

3.1.4

R-3 Single-Family Cluster Housing

A. INTENT

The R3 district is intended to allow single-family dwelling units to be developed with varied yard setback requirements and/or design innovations so as to (a) facilitate development of parcels that are difficult to develop under the usual standards, (b) allow for a single-family detached residential development without increasing the permitted appropriate conventional lot-by-lot subdivision density, and/or (c) enhance useful open space and preserve significant trees and other natural features through the proper utilization of density transfer techniques.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

C. SPECIAL LAND USES

- i. **Single family dwellings** [☐] §36-3.4
- ii. **Accessory buildings** [☐] and uses [☐] customarily incident to any of the above permitted uses §36-3.7
- iii. Publicly owned and operated parks and parkways
- iv. **Home based business** [☐] §36-4.11



D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[☐]: 9,000 sq ft/dwelling unit

Setbacks[☐]

Minimum front yard setback: 40 ft
 Minimum rear yard setback: 35 ft
 Minimum side yard setback: 5 ft one side
 15 ft total
 15 ft between houses

Building Height[☐]

Maximum building height: 24 ft or 2 stories, whichever is less

Floor Area[☐]

Where the minimum buildable lot size is less than 18,000 sq ft:

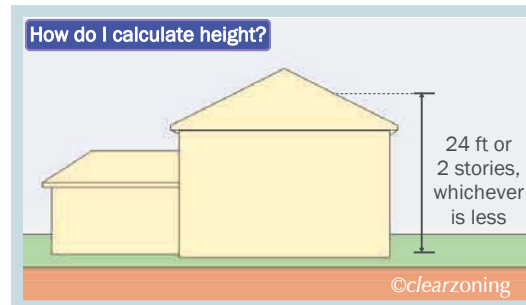
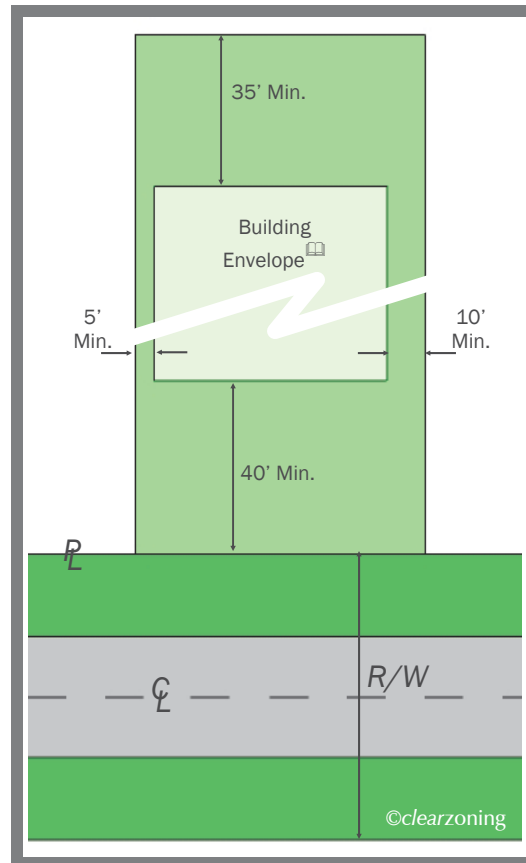
Minimum floor area per one-family dwelling[☐]:
 1 story 1,250 sq ft
 1+ stories 900 sq ft (first floor)
 400 sq ft (second floor)

Where the minimum buildable lot size is more than 18,000 sq ft:

Minimum floor area per one-family dwelling[☐]:
 1 story 2,000 sq ft
 1+ stories 1,000 sq ft (first floor)

NOTES

- A dwelling unit may be erected on any lot in Louise Lathrup's California Bungalow Subdivision No. 6 having an area of 22,000 sq ft or more.



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Lots, Use for Yards §36-3.2
- Cluster Housing Options §36-3.3

4. Use Standards

- Garage sales[☐] §36-4.2
- Outside storage §36-4.1

5. Site Standards

- Building Materials §36-5.4
- Grades and Drainage §36-5.9
- Waste & Rubbish §36-5.3

6. Development Procedures

- Site Plan Review §36-6.1
- Special Land Uses §36-6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

