

- a. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five (5) residents.
- b. The recreation area must be fenced with a fence at least sixty (60) inches in height.
- c. Parking: Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.
- d. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
- e. No traffic shall be generated by between the hours of 10:00 P. M. and 6:00 A. M. in greater volumes than would normally be expected in a residential neighborhood.
- f. No dwelling used for large group living shall be located within twelve hundred (1200) feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.
- g. No residential care facility may be located within twelve hundred (1200) feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.
- h. All other requirements of the R-3 district shall be met.
- i. Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.

Section 6.3. Parking Regulations

6-3.01 Two (2) off-street parking spaces shall be provided for each dwelling unit.

Section 6-4. Height, Area and Yard Regulations

6-4.01 Height: Buildings or structures shall not exceed forty-five (45) feet and shall not exceed three (3) stories in height. Detached accessory structures shall not exceed a maximum of fifteen (15) feet.

6-4.02 Front Yard: The depth of the front yard shall be at least thirty (30) feet.

6-4.03 Side Yard: There shall be a side yard of at least eight (8) feet on each side of a building. All detached accessory buildings shall provide a minimum side yard of five (5) feet.

1 **6-4.04 Rear Yard:** The depth of the rear yard shall be at least thirty (30) feet.
2 All detached accessory buildings shall provide a minimum rear yard of five (5)
3 feet.

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5 **6-4.05 Lot Dimensions:** The minimum width of a lot shall be eighty (80) feet for
6 an interior lot and ninety (90) feet for a corner lot. The minimum depth of a lot
7 shall be ninety (90) feet.

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9 **6-4.06 Lot Area Per Household:** The minimum lot area shall be two thousand
10 five hundred (2,500) square feet for each of the units in a triplex or fourplex
11 dwelling building and two thousand (2,000) square feet for each apartment in
12 an apartment building of five (5) or more units.

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14 **6-4.07 Size of Dwelling:** Every dwelling hereafter erected, constructed,
15 reconstructed or altered in District R-3 shall have a minimum habitable floor
16 area, excluding basements, open and screened porches and garages, of not less
17 than seven hundred (700) square feet for each multi-household dwelling unit.

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19 **6-4.08 Maximum Building Coverage:** The maximum building coverage of a lot,
20 including accessory buildings but excluding swimming pools, shall not exceed
21 thirty (30) percent.

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23 **6-4.09 Minimum Open Space:** The minimum open space shall be fifty five (55)
24 percent.

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