

15.1000 CHAPTER 10
R-3 TWO-FAMILY RESIDENTIAL DISTRICT

15.1001 SECTION 10.01 STATEMENT OF PURPOSE

The R-3 Residential District is designed to permit a greater density of residential development than that provided in the R-1 and R-2 Single-Family Residential Districts, together with other residentially related facilities which serve the residents of the area. Lots or parcels in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water, and sanitary sewer.

15.1002 SECTION 10.02 PERMITTED USES

Except as provided in Section 10.03, below, in an R-3 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1. Single-family dwellings.
2. Two-family dwellings.
3. Family day care homes.
4. Family foster care facilities.
5. Accessory buildings, structures, and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land.
6. Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE**-Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

15.1003 SECTION 10.03 SPECIAL LAND USES

The following uses are permitted in the R-3 District when approved as special land uses pursuant to the procedures provided in Chapter 19 (Special Land Uses):

1. Golf courses and other recreational uses such as parks and athletic fields, winter sports areas and similar uses, but excluding campgrounds; whether such recreational use is operated for profit or not, provided, however, that no courses for motorized vehicles other than golf carts shall be allowed.
2. Group day care homes.
3. Public or Parochial schools, libraries, and other municipal structures and uses.
4. Churches.
5. Bed and breakfast establishments.
6. Multiple-family dwellings.
7. Nursing or convalescent homes.
8. Child care or day care center that is accessory to a church or school. (amend. by ord. no. 362 eff. September 22, 2002)

15.1004 SECTION 10.04 DESIGN REQUIREMENTS

1. Standards for height, bulk, density, and area

Minimum lot area	7,500 square feet, or 7,500 square feet per Dwelling Unit, whichever is greater (amend. by ord. no. 532 eff. April 26, 2015)
Minimum lot width	100 feet (increased to 200 feet for lots which abut and are accessed from public streets which are classified as STATE TRUNKLINE, COUNTY PRIMARY, OR COUNTY LOCAL by the Ottawa County Road Commission) (amend. by ord. no. 498 eff. August 21, 2011)
Maximum height of structures	2½ stories, or 35 feet, whichever is lower
Front yard setback	50 feet
Rear yard setback	50 feet
Side yard setback	Each side yard setback shall be at least ten (10) feet; both side yard setbacks combined shall be at least twenty-five (25) feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)
Minimum floor area per dwelling unit	1,100 square feet
See also footnotes 2; 5; 7; 8; 13; and 17 in Chapter 21 (Schedule of District Regulations).	

2. Site Plan Review is required in accordance with Chapter 23 (Site Plan Review).
3. Off-street Parking is permitted in accordance with the requirements in Chapter 24 (Parking, Loading Spaces, and Signs).
4. Signs are permitted in accordance with the requirements of Chapter 24 (Parking, Loading Spaces, and Signs).