

ARTICLE 9**R-3 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT**

Updated 7-1-2018

Sec. 9.01 DESCRIPTION AND PURPOSE.

This zone is intended to provide for low density residential type apartments and group housing.

Sec. 9.02 PERMITTED USES.

Land in the R-3 Zone may be used for the following purposes only:

- A. One single family dwelling on each lot.
- B. One two-family dwelling on each lot.
- C. Developments with twenty-five (25) dwelling units or more provided that public sanitary sewer and public water supply utilities are installed. See also Section 23.06
- D. Permitted accessory uses and buildings as regulated by Section 3.11.
- E. Home Occupation as an accessory use as regulated in Section 23.07.
(Ord. 2018-6, Eff. 7-1-2018)

Sec. 9.03 USES REQUIRING SPECIAL APPROVAL.

The following uses may be authorized by the Planning Commission, subject to compliance with the procedures and standards established in Article 20 of the Ordinance.

- A. Elementary and secondary schools and colleges which may include on-the-campus dormitories, libraries, museums, art galleries, auditoriums, gymnasiums, and similar uses. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- B. Parks, playgrounds, community centers, governmental, administration, or service buildings owned and operated by a governmental agency or a nonprofit group if found to be essential to service the neighborhood or community at this location. Minimum side and rear yards of fifty (50) feet are required where the property abuts any residentially zoned lot.
- C. Churches and synagogues and other buildings used principally as places of worship, provided the building or structure is at least twenty-five (25) feet from any other residentially zoned lot. Accessory uses, including parsonages, preschools, and similar uses are also permitted.
- D. Convalescent or nursing homes.
- E. Cemeteries.
- F. Foster and child care facilities.
- G. Multi-family developments with less than twenty-five (25) dwelling units or multi-family developments on a parcel

less than four (4) acres in area. Public water and sanitary sewer service are required. See Section 9.07.I. (Ord. 2018-6, Eff. 7-1-18)

Sec. 9.04 HEIGHT REGULATIONS.

Building height, as defined herein, shall not exceed 35 feet.

Sec. 9.05 AREA REGULATIONS.

All buildings, structures or additions thereto shall comply with the following requirements:

A. FRONT YARD. The uniform setback provisions of Section 3.03 B shall apply to all residential buildings, structures and additions. If a uniform setback does not exist, the front yard setback shall be not less than forty (40) feet, except that when adjacent to a primary street, the front yard setback shall be not less than fifty (50) feet, and when adjacent to a major arterial street, the front yard setback shall be not less than sixty (60) feet. Notwithstanding the provisions of the immediately preceding sentence, (i) a lot (se definition in Section 32.13) which is of record as of July 28, 1998 or (ii) any lot included in a proposed plat, building envelope or development which is on file with the Township as of July 28, 1998, shall only be required to have a front yard setback of forty (40) feet; and shall not be required to have a front yard setback of fifty (50) feet if on a primary street or sixty (60) feet if on a major arterial street. For single family dwelling units the minimum front yard shall be twenty-five (25) feet subject to

the provisions noted above in the subsection 9.05.A. (Ord. 2018-6, Eff. 7-1-18)

B. SIDE YARD. The side yard regulations are as follows:

1. **TWO-FAMILY.** On interior two-family lots, total side yards of twenty (20) feet are required; no yard shall be less than seven (7) feet. On corner lots, a side yard of forty (40) feet is required along the street side of the lot; a side yard of seven (7) feet is required on the opposite side of the lot.

2. **OTHER USES.** On interior lots used for any use other than a two- family home a minimum side yard of twenty (20) feet is required. On corner lots, a side yard of forty (40) feet is required along the street side of the lot; a side yard of twenty (20) feet is required on the opposite side of the lot.

3. **SINGLE FAMILY DWELLINGS.** The minimum side yard shall be a total of sixteen (16) feet with a minimum of six (6) feet on one (1) side. (Ord. 2018-6, Eff. 7-1-18)

C. REAR YARD. There shall be a rear yard of not less than twenty-five (25) feet.

D. LOT AREA AND WIDTH. The lot area and width regulations are as follows:

1. **TWO-FAMILY.** The minimum lot area for a two-family dwelling in this zone shall be twelve thousand (12,000) square feet and a minimum width of one

hundred (100) feet at the front setback line; provided, however, that the minimum lot area for lots not served with public sewer shall be thirty thousand (30,000) square feet, and a minimum width of two hundred (200) feet at the front setback line.

2. **OTHER USES.** The minimum lot width shall be one hundred (100) feet measured at the front setback line. The minimum lot area for each dwelling unit shall be six thousand, five hundred (6,500) square feet. The minimum lot area for all other permitted uses shall be fifteen thousand (15,000) square feet.
3. **SINGLE FAMILY DWELLINGS.** The minimum lot area shall be 6,500 square feet with a minimum lot width of 65 feet.
(Ord. 2018-6, Eff. 7-1-18)

Sec. 9.06 MINIMUM FLOOR AREA.

Each dwelling unit in this zone shall have a minimum floor area as required below.

- A. **EFFICIENCY.** A minimum of five hundred (500) feet per unit.
- B. **ONE BEDROOM UNIT.** A minimum of six hundred (600) square feet per unit.
- C. **TWO BEDROOM UNIT.** A minimum of eight hundred (800) square feet per unit.
- D. **THREE BEDROOM UNIT.** A minimum of one thousand (1000) square feet per unit.

- E. **ADDITIONAL BEDROOMS** will require an additional one hundred (100) square feet per bedroom per unit.

For a minimum of twenty four (24) feet of the length of the structure, each dwelling unit shall have a minimum width of twenty four (24) feet.

- F. Each single-family dwelling in this zone shall have a minimum finished habitable floor area, above exterior finished grade, of nine hundred (900) square feet. Each dwelling unit shall have a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet of width for a minimum of twenty-four (24) feet in length. Each dwelling shall be constructed with an attached garage a minimum of four hundred and eighty-four (484) square feet.
(Ord. 2018-6, Eff. 7-1-18)

Sec. 9.07 ADDITIONAL REGULATIONS.

- A. Keeping and raising animals - see Sec. 23.02.
- B. Parking requirements - see Article 21.
- C. Signs - see Article 22.
- D. Standards for single family and two-family structures - see Sec. 23.14.
- E. Standards for major residential development - see Sec. 23.06.
- F. Foster and care facilities - see Sec 23.11.
- G. Landscaping shall be provided in accordance with Article 21A herein.

- H. Density.** In the R-3 Zone density shall be regulated by bedrooms per acre. The maximum density is twenty (20) bedrooms per net site acreage as defined herein.
- I.** For multi-family developments with less than twenty-five (25) dwelling units or multi-family developments on a parcel less than four (4) acres in size the following regulations shall apply:
1. A building shall contain no more than four (4) dwelling units. However, the Planning Commission may approve a building with up to eight (8) dwelling units. In making a determination to allow more than four (4) dwelling units per building the Commission shall consider the following criteria:
 - a. Whether the proposed height of the building is compatible with the height of nearby dwellings on adjacent property.
 - b. Whether the proposed location of the building and/or existing or proposed landscaping would lessen the visual impact of the building on residents of nearby dwellings on adjacent property.
 - c. Whether the proposed architectural style of the building, including exterior materials, is compatible with existing dwellings on adjacent properties.
 - d. Whether the number, size and location of the proposed buildings would be a visual compatible fit with the surrounding neighborhood.
 2. Orientation of buildings. Multi-family buildings shall be oriented or constructed so that open balconies and patios do not directly face an abutting r-1 zoning district or an abutting property recommended for Low Density Residential use in the Allendale Charter Township Master Plan in order to limit the noise impact on nearby single-family residents.
 3. Landscaping.
 - a. Whenever multi-family buildings abut a parcel in an R1, R2, R3, MHP or PUD Zone containing single family dwellings or adjacent property recommended for single family land use in the Township Master Plan a greenbelt shall be provided in accordance with the requirements of Section 21A.04.D and H.
 - b. Front yard landscaping shall comply with the requirements of Sections 21A.04.F and G except for the reference to Section 23.06 contained in Section 21.A.02.G.
 4. An off-street parking lot serving a non-residential use which abuts an R-1, R-2 Zone or an R-3 Zone containing single family dwellings or adjacent land recommended for residential land use in the Township Master Plan shall be setback a minimum of thirty (30) feet from the lot line separating the districts or uses. A greenbelt shall be provided within the fifteen (15) feet nearest

the property line in accordance with the greenbelt requirements of Section 21.A.04.D.

5. The Planning Commission shall have the authority to require greater building setbacks than the minimum required by this Section if such greater setbacks will reduce the impact of multifamily buildings on adjacent single family uses.

Updated 7-1-2018

Ord. No. 2018-6

Updated 5-4-13

Ord. No. #2013-2

Updated 8-24-13

Ord. No. #2013-16

Updated 7-1-18

Ord. No. #2018-6