

ARTICLE VIII. R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Section 8.01. Purpose.

The purpose of the R-3 multiple-family residential district is to provide for relatively small and less expensive type of housing, as well as a broader range of choice of housing types to people who desire to live in the city in condominium, owner or rental units, and their normal accessory uses which are compatible, supportive or convenient to the residents living within such a district. The buildings containing the dwelling units may be in a single or group building arrangements having group use facilities held in common to which all residents have equal access and share equally in the financing or operation and maintenance. These developments will only be allowed to develop if they can be connected to a public water supply system and public wastewater sanitary sewer system.

Section 8.02. Permitted principal uses.

- A. Multiple-family dwelling structures, including duplexes, triplexes, quadraplexes, row housing, garden apartments, townhouses, and other similar types of multi-family dwelling unit buildings.
- B. State licensed foster care facilities housing six or less persons.

Section 8.03. Permitted principal special uses with conditions.

The following special uses of land, buildings and structures are permitted subject to the provisions of article XVII, "Special Uses":

- A. Permitted special uses:
 - 1. Public buildings on at least two acres of land area.
 - 2. Public recreational playgrounds on at least five acres of land area.
 - 3. Nonprofit recreation areas on at least five acres of land area.
 - 4. Religious institutions as regulated by supplemental regulations section 19.44 entitled "Churches."
 - 5. Educational institutions on at least ten acres of land area.
- B. Above permitted uses subject to the following requirements:
 - 1. The proposed site for any of the uses permitted herein shall have at least one property line abutting a major public street, and the site shall be so planned as to provide all access directly to said major street(s). Vehicular access to minor public streets shall not be permitted.
 - 2. Street front, waterfront, side and rear yards shall be set back at least 50 feet and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those fences, walls, berms and vegetation used to screen the use from abutting residential lots and parcels.
 - 3. Shall meet all off-street parking requirements specified for each use in article XX and other applicable requirements of this zoning ordinance.
(Ord. No. 142F, 2-21-95; Ord. No. 142G, §§ 8, 13, 10-15-96)

Section 8.04. Permitted accessory uses.

- A. Normal existing accessory uses to single-family housing and those additional normal waterfront accessory uses and activities, such as docks, decks, wharves, beaches, beach equipment and apparatus, boat houses, boat moorings, beach shelters, cabanas or small bathhouses and other existing or typical waterfront accessory uses, with the additional approval of the Michigan Department of Natural Resources or other public agency when required.
- B. Normal accessory uses to permitted and approved "special uses," and those additional normal, typical and existing types of waterfront accessory uses and activities specific to approved "special uses," with the additional approval of the Michigan Department of Natural Resources or other public agency when required.

Section 8.05. Permitted accessory uses with conditions.

- A. Private swimming pools and other types of pools as a part of the multiple-family housing development for use in common by all residents in conformance with the provisions of section 19.17.
- B. At least one common open space recreation area with facilities equal to at least 25 percent of the total area of the lot or parcel shall be set aside and developed as a part of the multiple-family housing development for use in common by all residents.
- C. Drives and off-street parking areas in accordance with section 8.07C. and D.
- D. Recreation, meeting and other group activity facilities located in buildings or as a part of a structure developed as a part of the multiple-family housing project shall be made available for the common use and enjoyment by all residents.

Section 8.06. Dimensional requirements except as otherwise specified in this ordinance.

- A. Lot area: The first family dwelling unit in a multiple-family residential structure shall occupy a lot or parcel comprising not less than one-half acre, and meet the requirements of section 8.07B. Each additional multiple-family dwelling unit shall require the following additional lot or parcel area:
 - 1. Efficiency: 2,000 square feet.
 - 2. One bedroom: 2,500 square feet.
 - 3. Two bedroom: 3,500 square feet.
 - 4. Three bedroom: 5,000 square feet.
 - 5. Four bedroom: 6,500 square feet.
 - 6. Extra bedrooms over four: 1,500 square feet.
- B. Lot width: Minimum of 200 feet.
- C. Lot coverage: Maximum of 30 percent.
- D. Number of dwelling units per gross acre: Eight dwelling units.
- E. Yard and setback requirements:
 - 1. Front yard: Minimum of 35 feet from the street right-of-way line unless a greater setback is specified in the master plan for streets and highways, whichever is greater.

2. Side yards: Minimum distance equal to the maximum height of the structures, except where a side yard abuts a street right-of-way line, the minimum shall be 35 feet unless a greater setback is specified in the master plan for streets and highways, whichever is greater.
3. Rear yard: Minimum of 50 feet.
- F. Height limitations: Maximum of three stories or 35 feet, except that detached accessory structures shall not exceed 15 feet.
- G. Spacing between buildings: Shall be at least the height of the highest of the adjacent buildings.
- H. Floor area requirements: Minimum standards for total floor area for each type of multiple-family dwelling unit shall be as follows:
 1. Efficiency: 450 square feet.
 2. One bedroom: 600 square feet.
 3. Two bedroom: 750 square feet.
 4. Three bedroom: 900 square feet.
 5. Each additional bedroom: 100 square feet.
- I. Number of multiple-family dwelling units per building: To promote the safety of residents of multiple-family residences, in terms of fire protection, no multiple-family residential structure shall contain more than eight dwelling units.

Section 8.07. Location and site development requirements.

- A. All multiple-family dwelling units shall be connected to the public water supply system and public wastewater sanitary sewer system on a permanent basis.
 - B. Open spaces comprising at least 25 percent of the total gross area of the project shall be planned and built as a common open space recreation facility to be used, operated and maintained by the developer or a nonprofit association representing the property owners and financed by means of a monthly or annual assessment.
 - C. Ingress and egress of driveways shall be provided from an impervious hard surface paved street. Drives shall be located at least 20 feet from any building and shall have at least an 18-foot wide two-lane travelled surface.
 - D. Off-street parking shall be provided in accordance with article XX, "Off-Street Parking" with parking spaces located within 200 feet of an entrance to the building for which the parking is designated. Each dwelling unit shall be provided with at least 1 1/2 parking space, except duplexes shall have two parking spaces per dwelling unit.
 - E. When an R-3 multiple-family residential lot or parcel abuts parcels other than those located in an R-3 "multiple-family residential district," a 15-foot wide buffer shall be provided within the R-3 lot or parcel area. The buffer area shall be bermed and landscaped with trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or other structures permitted in buffer areas, except required entrance drives and those walls, fences, berms or plantings necessary to screen the R-3 use from abutting single-family residential and other nonresidentially used lots and parcels.
 - F. The outdoor storage of goods, materials, trash or garbage is not permitted, except as provided in section 19.19.
- (Ord. No. 142G, § 8, 10-15-96)