

## CHAPTER VIII

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

SECTION 8.01 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 8.02 USE REGULATIONS. *Land, buildings, or structures in this Zoning District may be used for the following purposes only:*

- (a) Any use permitted in the R-2 Zoning District, subject, except as specifically provided otherwise in this Chapter, 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) Home occupations in single family dwellings when authorized as a special use by the Township Planning Commission utilizing the same standards as are provided in Section 5.02 (g).

SECTION 8.03 HEIGHT REGULATIONS. *No building or structure shall exceed thirty five (35) feet in height or two and one half (2 1/2) stories in height.*

SECTION 8.04 AREA REGULATIONS. *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 - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - There shall be a total side yard as follows:
  - (1) For single and two family dwellings, the total side yards shall be not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.
  - (2) For multi-family dwellings and all other permitted uses, each side yard shall be not less than twenty (20) feet.

- (c) Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that 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.
- (f) 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 8.05 - MINIMUM FLOOR AREA. *Each single family and two family dwelling shall have minimum usable floor area as is required in the R-2 District. Each multi-family dwelling shall have minimum usable floor area as follows: one bedroom unit, six hundred fifty (650) square feet per unit; two bedroom unit, seven hundred fifty (750) square feet per unit; three bedroom unit, nine hundred (900) square feet per unit; additional bedrooms shall require an additional one hundred (100) square feet of usable floor area for each additional bedroom.*

[Chapter VIII as amended February 13, 1989 by ordinance #22, effective March 31, 1989].