

ARTICLE 11

“R-3” SINGLE FAMILY RESIDENTIAL DISTRICT

PREAMBLE

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

SECTION 1101

PRINCIPAL PERMITTED USES

- A. Single Family dwellings.
- B. School, primary, intermediate, and secondary, both public and private.
- C. Publicly owned and operated buildings and facilities.
- D. Public parks, playgrounds and community centers.
- E. Agricultural activity as permitted in Section 801 A when located on five (5) or more acres.

SECTION 1102

ACCESSORY USES

- A. Accessory uses, buildings, or other structures customarily incidental to any aforesaid permitted use, including private garages and stables; 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. Stables shall be a distance of one hundred (100) feet from any lot in a Residential District.
- B. Home Occupation as defined in Article 2, Subsection 208.01.
- C. Temporary buildings for uses incidental to any 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, tennis courts and playfields, and accessory uses subject to the requirements of Article 46.
- B. Foster Homes for Children and Foster homes for Adults as defined in Article 2, Subsection 203.04 and pursuant to the standards listed in Article 47 Community Oriented Residential Social Service Facilities.
- C. Churches, Chapels, temples and Synagogues.
- D. Colleges and Universities.
- E. Shared Housing and Congregate housing as defined in Article 2, Subsection 209.01 and subject to the conditions in Article 49.

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

ACCESSORY BUILDING

- A. No detached accessory building shall exceed fifteen (15) feet in height and must be located in the rear yard.
- B. No accessory building shall exceed 500 square feet in area per dwelling.

1104.03**LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

Lot <u>Area</u>	Lot <u>Frontage</u>	Front Yard <u>Depth*</u>	Side Yard Least <u>Width</u>	Rear Yard <u>Depth</u>
15,000 sq. ft.	90 ft.	35 ft.	13 ft.	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.

