



R-3A (Single-Family and Two-Family Residential) Fact Sheet

Purpose

To provide for high density single-family and two-family development on properties that have access to public water and sewer. **Properties shall not be rezoned to R-3A.**



Lot Requirements

Minimum Lot Size:	7,500 square feet single-family; 10,000 square feet two-family
Minimum Lot Frontage:	150 feet on an arterial street 120 feet on a collector road 75 feet on a local street
Minimum Front Setback: (measured from street centerline)	105 feet from an arterial street 70 feet from a collector road 50 feet from a local street 20 feet from a service drive (measured from property line)
Minimum Rear Setback:	10 feet (25 feet for any barn housing livestock)
Minimum Side Setback:	10 feet (25 feet for any barn housing livestock)

10% of the development must be set aside as common space

Allowed Uses

- Single family detached dwellings
- Two family dwellings
- Group home
- Conservation area
- Park/recreation field
- **Check for covenants on your property that may further limit the permitted uses**

Limited Uses

- Small scale agriculture
- Ancillary dwelling
- Home occupations
- Minor utilities
- Day care center (fewer than 7 children)