

## ARTICLE 11

### R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

- 11.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This district is derived from the "Medium Density Residential" land use classification in the Schoolcraft Township Master Plan, and is intended for multiple family residential development, and the type of medium density two-family and single-family residential development allowed in the R-2 district, where such development has occurred or seems desirable to occur. Property situated in the R-3 district should be able to accommodate the increased traffic and other characteristics generated by such development, and will typically require municipal water and/or sanitary sewer service, or comparable private services. Limited areas of the Township are zoned R-3 because the municipal water and sewer services typically associated with this density of development are not generally available in the Township at this time, and also because the type of development contemplated by this district is readily available in both adjacent villages and in the City of Portage. As with the other Residential districts, non-residential uses are essentially excluded from this district, or severely restricted, to avoid disrupting the residential nature of the district. Development in areas of this district near lakes/streams/wetlands may be subject to certain "overlay" waterfront preservation and environmental protection requirements specified in Article 5 of this Ordinance.
- 11.2 PERMITTED USES. The following uses are designated as permitted uses in the R-3 Medium Density Residential District:
1. Single-Family Dwelling.
  2. Two-Family Dwelling.
  3. Multiple Family Dwellings.
  4. Home-Based Business.
  5. Child (Family) Day Care Home.
  6. Foster Care (Small Group) Home.
  7. Essential Services.
  8. Signs, in accordance with Article 25 of this Ordinance.
  9. Accessory uses, buildings and structures incidental to any use allowed in this district, in accordance with Article 22 of this Ordinance; provided that the keeping or raising of livestock is not allowed as an accessory use, except such small animals, such as rabbits, as can be kept within a single-family dwelling unit itself on a purely non-commercial basis, and without causing any detriment to any adjoining property.

- 11.3 SPECIAL LAND USES. The following uses are designated as special land uses in the R-3 Medium Density Residential District, subject to special land use approval and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):
1. Institutional and Public Use.
  2. Child (Group) Day Care Home.
  3. Foster Care (Large Group) Home.
  4. Public Utility Service Facilities.
  5. Private clubs, fraternities and lodges, excepting those whose principal activity is a service customarily carried on as a business.
  6. Boarding House or Rooming House.
- 11.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS. In accordance with Article 20 of this Ordinance.
- 11.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.
- 11.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.