

ROBINS MUNICIPAL CODE

R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL

165.23 R-3 – MEDIUM DENSITY TWO-FAMILY RESIDENTIAL. This district is intended to establish and preserve medium density areas for single and two family dwellings and require the provisions of urban facilities and services. This district would be free from other uses except those which are both compatible with and convenient to the residents of such a district.

1. Permitted Principal Uses and Structures.
 - A. Two-family residential dwellings.
 - B. All principal uses and structures as permitted in R-2.
2. Permitted Accessory Uses and Structures. All accessory uses and structures as permitted in R-2.
3. Special Uses. The following special uses are permitted in the R-3 District, subject to provisions of Section 165.07 of this chapter.
 - A. All special uses listed as permitted in R-2.
 - B. Other uses not specifically listed as determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this section and compatible with the residential neighborhood. The use not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, odor, toxic or noxious matter.
4. Minimum Lot Areas and Width.

	Minimum Lot Area	Minimum Lot Width
Single-family dwelling	12,500 sq. ft.	90 feet
Two-family dwellings	6,250 sq. ft.	45 feet
Farm	5 acres	150 feet
Stable, semi-private	10 acres	150 feet
Stable, private	5 acres	150 feet
Educational and cultural institutions	40,000 sq. ft.	150 feet
Recreational and social buildings	20,000 sq. ft.	100 feet
Religious institutions	20,000 sq. ft.	100 feet
Special uses	As specified by the Board of Adjustment	

5. Minimum Yard Requirements.

	Front Yard	Interior Side Yard ***	Corner Side Yard	Rear Yard
All dwellings	30 feet	10 feet	30 feet*	30 feet^
All other permitted uses	30 feet	10 feet**	20 feet**	40 feet
Special Uses	As specified by the Board of Adjustment			
*Side yard requirements may be 20' on 100' radius corner lots provided the Transitional Yard Requirements are met. Any reduction to the 20' requirement shall be approved by the Zoning Administrator. (Ord. 1013, 12/10)				
**Plus one foot for each two feet by which the building or structure height exceeds 25 feet.				
***Interior side yard may be zero feet along a common lot line associated with a two-family dwelling.				
^Rear yard set back requirement on corner lots may be reduced to 20'. (Ord 1013, 12/10)				
Accessory Uses:	Except as indicated below, the yard requirements of the principal uses shall apply to their accessory building.			
	Front Yard	Interior Side Yard ****	Corner Side Yard	Rear Yard
Buildings accessory to dwellings, other than specified herein	30 feet	5 feet	20 feet	5 feet
Clubhouses and other structures on the grounds of private clubs, golf courses and tennis clubs	Shall be located not less than 150 feet from the nearest residential property line*****			
Stadiums and grandstands in athletic fields	Shall be located not less than 150 feet from the nearest residential property line*****			
Temporary buildings for construction purposes	No requirements provided there is no undue interference with the use and enjoyment of neighboring properties.			
*****Unless the entire structure is located on the rear 25% of the lot, in which case only three (3) feet shall be required.				
*****Such setback area not to be used for parking.				

6. Transitional Yard Requirements.

A. Where an agricultural use coincides with a lot line of a property, which is zoned as A-1 Agricultural, a transitional yard shall be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 15 feet along such lot line.

B. Where an agricultural use coincides with a side or rear lot line of a property, which is not, zoned as A-1 Agricultural, a transitional yard shall be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet along such lot line.

C. Where an agricultural use coincides with public right-of-way, a transitional yard shall be provided. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet from the public right-of-way.

7. Maximum Height and Bulk Limitations. No principal use building or structure shall exceed 45 feet in height and no accessory use structure shall exceed 20 feet.

8. Minimum Off-street Parking and Loading Space. Off-street parking and loading facilities shall be provided as required in Section 165.33 of this chapter.

9. Sign Regulations. All signage must meet the Sign Regulations described in Section 165.31 of this chapter.

10. Fence, Wall and Hedge Regulations. Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.

11. Outdoor Lighting Regulations. All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.