

## **NOTICE**

This downloadable, .PDF-formatted City of Kettering Code section is not the official version and is provided only for the convenience of the public. The only official version of the City of Kettering Code is available through the Office of the Clerk of Council, located in the City of Kettering Government Center, 3600 Shroyer Road, Kettering, OH 45429.

This version may, occasionally, differ from the official version and should be relied upon for general information purposes only. Any errors or omissions should be reported to the Clerk of Council. In no event shall the City of Kettering be held liable for damages of any nature, direct or indirect, arising from the use of this service or reliance on this unofficial document.

**CHAPTER 1147  
R-3 ONE TO FOUR FAMILY RESIDENCE DISTRICT**

1147.01	R-3 One to Four Family Residence District	1147.07	Minimum Lot Frontage
1147.02	Principal Permitted Uses	1147.08	Minimum Front Yard Setback
1147.03	Accessory Uses	1147.09	Minimum Side Yard Setback
1147.04	Conditional Uses	1147.10	Minimum Rear Yard Setback
1147.05	Off-Street Parking and Loading	1147.11	Maximum Height
1147.06	Minimum Lot Area		

---

**SECTION 1147.01 R-3 ONE TO FOUR FAMILY RESIDENCE DISTRICT.**

An R-3 One to Four Family Residence District classification is hereby created and is governed by this chapter, subject to the conditions contained in Chapter 1151 - Residential and Institutional Standards and Conditions.

**SECTION 1147.02 PRINCIPAL PERMITTED USES.**

Principal permitted uses are as follows:

- A. Single family detached dwellings.
- B. Two, three and four family dwellings.
- C. High-rise apartments in accordance with Section 1151.04.
- D. Residential Planned Unit Developments in accordance with Section 1153.01.

**SECTION 1147.03 ACCESSORY PERMITTED USES.**

Accessory permitted uses are as follows:

- A. Accessory uses permitted and as regulated in Section 1151.15 - Permitted Accessory Uses, and

- B. Essential Services which are not the principal use of the lot. Such essential services shall be regulated as specified in the City of Kettering Environmental Standards Manual, and
- C. Signs as regulated in Chapter 1171.

#### **SECTION 1147.04 CONDITIONAL USES.**

Conditional uses are as follows:

- A. Outdoor public and membership recreational clubs and facilities including parks, playgrounds, tennis courts, swimming pools and golf courses;
- B. Community noncommercial and recreation centers, libraries and museums, places of worship, public offices and public structures;
- C. Essential services which are the principal use of the lot;
- D. Family care homes;
- E. Hospitals;
- F. Educational Institutions;
- G. Corporate guesthouses;
- H. Cemeteries;
- I. Village homes;
- J. Lot line homes;
- K. Day care centers;
- L. Group care homes; and
- M. Nursing homes.

#### **SECTION 1147.05 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading is specified in Chapter 1173 - Off-street Parking and Loading Access Control and Transportation Standards.

**SECTION 1147.06 MINIMUM LOT AREA.**

The minimum lot area required in an R-3 District shall be as follows:

- A. One family dwellings, seven thousand five hundred (7,500) square feet per dwelling unit;
- B. Two family dwellings, five thousand four hundred forty-five (5,445) square feet per dwelling unit;
- C. Three family dwellings, four thousand eight hundred forty (4,840) square feet per dwelling unit; and
- D. Four family dwellings, four thousand three hundred fifty-six (4,356) square feet per dwelling unit.

**SECTION 1147.07 MINIMUM LOT FRONTAGE.**

The minimum lot frontage required in an R-3 District shall be as follows:

- A. One family dwellings, sixty (60) feet;
- B. Two family dwellings, seventy (70) feet;
- C. Three family dwellings, eighty (80) feet; and
- D. Four family dwellings, one hundred (100) feet.

**SECTION 1147.08 MINIMUM FRONT YARD SETBACK.**

The minimum front yard setback required in an R-3 District is twenty-five (25) feet. See Subsection A of Section 1151.14 for exceptions and modifications to front yard setback requirements.

**SECTION 1147.09 MINIMUM SIDE YARD SETBACK.**

The minimum side yard setback required in an R-3 District is ten (10) feet on each side.

**SECTION 1147.10 MINIMUM REAR YARD SETBACK.**

The minimum rear yard setback required in an R-3 District is forty (40) feet.

**SECTION 1147.11 MAXIMUM HEIGHT.**

The maximum height of buildings and structures in an R-3 District shall be as follows:

- A. Principal structures shall not exceed thirty (30) feet in height; and
- B. Accessory structures shall not exceed fifteen (15) feet in height, or the height of the principal structure, whichever is less.

**Legislative history:** Ord. 3413-89; passed 11/21/89. Ord. 3446-90; passed 5/22/90. Ord. 3605-93; passed 5/11/93. Ord. 3641-94; passed 7/26/94. Ord. 3757-97; passed 9/9/97. Ord. 3781; passed 5/12/98.