

ARTICLE IX

“R-3” MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

Section 9.1 Description and Purpose

The “R-3” Multiple-Family Residential Zoning District is intended to accommodate buildings with multiple dwelling units. Lands within this zoning district will be served with a full complement of public infrastructure including, but not limited to public utilities, water supply adequate for fire protection, streets with sufficient volume capacity, storm drainage, and suitable recreation areas for higher density residential land use. All locations considered for zoning to the “R-3” Zoning District will be consistent with the adopted 2007-2020 Master Plan for the Township or for the Joint Planning Area.

Building design, building height and setbacks, vehicle parking, service areas, open space and site amenities are elements considered crucial in review of any proposed multiple family residential development.

Section 9.2 Permitted Land Uses

Land and buildings in the “R-3” Multiple-Family Residential Zoning District may be used by right for the following purposes only:

- (a) Single-family attached dwelling.
- (b) Building occupied by two dwelling units.
- (c) Building occupied by 3 or more dwelling units.
- (d) Assisted living facility.
- (e) Nursing home.
- (f) Self-storage facility when accessory to the principal use of multiple-family residential.
- (g) Management office for any multiple-family residential development with 32 or more separate dwelling units.

Section 9.3 Special Land Uses

The following uses of land and buildings may be permitted when authorized as a special land use by the Planning Commission, subject to regulations contained in Article XIX.

- (a) Adult foster care facility with 7-12 adults.
- (b) Child care center.
- (c) Church, synagogue, temple, mosque and any other recognized place of worship.
- (d) Group day care home with 7-12 children.
- (e) Public or private K-12 school, college or university.
- (f) Publicly-owned park, playground, recreation area and athletic ground.
- (g) Bed and breakfast establishment.

- (h) Governmental facility.
- (i) Essential services building.
- (j) Other uses of land or buildings determined by the Planning Commission to be similar to permitted uses and special land uses in the zoning district and that such land use will not be detrimental to the surrounding neighborhood nor the public health, safety and general welfare.

Section 9.4 Other Land Uses

The following other land uses may be permitted as provided in this Ordinance:

- (a) Customary accessory use as regulated in this Ordinance.
- (b) Temporary use as regulated by this Ordinance
- (c) Non-contiguous Planned Unit Development [*development site*].

Section 9.5 “R-3” Multiple-Family Residential Zoning District Regulations

Land divisions, buildings and structures in the “R-3” Multiple-Family Residential Zoning District shall comply with the following requirements unless expressly provided otherwise in this Ordinance.

- (a) **Minimum Lot Area and Width.** The minimum lot area for any development with 3 or more dwellings in this district shall be 40,000 square feet and not less than 100 feet of frontage along a public street.
- (b) **Minimum Required Building Setbacks, Lot Area & Lot Width.**
 - 1. **The minimum lot area and frontage** per dwelling unit in this zoning district shall be:
 - (a) for each two-family building on a separate lot or parcel 12,000 square feet and 85 feet of frontage on a public street,
 - (b) for each single-family attached dwelling there shall be 6,000 square feet, with a 40,000 square foot minimum lot area and 100 feet minimum lot width, and
 - (c) for each multiple-family dwelling unit there shall be 4,500 square feet, subject to a 40,000 square foot minimum lot area and a 100 ft. lot width.
 - 2. **Side Yard.** The minimum side yard setback shall be 25 feet, except for a building occupied by two dwelling units which shall be not less than 7 feet.
 - 3. **Rear Yard.** The minimum rear yard setback shall be 25 feet for all types of residential use in this zoning district.
 - 4. **Maximum Height.** The maximum building height shall be 35 feet, except for permitted communication antennas and towers.
 - 5. **Additional Setback Requirements:**
 - a. For any parcel in this zoning district that abuts single-family residential land use or vacant land zoned for single-family use, the minimum building setback shall be 50 feet.

- b. The minimum distance between multiple-family occupancy buildings shall be no less than the height of the tallest abutting building.
6. **Minimum Floor Area for Dwelling.** Each dwelling unit in the “R-3” Multiple-Family Residential Zoning District shall have a minimum floor area as specified in Section 21.10.

Section 9.6 Parking Regulations

All uses of land and buildings in this District shall conform to applicable parking and loading regulations contained in Article XXIII.

Section 9.7 Sign Regulations

All signs in this District shall conform to applicable sign regulations contained in Article XXIV.

Section 9.8 Site Plan Review

All uses of land and buildings in this District shall conform to applicable site plan content and review requirements contained in Article XX.

Section 9.9 Landscape Standards

All uses of land and buildings in this District shall conform to applicable landscaping standards contained in Article XXV.

Section 9.10 Special Regulations

- (a) Overlay Districts. Lands in the “R-3” District that are also located in the “NR”, “WP” or “AM” Overlay District shall also comply with terms of applicable overlay district(s).
- (b) Private roads are prohibited in the “R-3” Multiple-Family Residential Zoning District.

Section 9.11 Joint Planning Area

The “R-3” Multiple-Family Residential Zoning District may be applied only to lands lying within the Joint Planning Area as defined in Article XXXII and only if the land use is consistent with the adopted 2007-2020 Thornapple Township Master Plan.

Sections 9.12 – 9.99 [Reserved]