

except where sanitary sewer service is available, in which case, the minimum lot area shall be seventy-five hundred (7,500) square feet. On lots or parcels of land where two-family dwellings are constructed, the following area requirements shall apply:

Number of Dwelling Units	With Public Water and Sanitary Sewers	With Public Water and without Sanitary Sewers
2 Units	10,000 sq. ft.	20,000 sq. ft.

6. Lot Width:

No lot shall be less than sixty-five (65) feet wide at the building setback line.

7. Height Requirements:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height except as provided in Section 10.04.

6.02E PARKING SPACE REQUIREMENTS

As regulated in Section 9.03

6.02F ACCESS CONTROL

As regulated in Section 9.01.

6.03 R-3 HIGH DENSITY RESIDENTIAL DISTRICT

This section provides for residences at high densities, including multi-family dwellings, mobile home parks, and general types of residential development. It is the intent of this ordinance that the R-3 High Density Residential District contain sound development and be a desirable place in which to live. The following uses and their accessory uses are permitted.

6.03A USES PERMITTED

1. Any use permitted in the R-1 Low Density Residential District or R-2 Medium Density Residential District.

2. Multi-family dwellings and townhouses.
3. Boarding and rooming houses.
4. Mobile home parks and travel trailer parks, provided the provisions of the Spring City Trailer Ordinance are met.
5. Bed and Breakfast (Refer to ARTICLE IX, SECTION 9.12 STANDARDS FOR A BED AND BREAKFAST)(Added 2/6/03)
6. Professional Offices for doctors, lawyers, dentists, architects, artists engineers, real estate agents, insurance agents and the like, provided that they front on or abut for a minimum of 75 feet upon a state numbered highway with adequate utilities available and any such building be no more than 3,500 square feet in area. (added 5/27/04)

6.03B USES PERMITTED ON APPEAL

In the R-3 High Density Residential District the following uses and their accessory uses may be permitted subject to review and approval by the Spring City Board of Zoning Appeals in accordance with the provisions of Section 12.07:

1. Any use permitted on appeal in R-1 Low Density Residential District or R-2 Medium Density Residential District shall also be permitted on appeal in R-3 High Density Residential District.

6.03C USES PROHIBITED

1. Commercial or industrial activities not permitted as a home occupation in Section 9.06.
2. Any other use not specifically permitted or permissible on appeal.

6.03D DIMENSIONAL REGULATIONS

All uses permitted in the R-3 High Density Residential District shall comply with the following setback requirements except as provided in section 10.06.

1. Front Yard:
The minimum depth of the front yard shall be twenty-five (25) feet.
2. Rear Yard:
The minimum depth of the rear yard shall be twelve (12) feet.
3. Side Yard:

The side yard shall be a minimum of eight (8) feet for one and two story structures, plus four (4) additional feet of side yard for each additional story over two.

4. Side Yard on Corner Lots:

The minimum depth of the side yard that abuts the street shall be twenty (20) feet.

5. Land Area:

No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than fifteen thousand (15,000) square feet in area, except where sanitary sewer service is available, in which case the minimum lot area shall be five thousand (5,000) square feet.

On lots or parcels of land where multiple-family dwellings are constructed, the following area requirements shall apply:

Number of Dwelling Units	Water and Sanitary Sewers	With Public Water but Without Sanitary Sewers
2 units	7,500 sq. ft.	20,000 sq. ft.
3 units	10,000 sq. ft.	30,000 sq. ft.
3 + units	2,500 sq. ft. or each unit over 3	Will be determined on a case-by-case basis

6. Lot Width:

No lot shall be less than fifty (50) feet wide at the building setback line.

7. Height Requirements:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height except as provided in Section 10.04.

8. Buffer Strip (added 5/27/04)

Where a commercial building abuts a residential lot at either the side or rear yard, a planted buffer strip of not less than ten (10) feet wide shall be provided within the setbacks and not to interfere with utilities.

6.03E PARKING SPACE REQUIREMENTS

As regulated in Section 9.03.

6.03F ACCESS CONTROL

As regulated in Section 9.01.

6.03G SITE PLAN REQUIREMENTS

As regulated in Article 11.

6.04 RP RESIDENTIAL PROFESSIONAL DISTRICT (added 6/2/05)

District Description. This district is intended to provide areas for development of professional offices, services, and other community uses, not including traditional retail commercial or warehousing activities, in areas that are deemed appropriate to make a transition from residential uses to the ones listed below. The district is intended to allow development or redevelopment of work opportunities near or adjacent to residential areas, with appropriate safeguards designed to minimize disruption of traffic flows and negative impacts on the adjacent residential uses.

6.04A. USES PERMITTED

In the RP Residential Professional District, the following uses and their accessory uses are permitted:

1. Single-family and Two-family Dwellings, excluding Mobile Homes
2. Primary and Secondary Schools and Libraries
3. Parks, Playgrounds, and Community Buildings
4. Churches
5. Professional, Medical or Dental Offices
6. Shoe Repair, Tailors, Health Clubs, Florists, Antique and Souvenir Shops
7. Bed and Breakfast Establishments and Tea Rooms
8. Musical Instrument Instruction plus Photography, Dance and Martial Arts Studios

6.04B. USES PERMITTED ON APPEAL

In the RP Residential Professional District, The following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. None.