

609. R-3 High Density Residential District. It is the intent of this district to provide for areas of high density residential development. One of the important purposes of this district is to create adequate standards of residential development in order to prevent a recurrence of the overcrowded and unhealthy housing conditions which have long been a major problem. Intensities of development have been established which will not cause traffic congestion and densities are limited in order to provide adequate sunlight, air, and usable open space for dwellings and adequate space for all related facilities.

609.1. Within the R-3 High Density Residential District of Washington County, the following uses are permitted:

609.1.1. Any use permitted in the R-2 residential district, however two-family and multi-family dwellings, and boarding and rooming houses shall be subject to site plan approval by the Planning Commission as per the Zoning Resolution, Article V, Section 511.

609.1.2. Mobile homes on single lots.

609.2. Uses permitted on review

609.2.1. Any use permitted on review in the R-1 and R-2 residential districts and subject to the same standards as outlined in Sections 604.2 and 609.2 of this resolution.

609.3 Area Regulations

609.3.1. Lot Area

Minimum required lot area for single family dwelling units.....7,500 sq.ft.

Minimum required lot area for two-family and multi-family dwelling units, each unit if approved by TDEC.....7,500 sq.ft.

Minimum required lot area for two-family and multi-family dwelling units if connected to sanitary sewer.....3,200 sq.ft.

609.3.2. Lot Width

Minimum required lot width at building line..... 50 ft.

609.3.3. Front Yard

Minimum required front yard for lots fronting an arterial street..... 30 ft.

Minimum required front yard for lots fronting other streets 25 ft.

609.3.4. Rear Yard

Minimum required rear yard 20 ft.

Minimum required rear yard when parcel..... 30 ft.
abuts any A-1, A-2, or R-1 district.

609.3.5. Side Yard

Minimum required side yard..... 10 ft.

Minimum required side yard when parcel 20 ft.
abuts any A-1, A-2, or R-1 district.

Minimum additional side yard for all buildings over two stories
..... 6 ft. per story