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5-101 Purpose: The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article are the regulations in the "R-3" Single-Family Residential District. The purpose of this District is to establish a district that recognizes the lots previously created within the County, most often by plat, which are unique and distinctive from other developments and with lots generally less than one (1) acre in size, and that may or may not be served by public water and/or public sanitary sewer. The District is not to be used for the creation of additional lots of a similar nature unless public water and public sanitary sewer are provided as part of the approval of said development.

5-102 Use Regulations: In District "R-3" no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Single-family dwellings.
2. Communication tower subject to compliance with Article 9-103(3).
3. Manufactured home – subject to the owner providing evidence of one of the following:
 - a. A manufactured home exists on the zoning lot currently.
 - b. A manufactured home previously existed on the zoning lot but was removed from the zoning lot less than one year from the date of the zoning permit application.
 - c. The County Commission previously approved a special use permit or conditional use permit for the zoning lot.
4. All other uses, including any proposed commercial and industrial uses, shall require a conditional use permit.

All construction is subject to the approval under the requirements of all Public Works Divisions Codes, Policies, and Regulations.

5-103 Performance Standards: The Performance Standards for permitted uses are contained in Article 9 of these Regulations.

5-104 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 10 of these Regulations.

5-105 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 11 of these Regulations.

5-106 Sign Regulations: The Sign Regulations are contained in Article 12 of these Regulations.

5-107 Height, Area, and Bulk Regulations: In the "R-3" Single-Family Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. **Height:** Buildings or structures shall not exceed 35 feet in height.
2. **Front Yard:** The depth of the front yard shall be at least 20 feet
3. **Side Yard:** There shall be a side yard on each side of a dwelling. No side yard shall be less than 10 feet.
4. **Rear Yard:** The depth of the rear yard shall be at least 10 feet.
5. **Minimum Lot Size and Dimensions:** Every lot hereafter created shall provide a minimum lot area of 10,000 square feet or .23 acres. The minimum width of a lot adjacent to a street, avenue, court, or road shall be 100 feet. The minimum depth of a lot shall be 100 feet. In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions meet the spirit and intent of this requirement.
6. **Lot Area Per Dwelling Unit:** Every dwelling hereafter erected, constructed, reconstructed, moved or altered shall be on a lot with a minimum lot area of 10,000 square feet or .23 acres per dwelling unit, unless said lot is a lot of record.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 13. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

5-108 Supplementary Height, Area and Bulk Regulations: Supplementary Height, Area and Bulk Regulations are contained in Article 14 of these Regulations.

5-109 Supplementary Height, Area and Bulk Regulations: Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 15 of these Regulations.