

Article V. Townhouse Residential Zone (R-3)

§ 440-41. Purpose; uses permitted.

- A. In the Townhouse Residential Zone (R-3), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the R-3 Zone is to provide for medium-density townhouse dwellings and supporting uses. This zone is located in areas of the City where medium-density townhouse development patterns are generally established or where services and facilities will be adequate to serve the anticipated population.
- C. Permitted uses. The following uses are permitted in the R-3 Zone:
 - (1) All uses permitted in the R-1 and R-2 Zones provided that all R-1 and R-2 regulations are complied with, respectively.
 - (2) Townhouse dwellings.
- D. Bed-and-breakfast houses are permitted as a conditional use. See Article XVI, Conditional Use Permits.

§ 440-42. Development standards.

- A. Dimensional and density standards.
 - (1) Dimensional and density standards. See § 440-141, Dimensional and Density Standards, Table 13.3.
 - (2) Building Setbacks.
 - (a) The minimum distance between any two (2) unattached townhouse structures shall be sixty (60) feet as to facing walls and thirty (30) feet as to end walls. This distance shall exclude any driveway or vehicular access, which shall be in addition to the combined side yard width. Setback between buildings in townhouse projects designed in a courtyard fashion may be approved on a case-by-case basis by the Planning Commission.
 - (b) No townhouse structure shall be closer than thirty (30) feet to any interior driveway, abutting street, parking area, or open space.
- B. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.1, Dimensional Standards for Accessory Buildings and Structures for Residential Uses and C-1, C-2, C-3, and TND Zones.

C. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4, Permitted Projections into Required Yards.

D. General design standards.

(1) The number of dwelling units per group shall not exceed six (6) nor be fewer than three (3).

(2) Townhouses with rear yards abutting the subdivision property lines or open space may have sidewalks in lieu of alleys, provided that such sidewalks connect to the front sidewalk between each townhouse group.

§ 440-43. Parking standards.

A. Parking shall comply with the requirements provided in Article XV, Parking and Access.

B. Alleys in the rear of townhouse groups are required for access to units by owners and to facilitate City services, trash collection, meter reading, and parking. This requirement may be waived by the City Manager for single, infill lots where an alley is not practical.

C. Garages with front access and off-street parking in the front yard are prohibited. Parking shall be provided by one (1), or a combination, of the following:

(1) Garage or driveway in the rear or side yards accessed via an alley.

(2) Off-street parking areas located to the side or rear of buildings.

(3) Alternative methods as approved by the Planning Commission.

(4) This requirement may be waived by the City Manager for single, infill lots where rear access is not practical.

§ 440-44. Additional regulations.

Additional regulations may apply including, but not limited to:

A. Signage, see Article XIV, Signs;

B. Building standards, see Chapter 102, Building Standards;

C. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);

D. Floodplain, see Chapter 212, Floodplain Regulations;

- E. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- F. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;
- G. Portable storage units, see Chapter 297, Portable Storage Units;
- H. Property maintenance, see Chapter 305, Property Maintenance;
- I. Sewers, see Chapter 330, Sewers;
- J. Source water, see Chapter 350, Source Water Protection;
- K. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- L. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;
- M. Recreational vehicles, see Chapter 417, Recreational Vehicles;
- N. Water, see Chapter 425, Water.

§ 440-45 to 440-50 Reserved

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