

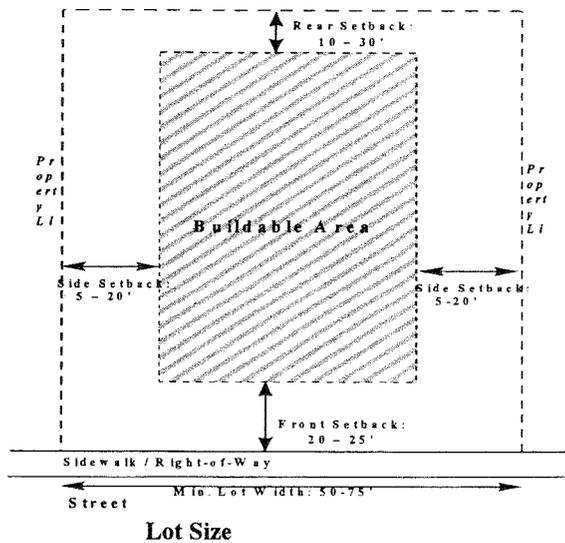
4.4: High Density, Residential (R-3)

4.4.1: Intent

The High Density, Residential District (R-3) is a predominately single family, duplex, and multi-family residential area. This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible to major streets. Standards for all uses in the district are designed to protect the health, safety, and welfare of the citizens of Clinton.

4.4.2: General

		Lot Size
Minimum Lot Size		10,000 sq. ft. min. – non-res. & three family residential, plus 2,500 sq. ft. for each unit over 3. 5,000 sq. ft. for single family res. 6,000 sq. ft. for two family res.
Minimum Lot Width		50 ft. for single family res. 60 ft. for two family res. 75 ft. for three or more res.
Setbacks		
	Front	25 ft. on major street & 20 ft. on minor street
	Side	5 ft. from a residential use & 20 ft. from a non-residential use
	Rear	10 ft. from a residential use & 30 ft. from a non-residential use
Setbacks apply to all structures greater than 6" above ground level.		
Max Height		50 feet
% Maximum Lot Coverage		65%
Distance between additional habitable structure on the same lot		10 feet minimum



4.4.3: Uses

A. Permitted Uses: The following uses are permitted in the R-3 district provided that all specified standards are met.

1. Single Family Residential Building

- a) One (1) housing unit per lot permitted.

2. Duplex Residential Building(s)

- a) Up to two (2) units per lot permitted provided that lot size meets the minimum lot area/unit listed in the general requirements.

3. Small Multifamily Residential Units

- a) More than two (2) units per lot permitted provided that lot size meets the minimum lot area/unit listed in the general requirements.

4. Civic Building(s)

a) Use List:

- (1) School
- (2) Church
- (3) Park/playground
- (4) Community Hall
- (5) Governmental Services Building

A. Prohibited Uses: The following uses shall be prohibited in the R-3 district.

- 1. Bars or taverns
- 2. Private clubs
- 3. Service or gas station
- 4. Outdoor storage
- 5. Outdoor business
- 6. Drive-through restaurant
- 7. Dry cleaning establishment
- 8. Sexually Oriented Businesses
- 9. Cellular Towers
- 10. Mobile/Manufactured housing
- 11. Any use not listed as being permitted is prohibited.

4.4.4: Parking

A. General: The following parking requirements shall apply within the R-3 district.

1. Residential: Two (2) parking spaces per dwelling unit.

B. Landscape Buffers: (For non-residential uses)

1. Required Landscaping Area: At least 5' in depth shall be located between the abutting property lines and the parking, loading, or other vehicular use area, except where permitted driveway openings are to be provided.

2. Required Landscaping Materials

a) One (1) tree shall be planted for each fifty linear feet (50') of the landscaping area and one (1) small maturing tree or shrub of at least three feet (3') in height shall be planted every ten linear feet (10') within the landscape.

3. Other Requirements:

a) All portions of the landscaping area not planted with shrubs and trees shall be planted in grass and/or with some other vegetative ground cover; and

b) Parked vehicles may overhang a landscaped area no more than one foot (1'), provided curbing or other wheel stops are installed to insure no greater overhang or penetration of the landscaped islands. Landscaping, walls, fences, and earthberms shall be located as to prevent their damage and/or destruction by overhanging vehicles.

4.4.5: Tree Protection

G. Refer to Chapter 3, Section 3.11: Tree Protection for general tree protection requirements.

H. Grand Trees: The destruction of any *grand tree* (twenty-four inches [24"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.

I. Protected Trees: The destruction of any *protected tree* (eight inches [8"] or greater DBH) is prohibited on any parcel of non-exempt land, unless a permit is granted certifying that removal is in compliance with section 3.11.