

ARTICLE IX
R-3 Residential Zone (R-3)

§ 150-50. Purpose.

This zone is intended to provide for smaller suburban residential uses within the township. The areas designated for this zone acknowledge existing development patterns and encourage infill of small undeveloped pockets with compatible uses. This zone also provides locations for nonresidential uses that are generally located in and directly serve the neighborhood. Both public sewer and water facilities are readily available to areas within this zone.

§ 150-51. Permitted uses.

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Public and nonprofit parks and other recreational facilities.
- C. Family day care.
- D. Public buildings, including firehouses. (See §150-345.) [Added 6-28-2001 by Ord. No. 01-03]
- E. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- F. Accessory uses customarily incidental to the above permitted uses. [Added 6-28-2001 by Ord. No. 01-03]

§ 150-52. Special exception uses.

Subject to the general criteria located in § 150-302D, special exception uses shall be as follows:

- A. (Reserved)⁶
- B. Public utilities. (See § 150-346.)

§ 150-53. Minimum lot area.

Unless otherwise specified, the following minimum lot sizes shall apply to uses in this zone:

- A. Single-family detached dwellings: 10,000 square feet.
- B. Other principal uses: 14,000 square feet.

⁶ Editor's Note: Former Subsection A, which listed public buildings, including firehouses, as a special exception use, was repealed 6-28-2001 by Ord. No. 01-03

§ 150-54. Minimum lot width.

Minimum lot width shall be as follows:

A. Single-family detached:

- (1) Eighty feet at the minimum front yard setback line.
- (2) Seventy feet at the lot frontage and, if along the turnaround of a cul-de-sac, 65 feet at the lot frontage.

B. Other principal uses: 100 feet

§ 150-55. Minimum lot depth. [Amended 2-13-1992 by Ord. No.92-01]

Minimum lot depth shall be 115 feet.

§ 150-56. Minimum setback requirements.

Minimum setback requirements shall be as follows:

A. Principal buildings or structures:

- (1) Front yard setback: twenty-five (25) feet from the street right-of-way line of local roads, and fifty (50) feet from the street right-of-way line of collector and arterial road.
- (2) Side yard setbacks: ten (10) feet on each side [twenty (20) total feet].
- (3) Rear yard setback: thirty (30) feet.

B. Accessory buildings or structures:

- (1) Front yard setback: No accessory use (except permitted signs) shall be located within the front yard.
- (2) Side yard setbacks: five (5) feet on each side [ten (10) feet total].
- (3) Rear yard setback: five (5) feet.

§ 150-57. Maximum permitted height.

Maximum permitted height shall be as follows:

A. Principal buildings or structures: thirty-five (35) feet.

B. Accessory buildings or structures: fifteen (15) feet.

§ 150-58. Maximum lot coverage.

Maximum lot coverage shall be thirty-five percent (35%).