

**15.1100 CHAPTER 11
R-3.5 RESTRICTED MULTIPLE-FAMILY RESIDENTIAL
DISTRICT**

15.1101 SECTION 11.01 STATEMENT OF PURPOSE

The R-3.5 Restricted Multiple-Family Residential District is designed to permit multiple-family residential use of varying density, with the degree of density being determined by the nature of adjacent districts, together with other residentially related facilities designated to serve the inhabitants 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.

15.1102 SECTION 11.02 PERMITTED USES

Except as provided in Section 11.03, below, in an R-3.5 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1. Multiple-family dwellings.
2. Accessory buildings, structures, and uses customarily incidental to any of the foregoing uses when located on the same lot or parcel of land.
3. Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE-** Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

15.1103 SECTION 11.03 SPECIAL LAND USES

The following uses are permitted in the R-3.5 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. Two-family dwellings.
6. Child care or day care center that is accessory to a church or school. (amend. by ord. no. 362 eff. September 22, 2002)

15.1104 SECTION 11.04 DESIGN REQUIREMENTS

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

GRAND HAVEN CHARTER TOWNSHIP
ZONING ORDINANCE

	Adjacent District	Requirement
Minimum Lot area per Dwelling Unit	AG/RP/RR/LDR	9,000 square feet
	R-1/R-2	7,800 square feet
	R-3	4,500 square feet
	R-3.5/R-4/R-5/C-1/I-1/I-1A	3,000 square feet
Minimum Lot width	100 feet	
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 10 feet; both side yard setbacks combined shall be at least 30 feet (ord. no. 309 eff. 2/22/99; amend. by ord. no. 376 eff. 6/21/03)	
Minimum floor area per Dwelling Unit	AG/RR/RP/LDR/R-1/R-2/R-3	884 square feet
	R-3.5/R-4/R-5/C-1/I-1/I-1A	832 square feet
Maximum number of Dwelling Units/Building	AG/RR/RP/LDR/R-1/R-2	4 units
	R-3	8 units
	R-3.5/R-4/R-5	16 units
	C-1/I-1/I-1A	24 units
Footnotes from Chapter 21 – Schedule of District Regulations shall apply	AG/RR/RP	2; 5; 6; 8; 11; 12; 13; 14
	LDR/R-1/R-2/R-3/R-3.5/R-4/R-5/C-1/I-1/I-1A	2; 5; 6; 8; 12; 13; 14

(amend. by ord. no. 532 eff. April 26, 2015)

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).

