

ARTICLE X
R-3 -- MIXED RESIDENTIAL DISTRICT

Preamble:

The R-3 Mixed Residential District is designed to provide one-family and multiple family home sites in Township areas where the character of existing uses is somewhat mixed, there being incidences of business and mobile homes among one-family residences.

Sec. 1000. Principal Uses Permitted:

In the R-3 Mixed Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance.

- A. All principal uses permitted in the R-1 and R-2 District, provided all lot area, width and setback requirements of the R-3 District shall apply.
- B. Permanent summer homes and vacation cottages on individual sites and subject to the lot requirements of the R-1 One-Family Residential District.
- C. Accessory buildings and uses customarily incident to any of the above permitted uses. Subject to Article XVIII Section 1803.

Sec. 1001. Uses Permitted on Special Approval:

The following uses shall be permitted, subject to the conditions herein imposed for each use and the provision of Section 1807:

- A. All special approval uses permitted and as regulated in the R-1 and R-2 Districts, provided all lot areas, widths and setback requirements of the R-3 District shall apply.
- B. Motels, hotels, cabin courts and tourist rooms when the following conditions are met:
 - 1. The proposed use is adjacent on at least one side to an existing business use, Business District or Industrial District.
 - 2. Parking areas, entrance drives and exits shall be so arranged as to provide maximum safety to traffic on public thoroughfares, uses on adjacent properties and users of the premises.
 - 3. No guest shall establish permanent residents at the motel.
- C. Two-family and multiple dwellings containing not more than six (6) families or units when the site plan has first been reviewed and approved by the Planning and Zoning Commission.
 - 1. The use is not injurious to adjacent properties and adequate provision has been made for parking spaces and vehicle turning movements.
 - 2. Sight distances and traffic flow on adjacent streets are not impaired.
 - 3. Soil condition, water supplies and other property characteristics are proven to be capable of supporting a development housing up to six (6) families.

4. When there are no public water or sewerage services, the minimum land requirements shall be as follows:
 Lot frontage two hundred (200) feet; lot area according to the number of families with a minimum of fifty thousand (50,000) square feet for two families plus ten thousand (10,000) square feet for each additional family.
 5. All dwellings intended to house more than two (2) families must obtain written approval from state, county or township health authorities, whichever had effective jurisdiction at the time a development is proposed.
- D. Convalescent and nursing homes when the following conditions are met:
1. The site shall consist of at least one (1) acre.
 2. The maximum coverage shall not exceed twenty-five (25) percent for all buildings including principal and accessory structures.
 3. The minimum setback requirements of the R-3 District shall apply.
- E. General hospitals except those for criminals and those solely for the treatment of persons who are mentally ill or have a contagious disease, when the following conditions are met:
1. A site plan layout showing the hospital site with building location, drives, service areas, parking, landscape screening and other physical features shall be submitted for review.
 2. All such hospitals shall be developed only on sites consisting of at least two (2) acres in area.
 3. The proposed site shall have at least one (1) property line abutting a major thoroughfare.
 4. The minimum distance of any main or accessory building from bordering lot lines or streets shall be at least fifty (50) feet for front, rear, and side yards for all two (2) story structures. Where a street borders a yard, one-half (1/2) the street width may be used in computing the yard setback bordering such street; however, in no instance shall a yard setback of less than thirty (30) feet be provided. For every story above two (2), the minimum yard distance shall be increased by at least five (5) feet for each additional story.
 5. Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence six (6) feet in height. Ingress and egress to the site shall be directly from a major thoroughfare.
 6. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facilities, shall be directly from a major thoroughfare.
- F. Housing for the elderly, when the following conditions are met:
1. All housing for the elderly shall be provided as a planned development and shall provide for the following:
 - a. Cottage type dwellings and/or apartment type dwelling units.
 - b. Common services containing, but not limited to: central dining rooms, recreational rooms, central lounge, and workshops.
 2. All dwellings shall consist of at least two hundred and fifty (250) square feet per unit.
 3. The minimum requirements of the "SCHEDULE OF REGULATIONS" - Article XVII, for the District in which such use is located shall control lot

- coverage, yard setbacks and other aspects.
- G. Marinas, Boat Liveries and Recreational Vehicle Condominium Areas when the following conditions are met:
 - 1. The proposed development shall consist of at least 5 acres.
 - 2. Off-street parking for autos and boat trailers shall be provided based on facility capacity.
 - 3. Sanitary facilities shall be provided for the use of both men and women on the site and shall also meet the requirements of State and Local Health Departments.
 - 4. A greenbelt shall be established by the Planning and Zoning Commission upon a site plan review.
 - 5. Any sales of groceries and convenience goods shall be accessory to marina use, and shall be limited to not more than twenty-five percent (25%) of the total building area devoted to marina purposes.
 - 6. Any restaurant facilities shall be accessory to marina use and shall be limited to not more than twenty-five percent (25%) of the total building area devoted to marina purposes.
 - H. Accessory structures and uses customarily incident to any of the above permitted uses, subject to Article XVIII Section 1803.
 - I. Home Occupations as allowed in Section 801 I.
 - J. Guest house or apartment.
 - K. Ponds greater than five hundred (500) square feet or greater than two and one-half (2 1/2) feet deep.
 - L. Bait and tackle shops.
 - M. Non-commercial storage structure for household articles, recreational equipment or non-commercial vehicles.
 - N. Public or private recreational facilities located on parcels of five (5) acres or more, and effectively screened from adjacent parcels zoned or used for residential purposes.
 - O. Adult foster care large group home.
 - P. Adult foster care congregate facility.

Sec. 1002. Area and Bulk Requirements:

See "SCHEDULE OF REGULATIONS" - Article XVII, limiting the height and bulk of buildings, the minimum size of lot permitted by land use and maximum density permitted.