

CHAPTER VI
ZONING DISTRICTS

SECTION 3 **RESIDENTIAL ZONE R-3**

A. DESCRIPTION OF DISTRICT

1. A district to provide for single-family and multi-family residential uses.

B. PERMITTED USES

1. All uses permitted in residential R-1 and R-2
2. Multi-family structures (up to 12 units per gross acre)
3. Boarding and rooming houses
4. Manufactured homes as defined in Act 624 of 2003 (Ark. Code Ann.14-54-1602) and Ark. Code 20-25-102.

C. CONDITIONAL USES

1. Same as R-1 and R-2
2. Multi-family in excess of 12 units/gross acre
3. Nursing homes

D. LOT AREA

1. Single Family Structures: Minimum 5,000 square feet
2. Duplex: Minimum 7,000 square feet
3. Multi-family: Minimum 7,000 square feet for the first two (2) family units plus 2,200 square feet for each additional family unit.

E. YARD REQUIREMENTS

1. Front yard minimum setback: Twenty-five (25) feet from the right-of-way/ property line.
2. Side yard minimum setback:
 - A. Seven and one half (7 1/2) feet from each property line;
 - B. Corner lots shall have a minimum fifteen (15) feet from the street side property line.
3. Rear yard minimum setback: twenty (20) feet from property line.

F. MINIMUM LOT WIDTH AND DEPTH

1. Minimum Width: Fifty (50) feet for a single-family and seventy (70) for a two-family structure. For each unit over two, an additional ten (10) feet shall be added to the minimum width requirement for two-family structure.
2. Minimum Depth: One hundred (100) feet

G. MAXIMUM HEIGHT

1. Not to exceed thirty-six (36) feet. See “building height” definition.

H. ON-LOT PARKING

Single-family, two-family and multi-family structures: Two (2) on-lot parking spaces for each single-family unit in a structure and one (1) and one-half (1.5) spaces per unit for multi-family structures. Rooming and elderly housing shall have a requirement of one-half (0.5) spaces per unit.

I. FENCES

1. A fence is allowed beginning at the front of the building, then across the side yard to the side property line, then along the side property line to the back property line, then across the back property line, then along the side property line to a point even with the front of the building, then across the side yard to the front of the building. No fence may exceed six (6) feet in height except with Planning Commission approval.
2. NO FENCE IS ALLOWED IN THE FRONT YARD.

J. ACCESSORY STRUCTURES

1. Accessory structures located in zones R-3 shall be located a minimum of five (5) feet from all property lines.

K. FIRE HYDRANT – MULTI-FAMILY

1. Multi-family construction in a R-3 zone shall provide for a fire hydrant within three hundred (300) feet of the nearest point of the further most building. The fire hydrant is to be installed at the developers or builders expense of a water line approved by Heber Springs Water and Sewer Department and the Heber Springs Fire Chief.

L. LANDSCAPING

1. All multi-family complexes must have a landscaping plan which shall be submitted with original application and approved by the Planning Commission.