

**610. R-3A High Density Residential District.** It is the intent of this district to provide for areas of high density residential single family and multi-family development exclusive of mobile homes.

610.1. Within the R-3A High Density Residential District of Washington County, the following uses are permitted:

610.1.1. Any use permitted in the R-2A Residential District, however two-family and multi-family dwellings shall be subject to site plan approval by the Planning Commission as per Zoning Resolution, Article V, Section 511.

610.2. Uses permitted on review

610.2.1. Any use permitted on review in the R-1 and R-2A Residential District and subject to the same standards as outlined in Section 604.2 of this resolution.

610.3 Area Regulations

610.3.1. Lot Area

Minimum required lot area for single family dwelling units.....7,500 sq.ft.

Minimum required lot area for two-family and multi-family dwelling units, each unit if approved by TDEC.....7,500 sq.ft.

Minimum required lot area for two-family and multi-family dwelling units if connected to sanitary sewer.....2,400 sq.ft.

610.3.2. Lot Width

Minimum required lot width at building line..... 50 ft.

610.3.3. Front Yard

Minimum required front yard for lots fronting an arterial street..... 30 ft.

Minimum required front yard for lots fronting other streets ..... 25 ft.

610.3.4. Rear Yard

Minimum required rear yard..... 20 ft.

Minimum required rear yard when parcel..... 30 ft.  
abuts any A-1, A-2, or R-1 district.

610.3.5. Side Yard

Minimum required side yard..... 10 ft.

Minimum required side yard when parcel ..... 20 ft.  
abuts any A-1, A-2, or R-1 district.

Minimum additional side yard for all buildings over two stories  
..... 6 ft. per story