

ARTICLE VII
RURAL RESIDENTIAL DISTRICT (R-3)
(Revised 12-13-2016)

It is the intent of the R-3 District to establish standards for the development of low-medium density residential properties of a semi-rural character within the Township, or within areas of the Township where anticipated public services, such as public water and sewer facilities, may be provided in the future. This district also includes existing one-family developments within the County which have similar lot area and character, as well as areas within which such development appears likely and desirable.

Sec. 7.1 Permitted Principal Uses

- A. Single Family Dwelling

Sec. 7.2 Permitted Accessory Uses

- A. Private Garage
- B. Green House
- C. Home Occupations (Sec. 15.2)
- D. Shed (Subject to 3.10 and 3.11)
- E. Agricultural Crops
- F. Antennas & Satellite Dishes (Sec. 15.8)

Sec. 7.3 Permitted Special Land Uses

- A. Institutional Structures (Sec. 16.12)
 - 1. Religious Institutions
 - 2. Educational And Social Institutions
 - 3. Public Buildings
 - 4. Human Care Institutions
 - 5. Animal Care Institutions
- B. Swimming Pools (Sec. 15.3)
- C. Non-Commercial Solar Collector
- D. Model Homes (Sec. 15.4)
- E. Compatible Non-Commercial Recreational Facility
- F. Bed & Breakfast (Sec. 16.3)
- G. Boarding Houses (Sec. 16.4)
- H.. Non-Commercial WECS (Sec. 16.26)

Sec. 7.4 Lot And Building Requirements

All buildings and structures in this district shall be located on a building lot or parcel of land having a width of not less than one hundred twenty-five (125) feet at the building line and contain not less than one acre (43,560 square feet) of area unbroken by a public road or right-of-way, however this shall not prevent the use

of a building lot or parcel of land of lesser size that was a lot of record prior to the adoption of this Ordinance (See Sec. 3.2).

Any structure or part thereof shall have a minimum front yard setback of forty (40) feet from the front property line, or seventy-three (73) feet from the centerline of the traveled surface of the roadway, or forty (40) feet from the edge of the traveled portion of a private road or access, except for State or Federal highways, in which case the minimum setback shall be fifty (50) feet from the Highway right-of-way, whether it be for a front, side or rear yard.

Minimum rear yard setback shall be forty (40) feet from the rear property line or the ordinary high water mark when the property abuts a lake or stream. Minimum side yard setback shall be fifteen (15) feet from the side property lines.

No building or structure in this district shall be erected or altered or used so as to occupy more than thirty (30) percent of the lot area, and/or have a maximum allowable height that is more than twenty-eight (28) feet.