



R-3 - Multiple Family Residential

SECTION 901. INTENT AND PURPOSE

To allow primarily for the development of apartments, dwelling groups and duplexes. It is designed to promote a harmonious mixture of higher density residential types and related educational, cultural and religious land uses in a basically residential environment.

SECTION 902. USES PERMITTED BY RIGHT

Following are the principal permitted uses by right within the R-3 District.

- A. All uses permitted by right within the R-1 and R-2 District, subject to the terms and conditions within Chapter 9.
- B. Multiple family dwellings, including apartments, townhouses, row houses and dwelling groups for rental or condominiums.
- C. State licensed residential facility providing resident services for persons under twenty-four (24) hour supervision or care, or both. This Section shall not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.
- D. State licensed or approved family day care facilities subject to the provisions of the Michigan Zoning Enabling Act of 2006.

SECTION 903. USES PERMITTED AFTER SPECIAL APPROVAL

The following Special Approval uses shall be permitted subject to approval by the Township Board after review and recommendation by the Township Board after review and recommendation by the Planning Commission, and further subject to any and all reasonable condition which may be imposed in accordance with the Michigan Zoning Enabling Act, P.A. 110 of 2006, and Chapter 16 of this ordinance.

- A. Schools.
- B. Institutions for Human Care that are hospitals, assisted living, nursing or convalescent homes, clinics, day care or senior day care and excluding incarceration facilities and facilities for the treatment of drug and alcohol abuse.
- C. Group day-care facility subject to the standards of Section 206 of the Michigan Zoning Enabling Act of 2006.
- D. Manufactured Housing Communities.
- E. Boarding houses, Tourist homes.
- F. A temporary building for a period of not more than one (1) year, when incidental to the construction or servicing of a structure or uses permitted in such district.

SECTION 904. DIMENSIONAL REQUIREMENTS

904.1 MINIMUM LOT SIZE.

- A. For Single Family Dwellings, each lot shall contain a minimum of twelve thousand (12,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.
- B. For Two Family Dwellings, each lot shall contain a minimum of fifteen thousand (15,000) square feet. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.
- C. For Multiple Family Dwellings, each lot shall contain a minimum of twelve thousand (12,000) square feet for the first unit and an additional three thousand (3,000) square feet minimum for each additional unit thereafter. Each lot shall have a minimum width of one hundred (100') feet of frontage on a public or private road.

904.2 MINIMUM YARD REQUIREMENT.

- A. Each front yard shall be a minimum of forty (40') feet from the property line.
- B. Each side yard shall be a minimum of fifteen (15') feet from the property line.
- C. Each lot shall have a minimum rear yard of twenty-five (25') feet from the property line.
- D. In the case of a corner lot the side yard on the street side shall not be less than forty (40') feet and the remaining side yard shall not be less than fifteen (15') feet from the property line.

904.3 MINIMUM FLOOR AREA PER DWELLING UNIT.

Each dwelling unit shall have a minimum floor area per dwelling unit in accord with the following schedule:

Single Family detached	Each dwelling unit shall have a minimum finished living area of seven hundred twenty (720) square feet of floor area per dwelling unit.										
Attached Single Family Including two family and Townhomes	Each dwelling unit shall have a minimum living area of seven hundred twenty (720) square feet of floor area per dwelling unit.										
Multiple Family Dwellings	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">0 bedrooms (Efficiency)</td> <td>550 square feet</td> </tr> <tr> <td>1 bedrooms</td> <td>720 square feet</td> </tr> <tr> <td>2 bedrooms</td> <td>840 square feet</td> </tr> <tr> <td>3 bedrooms</td> <td>960 square feet</td> </tr> <tr> <td>4 bedrooms or more</td> <td>1,200 square feet plus 100 square feet for each additional bedroom.</td> </tr> </table>	0 bedrooms (Efficiency)	550 square feet	1 bedrooms	720 square feet	2 bedrooms	840 square feet	3 bedrooms	960 square feet	4 bedrooms or more	1,200 square feet plus 100 square feet for each additional bedroom.
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904.4 MAXIMUM BUILDING HEIGHT.

Two and one-half (2½) stories or thirty-five (35') feet.

904.5 MAXIMUM BUILDING LENGTH.

Building length shall not exceed one hundred (100') feet.

904.6 MAXIMUM LOT COVERAGE.

Thirty-five (35%) percent of the property maybe covered by buildings and structures.

904.7 ACCESSORY STRUCTURES.

Accessory structures are permitted in the R-3 district, subject to the following:

- A. When a garage is structurally attached to a main building, it shall be subject to and must conform to all regulations applicable to the main or principal building.
- B. No garage, accessory building or portion thereof shall be erected or extended into the required front yard setback area. An attached garage building of fireproof construction may be erected to extend beyond the front line of the house except that such garage shall not encroach upon the minimum front yard setback area as required by this ordinance. No garage or accessory building shall be permitted in the front yard.
- C. Accessory Structures are subject to the same setback regulations as the principal structure. Additionally, accessory structures must be located a minimum of ~~ten (10')~~ five (5) feet from the ~~closest point of the principal structure~~ closest point of any adjacent building. *Amended 8.06.2015*
- D. Height Regulations
 - 1. The wall height of an accessory structure shall not be more than ten (10') feet in height above the average grade or an overall (ridge) height of twenty-one (21') feet.
- E. Multi-Family Dwelling Development
 - 1. An accessory structure for a multi-family dwelling shall not exceed four hundred (400) square feet per dwelling unit and may consist of structures joined together.
 - 2. One accessory structure for a multi-family dwelling development for maintaining the complex grounds shall also be allowed, but shall not exceed eight hundred (800) square feet and shall not be located in the front yard area.

LAKE TOWNSHIP ZONING ORDINANCE