

SECTION 4 - USE REQUIREMENTS FOR RESIDENTIAL DISTRICT R-3

4.1 Purpose and Intent. The Residential District R-3 is hereby created in order that certain areas within the City of Philadelphia will be maintained for medium density single-family residential and related uses. It is the intent of this ordinance that existing residential areas of the City be protected from encroachment by undesirable and incompatible uses, that development density be limited to that capable of being supported by City streets, utilities and services, and that new developments be constructed according to sound, reasonable, and desirable regulations as stated in all applicable City development ordinances.

It is further the City's intention to encourage and permit the upgrading of older substandard residential areas, to accommodate affordable housing, and to encourage repair, rebuilding, renovation or replacement of deteriorated and dilapidated housing units of all types. This specifically includes modular, manufactured housing, and mobile homes as defined in Article II of this ordinance, on lots and in situations where a significant mixture of these housing types already existed on the effective date of this ordinance.

4.2 Permitted Uses. Within a Residential R-3 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following use provisions shall apply:

1. All uses permitted in the R-1 and R-2 Districts subject to the R-1 and R-2 use requirements and R-2 dimension requirements.
2. All conditional uses permitted in R-1 and R-2 Districts.
3. Modular homes and manufactured housing as defined in Article II hereof, subject to all the same lot, parking and infrastructure requirements as conventionally built single family detached residences constructed after the effective date of this ordinance in the R-3 District.

4. Repair, rebuilding, renovation or replacement of existing substandard housing in the R-3 District including modular, manufactured housing, and mobile homes as defined in Article II of this ordinance; however, limited to one residential structure per lot of record which must meet or exceed the minimum size and dimensional standards for lots in the R-3 district, as set forth in the Schedule of District regulations in Section 4.4 of this Ordinance.

A. New or replacement residential structures on lots in this district regardless of type must observe all structural setback requirements for the district.

B. Each residential structure in this district regardless of type must provide for sufficient on site, off street parking as required in Section ___ of this Ordinance.

C. All residential structures in this district regardless of type must at the time of construction or repair, rebuilding, renovation or replacement have direct frontage access on a public street fully improved to City standards.

D. All residential structures in this District regardless of type must be connected to all necessary municipal and franchised utilities before they may be occupied.

E. All new and replacement conventional site built housing, modular and mobile homes as defined in Article II of this Ordinance placed on lots in the R-3 district regardless of type must be installed on a properly engineered foundation.

F. A permitted alternative properly engineered foundation may be one based on the latest edition of the "Permanent Foundation Guide for Manufactured Housing," prepared by the U. S. Department of Housing and Urban Development (HUD).

G. Requirements for providing properly engineered foundations must fulfill all State of Mississippi rules and regulations promulgated under §75-49-5 of the Mississippi Code of 1972; must adhere to the manufacturer's installation instructions for the individual unit, and comply with the City's properly engineered foundation requirements.

5. Public streets and utility infrastructure.

4.3 Conditional Uses. Within a Residential R-3 District as shown on the "Official Zoning Map, City of Philadelphia, Mississippi," the following conditional use provisions shall apply:

1. Public utility stations such as electrical substations, sewage pumping stations, etc., provided that an impenetrable fence surrounds them at least eight (8) feet high, have a reasonable buffer zone on all four sides, and there is no storage of vehicles or equipment on the premises.

4.4 Area and Setback Regulations

Yards

Front: Two-Family-Same as R-1.

Multi-Family-Same as R-1.

Mobile Home-Same as R-1.

Rear: Two-Family-Same as R-1.

Multi-Family-Same as R-1.

Mobile Home-There shall be a rear yard of not less than ten (10) feet.

Side: Two-Family-Same as R-1.

Multi-Family-Same as R-1; however, an additional two (2) feet for each side yard shall be required for each story above the first story.

Mobile Home-A minimum of seven and one-half (7 1/2) feet.

Lot Width

Two-Family-A minimum of seventy-five (75) feet at the building setback line.

Multi-Family-A minimum of one hundred (100) feet at the building setback line.

Mobile Home-A minimum of fifty (50) feet.

Lot Area

Two Family-Same as R-2.

Multi-Family-A minimum of 3,000 square feet per family.

Mobile Home-A minimum of 4,000 square feet per family.

Modular Home-A minimum of 7,200 square feet per family.

Height Regulations

Two-Family-Same as R-1.

Multi-Family-Three (3) stories or thirty-six (35) feet.