

§ 150.08 R3 - HIGH DENSITY RESIDENTIAL DISTRICT.

(A) *Purpose.* To provide for areas in which higher density housing in multiple-family structures and directly related, complimentary uses may occur.

(B) *Permitted uses.*

- (1) Residential facilities serving six or fewer persons;
- (2) Day care facilities serving ten or fewer persons;
- (3) Temporary, residential, directional and identification signs;
- (4) Home occupations, level 1;
- (5) Essential services;
- (6) Accessory uses;
- (7) Single-family dwellings and multi-family dwellings with four or less dwelling units.

(C) *Conditional uses.*

- (1) Multi-family dwellings over four dwelling units;
- (2) Residential facilities, day care facilities and assisted living facilities;
- (3) Residential planned unit development;
- (4) Home occupation, level 2;
- (5) Additional identification signs;
- (6) Land alterations of 400 cubic yards or more;
- (7) Bed and breakfast facilities;
- (8) Rental cabins.

(D) *Dimensional standards.*

- (1) Lot area: not less than 15,000 square feet;
- (2) Lot width: not less than 100 feet;
- (3) Lot depth: not less than 130 feet;
- (4) Front yard setback: not less than 30 feet;
- (5) Side yard setback: not less than 15 feet but not less than 30 feet where abutting district is a Residential District;

(6) Rear yard setback: not less than 30 feet;

(7) Maximum sign sizes:

(a) Identification signs: 20 square feet;

(b) Directional signs: six square feet;

(c) Residential signs: two square feet.

(Ord. passed 6-3-1997)