

ARTICLE 22.0
R3-LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

SECTION 22.01-PURPOSE

This district is composed of those areas of the Township planned in the Township's General Development Plan to be served by a municipal water supply system and a municipal sanitary sewerage system whose principal uses are or ought to be single-family, two-family, and multiple family dwellings. The regulations of this district are designed to permit a higher density of population and intensity of land use in areas served by a municipal water supply system and a municipal sanitary sewerage system, and which abut or are adjacent to other uses, buildings, structures, or amenities that support, complement or serve the planned residential density and intensity. In addition to the dwellings permitted in this zoning district, there are permitted certain residential and public uses which have been strictly regulated to make them compatible with the principal residential uses of this district.

It is the intent of this district that development at the density and intensity of the principal residential uses permitted in this district shall only occur where the area is served by a municipal water supply system and a municipal sanitary sewerage system. Areas not yet served by a municipal water supply system and a municipal sanitary sewerage system shall not be developed with the principal residential uses of this district. Such areas shall be limited to rural single-family detached dwellings served by private, on-site septic systems and private water wells; and associated public uses and accessory uses.

SECTION 22.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Single-family dwellings and any uses, buildings or structures accessory thereto.
- B. Two-family dwellings and any uses, buildings or structures accessory thereto, provided that such use shall be served by a municipal water supply system and a municipal sanitary sewerage system. Use of on-site private wells or private septic systems to serve two-family dwelling units shall be prohibited.
- C. Multiple-family dwellings, subject to Section 54.02A, and provided that such use shall be served by a municipal water supply system and a municipal sanitary sewerage system. Use of on-site private wells or private septic systems to serve multiple-family dwelling units shall be prohibited.
- D. A home office.
- E. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- F. Home Occupation-Permitted Use
- G. Family day care home.
- H. Child foster family home.
- I. Adult foster care family home.
- J. Adult foster care small group home, provided that such use shall be served by a municipal water supply system and a municipal sanitary sewerage system. Use of on-site private wells or private septic systems to serve this use shall be prohibited.

Article: 22.0 LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT**SECTION 22.03-SPECIAL USES**

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a special use permit as provided in ARTICLE 50.0.

- A. Home occupation.
- B. Group day care home, subject to the standards of Section 50.14 (Group Day Care Home Standards).
- C. Day care center.
- D. Child foster family group home.
- E. Adult foster care large group home, provided that such use shall be served by a municipal water supply system and a municipal sanitary sewerage system. Use of on-site private wells or private septic systems to serve an adult foster care large group home shall be prohibited.

SECTION 22.04-REGULATIONS

The following regulations shall apply in all R-3-Low Density Multiple-Family Residential Districts. Lot measurements shall be exclusive of any street, or right-of-way and easement for ingress and egress.

- A. **LOT AREA** - The minimum lot area for uses in this district shall be subject to the following:
 - 1. Lot acreage shall be exclusive of public and/or private road rights-of-way.
 - 2. The lot configuration shall not exceed a width to depth ratio of one to four (1:4).
 - 3. **Uses served by municipal water and sanitary sewerage systems.** The minimum lot area for uses in this district served by a municipal water supply system and a municipal sanitary sewerage system shall be subject to the following:
 - a. The minimum lot area for a lot occupied by a single-family dwelling shall not be less than twenty thousand (20,000) square feet. A lot occupied by a two-family dwelling shall not be less than thirty thousand (30,000) square feet.
 - b. Every lot occupied by a multiple-family structure which has three (3) or more dwelling units shall contain an area of not less than the greater of one (1) acre or the sum of the following:
 - (1) For each dwelling unit having no bedroom, the minimum lot area shall not be less than four thousand (4,000) square feet.
 - (2) For each dwelling unit having one (1) bedroom, the minimum lot area shall not be less than five thousand (5,000) square feet.
 - (3) For each dwelling unit having two (2) bedrooms, the minimum lot area shall not be less than five thousand six hundred (5,600) square feet.
 - (4) For each dwelling unit having more than two (2) bedrooms, the minimum lot area shall not be less than five thousand six hundred (5,600) square feet for the first two bedrooms and one thousand one hundred (1,100) square feet for each additional bedroom in excess of two.
 - c. The minimum lot area for all other principal buildings and uses permitted in this district shall not be less than one (1) acre.

4. **Uses not served by municipal water and sanitary sewerage systems.** The minimum lot area for uses in this district not served by a municipal water supply system and a municipal sanitary sewerage system shall be subject to the following:
 - a. There shall be provided a minimum of not less than one (1) acre of lot area for each single-family dwelling.
 - b. The minimum lot area for all other principal buildings and uses permitted in this district shall not be less than three (3) acres.
- B. LOT WIDTH** - The minimum lot width for uses in this district shall be subject to the following:
1. **Uses served by municipal water and sanitary sewerage systems.** The minimum lot width for uses in this district served by a municipal water supply system and a municipal sanitary sewerage system shall not be less than the following:
 - a. For a single-family dwelling, the minimum lot width shall not be less than seventy-five (75) feet.
 - b. For a two family dwelling, the minimum lot width shall not be less than one hundred (100) feet.
 - c. For a multiple dwelling structure, the minimum lot width shall not be less than one hundred and twenty-five (125) feet.
 2. **Uses not served by municipal water and sanitary sewerage systems.** The minimum lot width for uses in this district not served by a municipal water supply system and a municipal sanitary sewerage system shall not be less than one hundred fifty (150) feet.
- C. LOT COVERAGE** - The maximum lot coverage shall not exceed thirty (30) percent.
- D. FLOOR AREA RATIO** - The maximum floor area ratio shall not exceed .30.
- E. YARD AND SETBACK** - The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.
1. **Front Yard**-The minimum setback shall not be less than one hundred (100) feet from the center-line of the road.
 2. **Side Yards**-The minimum width of either yard shall not be less than fifteen (15) feet, but the sum of the two side yards shall not be less than thirty-five (35) feet, except in the case of a corner lot or parcel where the side yard on the road or street side shall not be less than the front yard requirement.
 3. **Rear Yard**-The minimum setback shall not be less than thirty-five (35) feet.
- F. HEIGHT REQUIREMENTS** - Except as otherwise provided in ARTICLE 55.0, SECTION 55.07, no buildings shall exceed two (2) stories above finished grade or twenty-five (25) feet whichever is the lesser.
- G. DISTANCE BETWEEN GROUPED BUILDINGS** - In addition to the required setback lines provided elsewhere in this Ordinance, group dwellings (including semi-detached and multiple dwellings) shall be required to have the following minimum distances between each said dwelling:
1. Where buildings are front to front or front to rear, three (3) times the height of the taller building, not less than fifty (50) feet;
 2. Where buildings are side to side, one (1) time the height of the taller buildings but not less than eighteen (18) feet; and

- 3. Where buildings are front to side, rear to side, or rear to rear, two (2) times the height of the taller building but not less than thirty-five (35) feet. In applying the above standards, the front of the building shall mean that face of the building having the greatest length; the rear is that face opposite the front. The side is the face having the smallest dimension.

- H. REQUIRED OFF-STREET PARKING** - As required in ARTICLE 51.0.
- I. PLANNING COMMISSION REVIEW OF A SITE PLAN** - As required in ARTICLE 54.0, SECTION 54.04.
- J. STANDARDS** - As required in ARTICLE 55.0, SECTION 55.02.
- K. PRESERVATION OF ENVIRONMENTAL QUALITY** - As specified in ARTICLE 55.0, SECTION 55.08.