

R-3 (Multiple-Family Residential District)

(Multiple-family residential development including apartment buildings, condos, manufactured home parks, etc.)

Without approval from the Board of Zoning Appeals, the following is required:

New Home Construction: (Chapter 1213 Area and Bulk)

<u>Minimum Lot size</u>	<u>Principal Building</u>	<u>Width at Bldg. line</u>	<u>Minimum Distances</u>		
			<u>Front</u>	<u>Side</u>	<u>Rear</u>
6,000 s.f.	Single-family	60'	25'	6'	25'
7,000 s.f.	Two-family	70'	25'	7'	25'
^b 3,500 s.f.	Three-Family	90'	25'	10'	25'

^b Per housing unit

Maximum Height: 3 stories or 40' high.

Maximum Lot Coverage: 40 percent.

Cost for Building Permit for new: **Single-Family Residence** - \$100
Two-Family Residence - \$100
Multi-Family - \$100, plus \$10.00 per dwelling unit.

Additions:

“Enclosed” Additions / Structural Remodeling to Principal Building:

Setbacks are the same as the New Home Construction above.

Permit Cost for Enclosed Additions: \$30.00

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“Open” Additions to Principal Building such as Decks or Porches (without a roof):

1215.09 SUPPLEMENTAL YARD REQUIREMENTS.

(4) An **attached and unenclosed porch or deck** (at the same height as the finished first floor level of the principal structure or lower) may project from a principal building into the required rear or side yard setback for a distance that does not exceed twenty percent (20%) of the required yard. For example, if a required rear yard is 25 feet, then an uncovered porch or deck may project 5 feet into the required rear yard (leaving a distance of 20 feet to the rear lot line). However, in no case shall an attached unenclosed porch or deck be placed closer than five (5) feet to any lot line. Physical structures relating to barrier free access, such as ramps, shall not be required to comply with setback requirements.

For an *unenclosed, uncovered porch or deck:*

If the minimum **side** setback is **6'**, the structure may be **5'** (cannot be less than 5') from the side lot line.
 If the minimum **side** setback is **7'**, the structure may be **5.6'** from the side lot line.
 If the minimum **side** setback is **10'**, the structure may be **8'** from the side lot line.
 The minimum **rear** setbacks are **25'**, the structure may be **20'** from the rear lot line.

Permit Cost for Open Additions: \$30.00

See Chapter 1215.09 (e) regarding Open Space requirements.

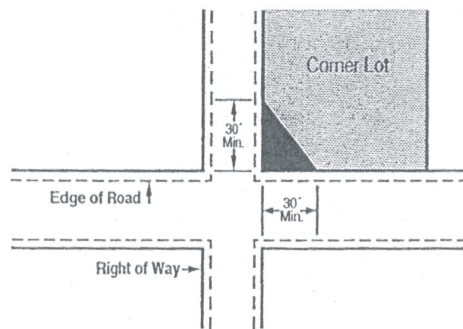
Shed, Garage (Accessory Building – detached from principle building):

- 1) If **less than 200 sq. ft.** (i.e., 10' x 20', 22' x 8', etc.), it can be located no closer than **3' from side & rear lot lines.**
- 2) If **200 sq. ft. or larger**, it can be located no closer than **5' from the side lot lines** and **5' from the rear lot line.**
- 3) If larger than **150 sq. ft.**, it must have a continuous-rim foundation.
- 4) **Size** - cannot exceed **840 sq. ft.** (such as 21' x 40', etc.)
- 5) **Height** - from ground to peak of roof **shall not exceed the height of the residence**, without a variance.
- 6) **The collective size of all detached accessory buildings shall not exceed ten (10) percent of any residential lot.**

Permit Cost: Building size: 0 sq. ft. to 500 sq. ft. - **\$25.00**
Over 500 sq. ft. - **\$35.00**

Fencing, Screening, Walls and Barriers: (Chapter 1215.01)

- 1) **Front yard:** Maximum height of fence is **3 ft.**
Must be of a purely decorative nature. Fence cannot be constructed of chainlink, lattice, etc., or anything deemed unsuitable for decorative fences by the Zoning Official.
[See Chapter 1215.01(g).]
- 2) **Side and Rear yards:** Maximum height is **6 ft.**, except in the immediate area of a swimming pool or patio in the **interior** of a lot, it may be **up to 8 ft.** in height.
- 3) Recommend having fence 1 ft. from the rear and side property lines, but it can be located on the property lines.
- 4) **Corner lots** (at street intersections): no obstructions higher than **two (2) feet** above the adjacent top-of-curb elevation shall be permitted to be planted, placed or erected on any corner lot within a triangular portion of the land. (See illustration.)



Permit Cost: **\$15.00**

Pool: (As of April 2012, pool toppers do **not** require a fence permit.)

- 1) The pool cannot be in the front yard area.
- 2) A pool cannot be closer than **5 ft.** to a **rear or side lot line.**
- 3) There must be a **fence** enclosing the pool (with a self-closing, self-latching, gate (minimum **4 ft.** high gate) *or* a **pool topper**. The topper, including the pool height, must be a total of at least **6 ft.** high, with no less than a 4" gap between pool and bottom of topper.
- 4) Owner must sign form agreeing to meet the fence & lock requirements.

Permit Cost: **\$10.00** per year (Temporary pool)
 \$25.00 one-time fee (Permanent pool)

Lot Coverage: Up to **40%** of property may be covered with the principle building, deck and pool and accessory buildings, without approval from the Board of Zoning Appeals.

The collective size of all detached accessory buildings shall not exceed ten (10) percent of any residential lot.

(Percentage of lot coverage = Square footage of buildings ÷ square footage of lot size.)

Updated 2/20/2015.