

## ARTICLE 25 RESIDENTIAL R-3 DISTRICT

### Statement of Intent

This district is composed of certain high concentrations of single family residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life, and to permit certain commercial uses which will not cause a general concentration of traffic or crowds of customers. Retail activity is sharply limited. Institutions and commercial structures conforming to the pattern of the district are permitted. However, it is basically residential in character, and should not be spotted with commercial uses.

#### **25-1 Permitted Uses:**

Within the R-3 District a building, and/or land shall be used only for the following purposes.

- a. Accessory structures as defined in Article 20 of this Ordinance.
- b. Bed and Breakfasts.
- c. Minor Home Occupations.
- d. Public Buildings.
- e. Public Utilities including but not limited to poles, lines and distribution transformers.
- f. Private Boat Piers.
- g. Single Family Dwellings.
- h. Tourist Homes.

#### **25-2 Conditional Uses (Conditional Use Permit Required)<sup>1</sup>**

Notwithstanding 25-1 of this Article, the following uses require a Conditional Use Permit. After review of the application and public hearing, thereon, in accordance with Article 16 herein, the Town Council finds as a fact that a proposed use is consistent with the intent of the Land Use Plan, and is in the public interest, the following uses may be permitted.

- a. Boathouses.
- b. Day Care Centers.
- c. Major Home Occupations.

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<sup>1</sup> Section Amended - April 11, 2002 (Ordinance 477)

- d. Neighborhood Stores.
- e. Parks and Playgrounds.
- f. Schools.

**25-3 Area Regulations**

For all main structures the minimum lot area shall be five thousand (5,000) square feet.

**25-4 Front Setback Regulations**

For all main structures the minimum front setback from the street right of way upon which the structure fronts shall be twenty (20) feet.

**25-5 Lot Width Regulations**

For all main structures the minimum lot width at the setback line shall be fifty (50) feet.

**25-6 Side Yard Regulations**

For all main structures the minimum side yard shall be five (5) feet and the total width of the two required side yards shall be fifteen (15) feet.

**25-7 Rear Yard Regulations**

For all main structures the minimum rear yard shall be twenty-five (25) feet.

**25-8 Height Regulations**

Permitted structures may be erected up to thirty-five (35) feet from grade, with the following exceptions:

- a. Belfries, chimneys, church spires, communication antennas, cupolas, flag poles, flues, and monuments may be built without height limitation.
- b. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

**25-9 Accessory Building Regulations<sup>2</sup>**

- a. Accessory structures shall be located behind the front corners of the main structure.
- b. Accessory buildings, including roof overhang, shall be no closer than three (3) feet to any property line.
- c. Accessory buildings shall be less than the main building in height.
- d. The footprint of accessory buildings shall be less than the main building footprint.

**25-10 Additional Requirements Including But Not Limited To:**

- a. **Chesapeake Bay Act:** refer to Article 22 of this Ordinance.
- b. **Flood Plain:** refer to Article 21 of this Ordinance.
- c. **Landscaping:** refer to Article 24 of this Ordinance.
- d. **Off-Street Parking:** refer to Article 13 of this Ordinance.
- e. **Signs:** refer to Article 12 of this Ordinance.
- f. **Site Plan Requirements:** refer to Article 14 of this Ordinance.

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<sup>2</sup>

Section Amended - May 15, 1999 (Ordinance 430)

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