

120.140 "R-3" Residence District--Single- and Two-Family.

A. Description of District:

This district is composed of higher density single-and two-family residential areas in the Township where high-density single-family or two-family residential development has occurred or appears likely to occur. The regulations for this district are designed to protect and stabilize essential characteristics of these areas and to promote and encourage a suitable and safe environment for family life.

B. Permitted Uses:

1. Single-family dwellings and accessory structures and uses normally auxiliary thereto.
2. Two-family dwellings, with the following condition:

The dwelling shall not be located closer than 1000 feet from another such dwelling or group care home. The distance between such dwelling or group care home and another such dwelling or group care home shall be measured along the center line of the street or streets upon which they are located between projected straight lines at right angles to said center line from the nearest parts of each building to the other building.
3. Home occupations when in accordance with Section 120.340.
4. Publicly owned and operated buildings and uses including community buildings.
5. Signs when in accordance with the provisions of Section 120.320.
6. Accessory uses or buildings when in accordance with provisions of Section 120.410.
7. Private Solar Energy Systems when in accordance with Section 120.470.
8. Reserved.
9. Essential services.
10. State licensed residential facility which provides resident services for six (6) or less persons under 24-hour supervision or care.

11. A family day care home licensed or registered pursuant to Act No. 116 of the Public Acts of 1973, as amended, where:
 - ◆ It is conducted in the bona fide private residence of the operator of the family day care home; and
 - ◆ It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.

12. Accessory building, prior to the establishment of the principal building on the lot, parcel or building site, for the storage of residential construction materials and tools, subject to the following conditions:
 - a. The building permit for the principal building must be issued and the foundation for the principal building must be inspected and approved before the issuance of the permit for the accessory building.
 - b. Construction of the principal building must commence within 60 days after the permit for the accessory building is issued.
 - c. The accessory building and its uses are subject to the provisions of Section 120.410.

C. Special Exception Uses:

All Special Exception Uses are subject to the provisions of Section 120.420.

1. Reserved.
2. Private clubs, fraternities and lodges in accordance with Section 120.110 C. 3. (1, 4, 5b).
3. Churches (2, 5b), cemeteries (2, 3, 5a) excluding crematories, and public and private schools (2, 5b).
4. Eleemosynary, charitable and philanthropic institutions (1, 3, 5c).
5. Adult foster care facilities (3, 5b).

6. Reserved.
7. Hospital and medical clinics (2, 3, 5c) excluding veterinary hospitals (4, 5e).
8. Carehomes (3, 5a).
9. Public utility buildings and structures in accordance with Section 120.110 C.4., subparagraph 4. (1, 4, 5a, 9).
10. An accessory building(s) may be constructed without the establishment of the principal building on a lot, parcel, or building site subject to the following conditions and limitations:
 - a. An accessory building and its use are subject to the provisions of Section 120.410.
 - b. It is clearly an incidental use as set forth in Section 120.410 of the Ordinance.
 - c. Minimum lot, parcel or building site is 2.5 acres or more of unplatted property.
 - d. An explanation of the proposed use of the structures shall accompany the Special Exception Use permit application including written acknowledgment that the use shall be an incidental use and not used for business or commercial activities.
 - e. A copy of the building plans shall be submitted with the Special Exception Use permit application.
 - f. A site plan in compliance with Section 120.430 shall be submitted in addition to the special use permit application.
 - g. Any exterior lighting shall be subdued in character.
 - h. Driveway access must be approved by the Kalamazoo County Road Commission prior to construction.
 - i. There will be no other outdoor storage unless otherwise in full compliance with Township Ordinances.
12. Children's nurseries and licensed day care centers for more than six (6) persons (4, 5b).

13. Open space preservation development as set forth in Section 120.149 of this Ordinance and further subject to Section 120.420 of this Ordinance.

D. Lot, Parcel or Building Site, Yard and Area Requirements.

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

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