

§ 152.026 HIGH DENSITY RESIDENTIAL DISTRICT (R-3).

- (A) *Purpose.* The purpose of this District is to allow higher density residential areas with smaller dwelling units and a broad range of housing types.
- (B) *Permitted uses.*
 - (1) General. All permitted uses of the R-2 District.
 - (2) Manufactured Home Parks.
 - (3) Manufactured Home Subdivisions.
- (C) *Conditional uses.* All conditional uses of the R-2 District.
- (D) *Accessory uses.* All accessory uses of the R-2 District.
- (E) *Yard requirements.*
 - (1) *General yard requirements.*

	<i>One Family</i>	<i>Two Family</i>	<i>Multi Family</i>	<i>Accessory Buildings</i>	<i>All Other Uses</i>
Lot area, minimum sq. ft.	5,000	12,000	18,000		14,000
Lot frontage, minimum at front yard setback	40 feet	75 feet	75 feet		75 feet
Lot frontage for shoreland, minimum at front yard setback Sewered lots Unsewered lots	75 feet 100 feet	115 feet 150 feet	175 feet 225 feet		75 feet 100 feet
Front yard setback	25 feet	25 feet	25 feet	25 feet	75 feet
Rear yard setback	25 feet	35 feet	35 feet	5 feet	35 feet
Side yard setback Interior Corner	7 feet 10 feet	10 feet 15 feet	10 feet 15 feet	7 feet Attached 3 feet Detached 10 feet	10 feet 15 feet
	<i>One Family</i>	<i>Two Family</i>	<i>Multi Family</i>	<i>Accessory Buildings</i>	<i>All Other Uses</i>
Shoreland setback Sewered lots Unsewered lots Sewage treatment system	50 feet 100 feet	50 feet 100 feet	50 feet 100 feet	30 feet 30 feet 75 feet	50 feet 100 feet 75 feet

- (2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:
 - (a) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be

the average of the adjacent structures. If there is one adjacent structure, the minimum front yard setback shall be the average of the adjacent structure and the required setback. In no case shall the front yard setback be less than 15 feet or exceed 35 feet;

(b) Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

(c) Additional yard requirements for signs are in this Chapter;

(d) Setbacks for the following uses located within the shoreland shall not be less than:

1.	Boat docks:	0 feet.
2.	Boathouses:	10 feet.
3.	Detached decks:	10 feet.
4.	Fences:	0 feet.
5.	Gazebos:	10 feet.
6.	Parking lots:	30 feet.
7.	Pumphouses:	5 feet.
8.	Recreational equipment:	10 feet.
9.	Satellite dishes:	30 feet.
10.	Screen houses:	10 feet.
11.	Signs:	5 feet.
12.	Storage buildings:	30 feet.

(e) A water-oriented accessory structure may be located on the lot at less setback in conformance with this Chapter; and,

(f) Lot area: not less than 6,000 square feet for each dwelling unit in a multiple-family structure having four dwelling units or less and an additional 750 square feet for each dwelling unit over four dwelling units.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.