

ARTICLE 11

"R-3" SINGLE FAMILY RESIDENTIAL DISTRICT

PREAMBLE

This district has been established to provide for single family dwellings with a lot area minimum of fifteen thousand (15,000) square feet per dwelling unit.

SECTION 1101 PRINCIPAL PERMITTED USES

- A. Single family dwellings.
- B. Publicly owned and operated buildings and facilities.
- C. Public parks, playgrounds, and community centers.
- D. Adult Family Home as defined in Section 201.03
- E. Licensed Residential Facility with at least six but not more than eight persons.

SECTION 1102 ACCESSORY USES

- A. Accessory uses, buildings or other structures customarily incidental to any aforesaid permitted use, including private garages, provided that such accessory uses shall not involve the conduct of any business, trade or industry, or any private way or walk giving access to such activity.
- B. Home Occupation as defined in Article 2, Subsection 208.02.
- C. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Other accessory uses permitted for this District by Article 38.

SECTION 1103 CONDITIONAL USE

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch and putt courses), swimming pools and tennis courts, and accessory uses, subject to the requirements of Article 46.
- B. Telecommunication towers as defined in Article 2, Subsection 220.01, and subject to the conditions in Article 52.
- C. Churches, chapels, temples, synagogues or other buildings for religious worship, not

including a rescue mission or temporary revival activity, subject to the provisions of Article 8, Section 803 (O).

- D. Schools, primary, intermediate and secondary, both public and private subject to the provisions of Article 8, Section 803 (P).

SECTION 1104 DEVELOPMENT STANDARDS

In addition to the provisions of Chapters VIII and IX, General Regulations and Special Regulations, the following standards for arrangement and development of land and building are required in the "R-3" Single Family Residential District.

1104.01 HEIGHT REGULATIONS

No structure shall exceed forty (40) feet in height.

1104.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS

A. The following minimum requirements shall be observed:

1. Lot Area – 15,000 sq. ft
2. Lot Frontage – 80 ft
3. Yards (minimum)

Front Yard Depth* - 35 ft

Side Yard Least Width - 10 ft

Yards Total Width - 20 ft

Rear Yard Depth – 40 ft

*The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.