

§ 280-46. Minimum lot size.

Unless otherwise provided, the minimum lot size in the R-3 District shall be as specified in this section.

A. Lot area:

- (1) Minimum (single-family home): 9,000 square feet. **[Amended 8-4-2003 by L.L. No. 4-2003]**
- (2) Minimum (two-family dwellings): 5,000 square feet per dwelling unit. **[Amended 8-4-2003 by L.L. No. 4-2003; 12-11-2006 by L.L. No. 7-2006]**

~~(3) Three-or-more-family dwellings, not to exceed three stories: no minimum lot size. Density shall be determined based on compliance with all other minimum setbacks, open space, and other requirements of the Town Code. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate buildings, required parking, open space, recreation, landscaping, and other accessory uses as dictated by all other bulk regulations and other applicable sections of the Code. Density shall be determined based on compliance with all other minimum setback requirements of this section. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate all buildings, required off-street parking, landscaping and other accessory uses as dictated by all other bulk regulations. [Amended 12-11-2006 by L.L. No. 7-2006]~~

~~(4)(3) Three-or-more-family dwellings over three stories in height: no minimum lot size. Density shall be determined based on compliance with all other minimum setbacks, open space, and other requirements of the Town Code. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate buildings, required parking, open space, recreation, landscaping, and other accessory uses as dictated by all other bulk regulations and other applicable sections of the Code. Density shall be determined based on compliance with all other minimum setback requirements of this section. The parcel of land for a permitted use shall be sufficient in size to adequately accommodate all buildings, required off-street parking, landscaping and other accessory uses as dictated by all other bulk regulations. [Amended 12-11-2006 by L.L. No. 7-2006]~~

B. Lot width at the building line: 70 feet for one dwelling unit, plus an additional 15 feet for a second dwelling unit and an additional 20 feet for each dwelling unit over two, but need not exceed 200 feet. **[Amended 8-4-2003 by L.L. No. 4-2003]**

C. Lot width at the front lot line: 30 feet. **[Amended 8-4-2003 by L.L. No. 4-2003]**

§ 280-48. Required yards.

Unless otherwise provided, the minimum required yards and other open spaces in the R-3 District shall be as specified in this section.

A. Front yard: 35 feet.

B. Side yards: two required.

- (1) Single-family dwellings: The minimum width of any side yard shall be 10 feet. **[Amended 12-18-2017 by L.L. No. 3-2018]**

- (2) Two-family dwellings: The minimum width of any side yard shall be 10 feet. Other principal buildings. Except as otherwise provided, each side yard shall equal 30 feet or a distance equal to the height of the principal building, whichever is greater; provided, however, that when a side yard adjoins a lot in any district other than an R District, such side yard shall equal 15 feet or a distance equal to 1/2 the height of the principal building, whichever is greater.
- C. Rear yard. Except as otherwise provided, no rear yard shall have a depth of less than 30 feet or a distance equal to the height of the principal building, whichever is greater.
- D. Three-or-more-family dwellings, not to exceed three stories in height, shall be a minimum of 50 feet from any property line.
- E. Three-or-more-family dwellings over three stories in height shall be a minimum of 50 feet from any property line, with an additional one foot for each additional foot exceeding 35 feet in height.
- F. Open space between principal buildings on a single lot. No vertical wall of a principal building shall be nearer to a vertical wall of any other principal building than a distance of 30 feet or a distance equal to the average height of such vertical walls measured from the adjoining finished grade, whichever is greater.

§ 280-48.1 Open Space and Recreational Requirements

- A. All proposals for multi-family uses (three or more family dwellings) must include a minimum of 20% greenspace (areas that are treed, lawned, or landscaped to the satisfaction of the Planning Board).
- B. All proposals for multi-family uses must include recreation space in accordance with Section 280-270.1 of the Zoning Code.