



## TOWN OF KILMARNOCK

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### Residential District - R-3

#### Sec. 54-301. Statement of intent.

Residential district R-3 encompasses low-density residential areas. The regulations given in this division are designed to stabilize, protect and promote this type of development. This district should provide a suitable environment for persons desiring the amenities of affordable single-family living.

(Ord. of 6-6-69, art. 2-3)

#### Sec. 54-302. Use regulations.

Only one building and its accessory buildings may be erected on any lot or parcel of land in residential district R-3. Structures to be erected or land to be used shall be for the following uses:

- (1) Manufactured home with a manufacturing date of six years or less
- (2) Manufactured home park.
- (3) Off-street parking as set forth in section 54-448.
- (4) Accessory building permitted as defined in section 54-2. However, garages, or other accessory structures, such as carports, porches and stoops attached to the main building, shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (5) Public utilities including poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage systems.
- (6) Real estate signs as set forth in section 54-453(f)(2).
- (7) Travel trailers shall be stored within the minimum yard requirements and shall be prohibited from occupancy.
- (8) Temporary signs as set forth in section 54-453(f).
- (9) Fences as set forth in section 54-451.
- (10) Yard sales with an administrative permit, not to exceed one yard sale every 90 days per location.

(Ord. of 6-6-69, § 2-3-1; Ord. of 7-17-00)

#### Sec. 54-303. Area regulations.

- (a) The minimum lot area in the R-3 district shall be one acre.
- (b) The minimum size for main structures shall be 600 square feet.

(Ord. of 6-6-69, § 2-3-2)

#### Sec. 54-304. Setback regulations.

Structures in the R-3 district shall be located 50 feet or more from any street right-of-way 50 feet or greater in width, or 75 feet or more from the center of any street right-of-way less than 50 feet in width. This shall be known as the setback line.

(Ord. of 6-6-69, § 2-3-3)

#### Sec. 54-305. Frontage regulations.

The minimum lot width at the setback line in the R-3 district shall be 100 feet.

(Ord. of 6-6-69, § 2-3-4)

#### Sec. 54-306. Yard regulations.

- (a) *Side yards.* The minimum side yard for main structures in the R-3 district shall be 15 feet.
- (b) *Rear yards.* Each main structure shall have a minimum rear yard of 50 feet.

(Ord. of 6-6-69, § 2-3-5)

**Sec. 54-307. Height regulations.**

Buildings in the R-3 district may be erected up to one story in height from grade.  
(Ord. of 6-6-69, § 2-3-6)

**Sec. 54-308. Special provisions for corner lots.**

Corner lots in the R-3 district are regulated as follows:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings.
- (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line of 100 feet.

(Ord. of 6-6-69, § 2-3-7)