



42-30. Residential District Three (R3)

1. Purpose. The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized outside areas designated as Utility Service Area (USA) in the *Comprehensive Plan*.
2. Density and Dimensional Requirements. Each use allowed in this district shall, at a minimum, conform to the following requirements (in the case of a nonresidential use the residential density requirements shall not apply). In some cases a specific use may be required to meet the Supplemental Requirements as set forth in §42-62 (Supplemental Requirements).

Table 2.4. R3 Density and Dimensional Requirements			
(1) Residential Density (units/acre)		0.66 (1 unit/1.5 acres)	
(4) Yard Setbacks (feet)	Front or ROW	<i>Local</i>	15
		<i>Collector</i>	20
		<i>Thoroughfare</i>	35
		<i>Boulevard</i>	50
		<i>Expressway</i>	60
		<i>Freeway</i>	90
	<i>Side</i>		15
	<i>Rear</i>		15
(5) Maximum Height (feet)			40

1. Residential density shall be calculated utilizing the entire acreage of a tract of land. Under this scenario, residential density shall be determined based on the following formula:

Lot size x allowable units per acre = permitted *dwelling units*

The following example assumes a 5 acre tract with an allowable density of 0.66 units/acre:

5 acres x 1 units per acre = **3 permitted dwelling units**

The maximum residential density for portions of the tract with a slope of 60 percent or greater (where such slope areas of the tract account for ten (10) percent or more of the tract) shall be one-half ($\frac{1}{2}$) the eligible density.

1. On a lot existing at the time of the initial adoption of this Chapter, where there is not adequate area to comply with the applicable standard residential density requirement;
 2. To single-family residential uses; and
 3. To two family attached dwellings.
2. Accessory structures may be located in the side, rear or front yards and may be setback a minimum of five (5) feet from the side or rear property lines and ten (10) feet from the front or Right of Way (ROW).
3. Conditional Rezoning Requirement. Developments proposing to have ten (10) or more multifamily dwellings shall apply as a conditional rezoning. Subdivisions proposing to cluster the dwelling units on fifty percent (50%) or less of the total project area used to calculate the allowed density, must apply as a conditional rezoning.
4. *Special Use Permit* Requirements. Any use that requires a special use permit has a



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maximum impervious surface not to exceed 80% and a maximum floor area limit not to exceed 80,000 square feet (excluding machining and assembly operations, manufacturing and production operations and landscaping materials sales and storage).

Source

URL: <https://www.hendersoncountync.gov/code-document/42-30-residential-district-three-r3>