

CHAPTER 02-11 RESIDENTIAL ZONE R-3

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02-11-001 PURPOSE

The R-3 Residential Zone has been established as a zone for family residential purposes with a higher density than both the R-1 and R-2 zones.

Additionally, the zone has been established to promote the following:

1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs for residents within the City of Naples;
2. Preservation of open space;
3. Recreational uses that meet or exceed the needs of the residents;
4. A pedestrian environment which encourages transit and bicycle usage; and
5. A desirable living environment with unique identity and character.

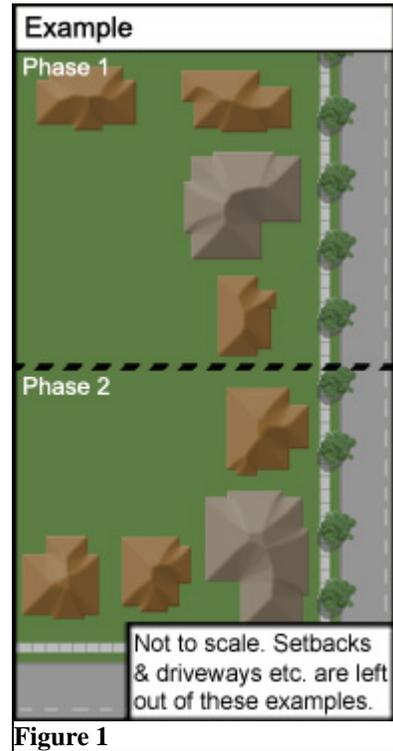
The R-3 zone will be designed to include neighborhoods, that incorporate open space with convenient pedestrian and bicycle access, which maintains connectivity between adjoining property, among residential, commercial, office, retail and recreational areas of the City.

In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the R-3 Residential Zone:

02-11-002 PERMITTED USES

The following buildings, structures, and uses of land shall be permitted, upon compliance with the requirements set forth in this ordinance:

1. Single family detached
2. Multi-family dwellings containing four (4) or less dwelling units placed at a ratio of not more than one multi-family unit to three (3) single family units. In a multi-phase development, this ratio shall never exceed 1:3 in a single phase. See Figure 1 to the right for an example.
3. Churches;
4. Government buildings or uses, non-industrial;
5. Park, trail and/or playground;
6. Recreation Center;
7. Schools;
8. Temporary building for uses incidental to construction work. Such shall be removed upon the completion of the construction;
9. Public utility stations
10. Day-care nurseries, which have been approved by the appropriate state and local agencies. Day cares permitting more than 8 children are prohibited.
11. Home occupations, in accordance with Chapter 13 this ordinance.
12. Home gardens



02-11-003 USE REGULATIONS

Uses may be conducted in the R-3 Zone only in accordance with the following regulations:

1. There shall be no open storage of trash, debris, used materials or commercial goods or wrecked or neglected materials, equipment or vehicles in the Zone. No commercial materials, inventory or equipment may be stored in the open.
2. It shall be unlawful to park, store, or leave, or to permit the parking, storing or leaving of any vehicle of any kind or part(s) thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property within the Zone for longer than seventy-two (72) hours, except that up to two such vehicles or parts thereof may be stored completely within an enclosed building.
3. No commercial vehicle or commercial earth moving or material handling equipment shall be parked or stored on any lot or parcel in the Zone except in conjunction with temporary development or construction activities on the lot. Commercial vehicles shall include semi-trucks and trailers, trucks and trailers

equaling or exceeding 12,000 lb. curb weight, delivery vehicles, dump trucks, back hoes, graders, loaders, farm implements, cement trucks, bulldozers, belly dumps and scrapers, forklifts or any similar vehicle or apparatus.

02-11-004 MINIMUM LOT AREA REQUIREMENTS

1. The minimum lot area for a single-family dwelling is 7,000 square feet.
2. The minimum lot area for a two-family dwelling is 8,000 square feet.
3. The minimum lot area for a three-family dwelling is 9,000 square feet.
4. The minimum lot area for a four-family dwelling is 10,000 square feet.
5. The minimum lot area for a church, school, or government building is 20,000 square feet.
6. The minimum lot area for any other permitted use is 10,000 square feet.

**02-11-005 MINIMUM WIDTH REQUIREMENTS
(MEASURED AT BOTH FRONT PROPERTY AND SETBACK LINES)**

1. The minimum lot width for a single family dwelling is 80 feet.
2. The minimum lot width for a two-family dwelling is 90 feet.
3. The minimum lot width for a three- or four-family dwelling is 100 feet.
4. The minimum lot width for any other permitted use shall be 100 feet.

02-11-006 OFF-STREET PARKING REQUIREMENTS

A minimum of three (3) off-street parking places shall be provided for each dwelling unit. Driveways must be a minimum of thirty (30) feet long in order to keep sidewalks and streets clear of larger vehicles. See Chapter 02-15 Off-street Parking Regulations for more information on parking regulations.

02-11-007 HEIGHT REQUIREMENTS

Minimum – None

Maximum – Thirty-five (35) feet above grade. Church steeples are exempt from this requirement.

02-11-008 LOCATION REQUIREMENTS

MINIMUM SETBACKS FROM PROPERTY LINES:

1. Main buildings on INTERIOR (non-corner) LOTS:
Front: 24 feet
Side: 8 feet (20 feet minimum for both sides combined)
Back: 20 feet

2. Main buildings on CORNER LOTS:

Front: 24 feet

Side: 20 feet on street-side, and 8 feet on interior side

Back: 20 feet (8 feet for dwellings with attached garage or carport)

3. Main buildings on CUL-DE-SAC LOTS:

Front: 24 feet measured perpendicular to a straight line between the front lot corners, and no less than 20 feet from the turn-around or cul-de-sac right-of-way.

Side: 8 feet

Back: 20 feet measured perpendicular to the rear side of the main building

4. Accessory buildings:

Front: 24 feet

Side: Same as main building, unless the accessory building is 15 feet away from the main building, then the side setback is 5 feet.

Back: 5 feet

Setbacks are measure from either the property line or the back of curb or sidewalk, whichever is furthest from public right-of-way. Porches may not be built in the setback area, but steps leading up to porches may be built in the setback area.

Regardless of orientation, the closest a main building may be to any property line is 8 feet.

02-11-009 SPECIAL PROVISIONS

1. Plans showing proposed off-street parking layout and landscaping for churches and schools shall be submitted to and approved by the city building official prior to the issuance of a building permit. Said plans shall provide that all land not covered by buildings or by off-street parking space shall be landscaped as lawn, trees, shrubs, gardens, or ground cover and otherwise landscaped and maintained in accordance with good landscaping practice.
2. A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements within a year of occupancy. See 02-31 Subdivisions for the procedures of bonds.
3. At least eighty percent of the lot area not covered by buildings or parking shall be maintained as landscaped area and shall be kept free from refuse and debris.
4. All residential dwellings shall be connected to a public sewer system.
5. The design for curb and gutter shall be either high back or modified high back according to UDOT standards.

6. All dwellings shall be supplied with culinary water, and plumbed in accordance with the current edition of International Plumbing Code in Utah.
7. All new residential developments shall have curb, gutter, and a minimum 5 foot wide sidewalk, all of which adhere to ADA standards. A minimum 4 feet wide green strip is required between the sidewalk and the street. The green strip shall be maintained by the developer and/or property owner. Naples City may plow snow into piles on the green strip on occasion in order to keep the streets clear of snow.
8. Street lights and street signs shall be located in the green strip and not in the sidewalk.

02-11-010 OPEN SPACE

Open Space is landscaped or natural area or farmland which is established to provide and preserve recreational, agricultural or other uses in the R-3 Zone as approved by the City. The development as a whole shall include a minimum 20% open space. Recreation/Open Space will be recorded as a lot or lots in subdivisions or as common areas in condominium plats and shall be located according to environmental conditions and infrastructure needs. All open spaces shall be maintained with perpetual open space or conservation easements. Privately owned open space shall be preserved and properly maintained by the owners through taxing districts, owners' associations with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City Council. Open space may not include private lot or individually owned yard areas. Park strips located within city right of ways are permitted as open space. All privately owned open spaces which are accessible to the public either free of charge or through payment of a fee may be included in the required open space of the Zone.