

**SECTION 9. REGULATIONS FOR "R-3" SINGLE FAMILY
RESIDENTIAL DISTRICT**

Subd. 1. Permitted Uses. The following are permitted uses in an "R-3" District:

A. All permitted uses allowed in the "R-1" District.

Subd. 2. Accessory Uses. The following are permitted accessory uses in an "R-3" District.

A. All permitted accessory uses allowed in the "R-1" District.

Subd. 3. Conditional Uses. The following are conditional uses in an "R-3" District; requires a Conditional Use Permit based upon procedures set forth in this Ordinance; and shall be reviewed on an annual basis. Such review shall occur prior to the 2nd Council meeting in June..

A. All conditional uses subject to the same conditions as allowed in the "R1" District and shall be reviewed on an annual basis.

Subd. 4. Lot Requirements and Setbacks. The following minimum requirements shall be observed in an "R-3" District subject to additional requirements, exceptions and

A. Lot area: 7,250 square feet

B. Lot width: 50 feet at the front setback line

C. Setbacks:

1. Front Yards: Not less than twenty-five (25) feet

2. Side Yards:

a. Interior Lots: not less than ten (10) feet.

b. Corner Lots: not less than ten (10) feet on the interior side yard, nor less than twenty-five (25) feet on the side yards abutting a public right-of-way.

3. Rear Yards: 25 feet

Subd. 5. Building Regulations.

A. Each single dwelling unit shall have a floor area, exclusive of porches, sun decks, garages, and basements, of not less than 800 square feet.

B. Each single dwelling shall be provided with a minimum of one garage unit, but not to exceed an accessory building equal to four garage units 900 square feet.

C. No structure shall exceed 35 feet in height above grade.