

## **CHAPTER 9**

### **R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT**

**SECTION 9.01 DESCRIPTION AND PURPOSE.** This Zoning District is intended for medium density one and two family and low density multi-family residential and related uses.

**SECTION 9.02 PERMITTED USES.** In all areas zoned R-3, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- (a) Single Family Dwellings subject to the same conditions, restrictions and requirements as are provided in the R-2 Zoning District.
- (b) Two family dwellings.
- (c) Multi-family dwellings.
- (d) Nursing homes, senior citizen housing and similar group housing.
- (e) Signs as regulated by Chapter 24.
- (f) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.

**SECTION 9.03 AUTHORIZED SPECIAL LAND USES.** The uses of land and structures listed in this Section may be permitted as special land uses within the R-3 district. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any applicable specific standards contained in Chapter 16.

- (a) Home occupations in single family dwellings when authorized as a special use by the Township Planning Commission utilizing the standards of Section 16.26.
- (b) Churches and other places of religious assembly.

**SECTION 9.04 HEIGHT REGULATIONS, SINGLE AND TWO FAMILY.** No residential building or structure shall exceed thirty-five (35) feet in height. Unless otherwise provided, all other buildings and structures shall not exceed their usual and customary heights.

**SECTION 9.05 AREA REGULATIONS, SINGLE AND TWO FAMILY.** No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard, Single and Two Family. There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard, Single and Two Family. There shall be a total side yard as follows:
  - (1) The total side yards shall be not less than twenty (20) feet; provided, however,
  - (2) no side yard shall be less than seven (7) feet.

- (c) Rear Yard. There shall be a rear yard of not less than twenty-five (25) feet; in the case of lake front lots, the rear yard shall not be less than fifty (50) feet.
- (d) Lot Area and Width (Single Family). The minimum lot area and width for a single family dwelling shall be twelve thousand, (12,000) square feet and one hundred (100) feet, respectively.
- (e) Lot Area and Width (Two Family). The minimum lot area and width for a two family dwelling shall be twenty thousand (20,000) square feet and one hundred (100) feet, respectively.

**SECTION 9.06 MINIMUM FLOOR AREA, SINGLE AND TWO FAMILY.** Each single family and two family dwelling shall have minimum usable floor area as is required in the R-2 District

**SECTION 9.07 MINIMUM LOT AREA AND WIDTH (Other Than One and Two Family).** The minimum lot width shall be two hundred (200) feet. The minimum lot area for multi-family dwellings shall be ten thousand (10,000) square feet per dwelling unit. The minimum lot area and width for all other permitted uses shall be twenty thousand (20,000) square feet and one hundred (100) square feet, respectively.

**SECTION 9.08 MULTI-FAMILY BUILDING AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.** Unless otherwise specified, area, height, bulk, and placement standards multi-family dwelling structure are as provided in the following table.

**Table 9-1**

<b>Maximum lot coverage:</b>	30%		
<b>Maximum building height:</b>	Lesser of 35 feet or 3 stories		
<b>Minimum dwelling unit size:</b>	Efficiency units:	500 square feet	
	One bedroom units:	600 square feet	
	Two bedroom units:	800 square feet	
	Three bedroom units:	1000 square feet	
	Four bedroom units:	1150 square feet	
	Semi detached single family, two family and duplex units:	960 square feet, ea. d.u.	
<b>Minimum building setbacks from driveways, parking areas and street R.O.W.:</b>	Distance from public and private street right of way or easement lines:	50 feet	
	Distance from internal parking areas and driveway edges:	20 feet	
<b>Minimum building setbacks from non right of way property lines:</b>	Side of building:	<b>1 story</b>	<b>2 or 3 story</b>
	Front or rear of building:	30 feet	40 feet
		40 feet	50 feet
<b>Minimum building to building spacing:</b>	<b>Orientation</b>	<b>Feet</b>	
	Side to side:	25	
	Front to front:	50	
	Rear to rear:	80	
	Front to side:	50	
	Corner to corner:	25	
	Front to rear:	60	
	Rear to side:	50	

**SECTION 9.09 BUFFER YARD.** With the exception of detached single family, two family and duplex dwellings and their associated permitted accessory buildings, every use permitted in the R-3 District shall provide abutting developed or vacant lots or parcels which are zoned for single family residential use and any lot which is occupied by a single family dwelling with a buffer yard that contains a green belt as defined in landscape provisions of Chapter 23.

**SECTION 9.10 SITE DEVELOPMENT STANDARDS.**

- (a) Parking and site lighting shall be provided in accordance with the requirements of Chapter 23.
- (b) Signs shall be regulated in accordance with the requirements of Chapter 24.
- (c) Site landscaping shall be installed and maintained in accordance with the provisions of Chapter 23.
- (d) Site Plan Review is required for multi-family buildings.
- (e) Site access shall be regulated under the provisions of Chapter 22.
- (f) Accessory buildings and structures may not be located in the front or side yard and shall otherwise be regulated in accordance with the requirements of Section 16.09 and 16.10