

ARTICLE 6
"RP-3" PLANNED MEDIUM DENSITY RESIDENTIAL DISTRICT

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6-101 Application: 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 "RP-3" Planned Medium Density Residential District. The purpose of this District is to provide for medium density, residential development opportunities within the incorporated cities in areas where it is deemed necessary and appropriate according to the Comprehensive Plan.

6-102 Use Regulations: In District "RP-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. Any use permitted in the "R-2" Two-Family Residential District, except single-family dwellings or the placement of manufactured homes.
2. Condominiums.
3. Garden Apartment Buildings.
4. Townhouses.

6-103 Plan Approval Guidelines: The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 15 of these Regulations.

6-104 Performance Standards: The Performance Standards for permitted uses are contained in Article 16 of these Regulations.

6-105 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 17 of these Regulations.

6-106 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 18 of these Regulations.

6-107 Sign Regulations: The Sign Regulations are contained in Article 19 of these Regulations.

6-108 Height, Area and Bulk Regulations: In the "RP-3" Planned Medium Density Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall be as follows:

1. Height: Buildings or structures shall not exceed 45 feet and/or 3 stories in height.
2. Front Yard: The depth of the front yard shall be at least 30 feet.
3. Side Yard: There shall be a side yard on each side of a building. No side yard shall be less than 10 feet.
4. Rear Yard: The depth of the rear yard shall be at least 20 feet.
5. Lot Dimensions: The minimum width of a lot shall be at least 65 feet. The minimum depth of a lot shall be at least 100 feet.
6. Lot Area Per Dwelling Unit: Every residential building hereafter erected, constructed, reconstructed, moved or altered shall provide a minimum lot area of 3,500 square feet per dwelling unit for the first two dwelling units, and 2,000 square feet per dwelling unit for each additional dwelling unit over two (2).

The Height, Area and Bulk Regulations are also set forth in the chart of Article 20. 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.

6-109 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 21 of these Regulations.

6-110 Supplementary Use Regulations: The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 22 of these Regulations.