   | 150 s.f. (a)                                 | 150 s.f. (a)                                 |
| 1-Story D.U. if Basement is < 600 Square Feet         | 250 s.f. (b)                                   | 250 s.f. (b)                                 | 250 s.f. (b)                                 |
| Multi-Story D.U. 3 Bedrooms                           | 2,000 s.f. – total<br>1,100 s.f. – 1st floor   | 2,000 s.f. – total<br>1,100 s.f. – 1st floor | 2,000 s.f. – total<br>1,100 s.f. – 1st floor |
| Multi-Story D.U. >3 Bedrooms                          | 100 s.f. (a)                                   | 100 s.f. (a)                                 | 100 s.f. (a)                                 |
| Multi-Story D.U. if Basement is < 600 Square Feet     | 250 s.f. (b)                                   | 250 s.f. (b)                                 | 250 s.f. (b)                                 |
| Maximum Building Height                               |                                                |                                              |                                              |
| Principal Structure (stories/ft.)                     | 2.5/30                                         | 2.5/30                                       | 2.5/30                                       |
| Accessory Structure (stories/ft.)                     | 1.0/15                                         | 1.0/15                                       | 1.0/15                                       |

- (a) Add to minimum required building floor area for each bedroom in excess of three (3).  
 (b) Add to minimum required first floor area for each dwelling unit which has a basement less than 600 s.f.  
 (c) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.