

903.09

R-3 Agricultural Residential District

**TABLE 2
STANDARD REQUIREMENTS CHART – RESIDENTIAL DISTRICTS
Primary Structure**

	District	R-3
	Minimum Requirements	
1.	Lot Area (SF) Single Family Dwelling	5 acres
	Lot Area (SF) 2 Family Dwelling	
	Lot Area (SF) Multiple Family	
2.	Per Unit Square Foot Floor Area (SF)	850 sq. ft
3.	Minimum Lot Width	300'
4.	Front Yard Set Back	50'
5.	Side Yard Set Back	50'
6.	Rear Yard Set Back	50'
7.	Corner Side Set Back	50'
8.	Maximum Height	35'
9.	Building Coverage Percentage	10%

Accessory Structure

DISTRICT		R-3
1.	Side Yard Setback	50'
2.	Rear Yard Setback	50'
3.	Maximum Lot Coverage	10% Coverage

Subd.1 - Intent

This district is intended to provide for an agricultural residential environment.

Subd.2 - Permitted Uses

- a) Uses permitted in an R-1 and R-2 District
- b) Agricultural Uses, such as field crops, truck gardening, berry or bush crops, tree crops, flower gardening.

Subd.3 – Conditional Uses

- a) Kennels

The City Council may consider less restrictive standards on an individual basis for the following items; lot area, lot width, setbacks, building size and attached building appurtenances, and accessory buildings and the like.

Subd.4 - Minimum Lot dimensions. See Table Two (2)

- a) Area: Minimum 5 acres.
- b) Width: Three hundred (300) feet.

Subd.5 - Maximum Building Height

- a) Thirty five (35) feet

Subd.6 - Minimum Yard Requirements (Primary Building)

- a) Front Yard.....Fifty (50) feet
- b) Rear Yard.... .Fifty (50) feet
- c) Side Yard..... Fifty (50) feet
- d) Building Coverage may not exceed ten (10) percent.

Subd.7 - Minimum Yard Requirement (Accessory Building)

- a) Rear Yard....Fifty (50) feet
- b) Side Yard.....Fifty (50) feet

Subd.8 - Signs

As specified in Section 7.10 provided that signs for non-residential uses allowed as conditional uses in the R-2 District shall be non-flashing, non-illuminated and shall have an area of not more than fifteen (15) square feet.

Subd.9 – Additional Requirements

The City may impose additional requirements including but not limited to open space, playgrounds, play areas, parking spaces and the like.

Subd.10 - Landscaping

Refer to 903.17 for additional landscaping requirements.