

**CHAPTER 7**

**R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT**

**SECTION 7.01 DESCRIPTION AND PURPOSE**

This district is intended for a mixture of housing types including single and two family dwellings, multiple family structures, senior housing facilities, apartments, manufactured housing developments (mobile home parks, and trailer parks) and similar housing alternatives. Maximum density for the R-3 District shall not exceed eight (8) units per acre. Common water and sewer facilities or adequate private utility systems shall be provided to all developments.

**SECTION 7.02 PERMITTED USES**

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

- A. Single and two family dwellings.
- B. State licensed residential facilities providing residential services for six (6) or fewer individuals under 24-hour supervision or care, but not including adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional facilities.
- C. Family day care homes.
- D. Day Care Centers

**SECTION 7.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by the Township Board, subject to the conditions specified for each use in Chapter 19; review and approval of the Planning Commission, the imposition of special conditions which, in the opinion of the Planning Commission or Township Board, are necessary to fulfill the purposes of this Ordinance; and the procedures set forth in Chapter 19 of this Ordinance:

- A. Home occupations as regulated by Section 16.16 of this Ordinance.
- B. Municipal, county, regional and state owned buildings including libraries, art galleries, museums, offices and service facilities (not including outdoor storage yards) when in character with the surrounding residential area.

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- C. Multiple family dwellings, including but not limited to, apartments, low-rise garden apartment houses, townhouses, terraces, efficiency units, and row houses.
- D. Private recreation areas, uses, and facilities including country clubs, golf courses, and swimming pools.
- E. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity. This shall not include wireless communications facilities as set forth in Section 14.06 of this Ordinance.
- F. Planned Unit Developments
- G. Essential Services
- H. Accessory structures and uses customarily incidental to the above permitted uses, including but not limited to:
  - 1. Community garages, serving the principal residential building, containing space for no more than two (2) passenger vehicles for each dwelling unit in the principal building on the lot.
  - 2. Maintenance and management buildings to serve the multiple dwellings.
  - 3. Private swimming pool, clubhouse, or other recreational facility designed and operated only for the occupants of the principal building and their personal guests.
- I. Nursing homes, senior citizen housing, retirement residences, senior apartment facilities and similar group housing.
- J. Private and public schools (including charter schools), libraries, museums, art galleries and similar uses.
- K. Parks, playgrounds, cemeteries, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a not for profit organization.
- L. Churches, synagogues, and other religious facilities and buildings customarily incidental thereto.
- M. Manufactured Home Parks.

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- N. State Licensed Residential Facilities providing residential services for more than six (6) individuals.
- O. Group day care homes, as defined and regulated by Public Act No.116 of the Public Acts of 1973, as amended. subject to the following provisions:
  - 1. The group day care home shall not be located closer than 1,500 feet to any of the following:
    - a. Another licensed group day care home.
    - b. Another adult foster care small group home or large group home licensed under the Adult Foster Care Licensing Act.
    - c. A facility offering substance abuse treatment and rehabilitation service to seven (7) or more people licensed under Article 6 of the Public Health Code.
    - d. A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.
  - 2. Appropriate fencing shall be provided for the safety of the children in the group day care home, as determined by Butler Township.
  - 3. The property shall be maintained consistent with the visible characteristics of the neighborhood.
  - 4. A group day care home shall not exceed sixteen (16) hours of operation during a twenty-four (24) hour period.
  - 5. Off-street parking shall be provided for employees and shall meet the requirements of Chapter 15 of this Ordinance.
  - 6. A State licensed or registered facility or group day care home that operated before March 30, 1989 is not required to comply with the above requirements.

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**SECTION 7.04 DEVELOPMENT STANDARDS**

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 twenty five (25) feet.
- B. **SIDE YARD.** There shall be total side yards 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-five (25) feet, except that when a principal structure exceeds twenty-five feet in height, it shall be set back a distance equal to the overall height of the building.
- C. **REAR YARD.** There shall be a rear yard of not less than twenty-five (25) feet. Multiple family structures over the height of twenty-five (25) feet shall have a rear yard equal to the total height of the proposed structure.
- D. **LOT AREA.** The minimum lot area in this District, unless specified elsewhere, shall be:
  - 1. Single family dwellings with common water and sewer - ten thousand (10,000) square feet;
  - 2. Single family dwelling without common water and sewer - twenty-two thousand (22,000) square feet;
  - 3. Two family parcels shall require double the area required ;
  - 4. Multiple family developments must be connected to a common water and sanitary sewer system and shall require five thousand (5,000) square feet per unit.
- E. **LOT WIDTH.** The minimum lot width in this District, unless specified elsewhere, shall be;
  - (a) With common water and sewer eight-five (85) feet;
  - (b) Without common water and sewer one hundred (100) feet;

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- (c) Two family lots at one hundred (100) feet; and
- (d) Multiple Family lot at one hundred twenty-five (125) feet.

1. **MINIMUM FRONTAGE.** The minimum public street or private road frontage, unless specified elsewhere, shall be the same minimum applicable lot width.
2. **MINIMUM FLOOR AREA.** Each single family and two family dwelling shall have the minimal usable floor area as is required in the "R-2" zoning district classification. 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.
3. **SITE PLAN REVIEW.** Site Plan Review and approval is required for all uses except detached single and two-family residential uses located on individual parcels in accordance with Chapter 12.
4. **PLANNED UNIT DEVELOPMENT.** Subdivision Open Space Developments are permitted and encouraged in the R-3 District, subject to the standards and approval provisions as set forth in Chapter 10 of this Ordinance.
5. **ACCESS MANAGEMENT.** All developments consisting of two or more single or two family dwellings shall utilize shared driveways, private roads or newly dedicated public roads to provide access to their developments in order to limit curb cuts and access to primary County roadways and State highways.