

**ARTICLE VI. R-3 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS****Section 1. [Generally.]**

The regulations set forth in this article are the regulations in the R-3 single-family dwelling district. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this ordinance and which are incorporated as part of this article by reference.

**Section 2. Use regulations.**

The use regulations are the same as those in the R-1 single-family dwelling district.

**Section 3. Height regulations.**

The height regulations are the same as those in the R-1 single-family dwelling district

**Section 4. Area regulations.**

(1) *Front yard.* There shall be a front yard having a depth of not less than 20 feet; except for land lying along and adjacent to Manchester Road, which shall have a front yard having a depth of not less than 60 feet; and land lying along Ries Road, New Ballwin Road and Oak Street shall have a front yard having a depth of not less than 40 feet.

(2) *Side yard.* There shall be a side yard of not less than eight feet on each side of a building, except as provided hereafter in sections 2 and 3 of article XVI. Driveways to garages may be located within the required side yard.

(3) *Rear yard.* There shall be a rear yard of not less than 15 feet, except as provided hereafter in sections 2 and 3 of article XVI.

(4) *Intensity of use.* Every lot shall have an area of not less than 20,000 square feet except:

(a) If a lot have less area than herein required and the plat thereof has been duly recorded in the office of the St. Louis County recorder prior to June 1, 1991, such lot may be used for a single-family dwelling; or

(b) If a lot has access to and buildings thereon are connected to a public sanitary sewer for common disposal of waste and refuse and such lot has an area of not less than 10,000 square feet, such lot may be used for a single-family dwelling.

(5) *Width of lot.* No building shall be erected on any lot having a width of less than 100 feet at the street line, except:

(a) If a lot be located on a curve or arc of a street or roadway, no building shall be erected thereon unless such lot shall have a width of not less than 100 feet at the building line; or

(b) If a lot has access to and buildings thereon are connected to a private or public sanitary sewer, which has been approved by the City of Ballwin, for the common disposal of waste and refuse, such lot shall have a width of not less than 70 square feet at the street line; provided that if a lot be located on a curve or arc of a street or

roadway, no building shall be erected thereon unless such lot shall have a width of not less than 70 feet at the building line, and not less than 45 feet at the street line.

(6) *Dwelling area.*

(1) No single-story dwelling shall be erected which does not contain at least 900 square feet on the ground story thereof covered by a permanent roof and permanently enclosed and designed for yearround use by occupants. Porches, garages, carports, breezeways and other adjacent structures shall not be included in computing the minimum area required.

(2) No two-story dwelling shall be erected which does not contain at least 700 square feet on the ground story thereof and a total floor area, excluding the floor area of basement, covered by a permanent roof and permanently enclosed and designed for yearround use by occupants of not less than 1,500 square feet. Porches, garages, carports, breezeways and other adjacent structures shall not be included in computing the minimum area required.

(Ord. No. 623, 11-19-67; Ord. No. 2167, § 1, 6-10-91)