

ARTICLE 7
R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

7.01 INTENT AND PURPOSE

This zoning district is intended for medium density one- and two-family, low density multifamily, and other medium density residential related uses.

7.02 ALLOWED USES

Land, buildings, or structures in this zoning district may be used for the following purposes only:

- A. Single-family dwellings.
- B. Two-family dwellings.
- C. Multifamily dwellings.
- D. Family Day-Care Homes. *[amended 8-9-06]*
- E. Nursing homes, senior citizen housing, and similar group housing.
- F. Essential services.
- G. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right.

7.03 SPECIAL LAND USES

- A. Child-Care Centers.
- B. Home occupations. (See Sections 3.17 and 13.06.J). *[amended 8-9-06]*
- C. Public utilities.
- D. Private and public schools, libraries, museums, parks, art galleries and similar institutional uses, when owned and operated by a governmental agency or nonprofit organization.
- E. Group Day-Care Homes. *[amended 8-9-06]*

Revised 06-20-00

7.04 HEIGHT REGULATIONS

No building or structure shall exceed 35 feet in height or 2-1/2 stories in height.

7.05 AREA REGULATIONS

No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following setback, lot area, and building coverage requirements.

- A. Front setback: There shall be a front setback of not less than 30 feet.
- B. Side setback: There shall be a required side setback as follows:
 - 1. For single- and two-family dwellings, the required total side setback shall be not less than 20 feet. No side yard shall be less than 7 feet.
 - 2. For multifamily dwellings and all other allowed uses, each side setback shall be not less than 20 feet.
- C. Rear setback: There shall be a rear setback of not less than 30 feet.
- D. Lot area: The minimum lot area shall be 30,000 square feet, provided, however, that the minimum lot area for lots served with public water and sewer shall be 20,000 square feet.
- E. Lot width: The minimum lot width shall be not less than 100 feet.
- F. Maximum lot coverage: 35 percent for all structures.

7.06 MINIMUM FLOOR AREA

- A. Each dwelling unit shall have a minimum usable floor area as follows:
 - 1. Single-family dwelling: 1,000 square feet.
 - 2. Two-family dwelling: 650 square feet per unit.
- B. Each multifamily dwelling shall have a minimum usable floor area as follows:
 - 1. One-bedroom unit: 650 square feet per unit.
 - 2. Two-bedroom units: 750 square feet per unit.

3. Three-bedroom units: 900 square feet per unit.
4. Additional bedrooms: Additional bedrooms shall require an additional 100 square feet of usable floor area for each additional bedroom.

[removed C 1-28-17]

7.07 ANTI-FUNNELING REGULATIONS

- A. There shall be at least 100 feet of lake frontage as measured along the ordinary high water mark for each single-family home, dwelling unit, cottage, condominium unit, site condominium unit, or apartment unit utilizing or accessing the lake frontage.
- B. Any multiple-unit residential development that shares a common lake front area or frontage may not allow lake use or access to more than one single-family home, dwelling unit, cottage, condominium unit, site condominium unit or apartment unit for each 100 feet of lake frontage in such common lake front area, as measured along the ordinary high water mark line.
- C. Any single-family home, dwelling unit, cottage, condominium unit, or multiple unit residential development shall not have more than one dock for each 100 feet of lake frontage, as measured along the ordinary high water mark. All such docks and dockages shall comply with all other applicable township ordinances.
- D. The above restrictions apply to all lots and parcels on or abutting any lake in the R-3 zoning district, despite whether access to the lake waters is by easement, park, common-fee ownership, single-fee ownership, condominium arrangement, license or lease.