

ARTICLE VI-A

R- 3.0 ESTATE SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

Section 1 USE RESTRICTIONS

In an R-3.0 ESTATE Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than a single-family detached residence, or:

- (1) A church or school, public or denominational, having a curriculum equivalent to a public elementary or high school, or an institution of higher education when located on a lot of not less than fifty thousand (50,000) square feet.
- (2) Public park, playgrounds or neighborhood recreation centers as a part of a total development scene.
- (3) Any public building erected or used by the city, county, state or federal government, when located on a lot of not less than fifty thousand (50,000) square feet.
- (4) Accessory buildings. See Article XIV-I for regulations.
- (5) The uses customarily incidental to any of the above uses when situated in the same dwelling and not involving the conduct of a business, including customary home occupations engaged in by the occupants of the dwellings, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.
- (6) Day Care Centers (child or adult) keeping four (4) or less persons at any one time during a twenty-four hour period, but with no overnight stay.
- (7) City owned and maintained water and wastewater plant, including mains, water towers, water pump stations, and sewage lift stations.

Section 2 HEIGHT REGULATIONS

No building shall exceed three (3) stories in height.

AREA REGULATIONS

1. Front Yard.

- (A) There shall be a front yard having a minimum depth of not less than fifty (50) feet, except as hereinafter provided in the article on exceptions and variances.
- (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. **Side Yard.** There shall be two (2) side yards, one on each side of the building, having a combined width of not less than thirty percent (30%) of the lot width, provided that in no case shall one side yard be less than thirty (30) feet. The side yard of corner lots adjacent to a side street shall not be less than fifty (50) feet. The side yard of corner lots having adjoining structures fronting on two (2) adjacent property lines shall have a fifty (50) foot side yard.

3. **Rear Yard.** There shall be a rear yard having an average depth of not less than twenty-five percent (25%) of the depth of the lot, but in no case less than a depth of fifty (50) feet, or in the case of a garage opening to an alley, the garage shall be no closer than forty (40) feet to an alley, provided, however, that there may be a rear yard having a depth of twenty five (25) feet where a swimming pool is located in the rear yard.

4. **Area of the Lot.** The minimum area of the lot shall be forty three thousand, five hundred sixty (43,560) square feet (1 acre); however, a platted lot having an area of less than forty three thousand, five hundred sixty (43,560) square feet that was of record prior to passage of this ordinance may be used for any use permitted in this article.

5. **Width of Lot.** The minimum width of the lot shall be two hundred (200) feet.

6. The above area regulations apply to the R-3.0 ESTATE Single-Family Dwelling District and do not apply to lots which may be of forty three thousand, five hundred sixty (43,560) square feet or larger in other districts.

7. **Minimum Depth of Lot.** The minimum depth of the lot shall be two hundred (200) feet.

8. **Parking Regulations.** Off-street parking space shall be provided on the lot to accommodate three (3) motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard. See Article XIV-D for off-street parking and loading requirements for church or school uses.

9. **Area of Dwelling.** Three thousand (3,000) square feet shall be the minimum living area of the dwelling.