

CHAPTER VIII

R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

(Designated on the Zoning Map as Cross-Hatched Lines)

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) Multi-family dwellings.
- (c) Nursing homes, senior citizen housing and similar group housing.
- (d) Home occupations in single family dwellings when authorized as a special use by the Planning Commission utilizing the same standards as are provided in Section 7.02 (f).
- (e) Mobile home parks, when authorized as a special use by the Planning Commission and provided they are in conformance with all state regulations governing mobile home parks, including Public Act 419 of 1976, as amended. In considering such authorization, the Planning Commission shall consider Chapter XIII.

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 thirty (30) 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 (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 lakefront 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 eight thousand, five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer 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 fifteen thousand (15,000) square feet and one hundred (100) feet, respectively; provided, however, that the minimum lot area and width for lots

not served with public water and sewer 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 one hundred (100) feet. The minimum lot area for multi family dwellings shall be four thousand five hundred (4,500) square feet per dwelling unit; provided, however, that the minimum lot area for multi-family dwellings not served with public sewer and water shall be ten thousand (10,000) square feet per dwelling unit. The minimum lot area for all other permitted uses shall be twenty thousand (20,000) feet.

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.