

ARTICLE 6 MULTIPLE FAMILY RESIDENTIAL R3

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Section 6.10 Purpose

The purpose of this district is to provide an environment in which higher density residential uses are accommodated with a variety of housing types. It is further the intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations, accessory buildings, and others to coexist on a limited and structured basis adjacent to residential uses.

Further, the objectives of this Article include:

- A. To serve as a transitional use between low and medium density residential areas and non-residential areas;
- B. To prohibit intensive business, commercial, or industrial uses of the land, and to prohibit any other use which would substantially interfere with development or maintenance of residential dwellings in the district.
- C. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
- D. To discourage any land use which would generate volumes of traffic on minor or local streets, greater than that normally associated with residential streets.
- E. To achieve the same stability and sound residential environment as in the low and medium density residential areas, while permitting a higher density of people;
- F. To provide a housing alternative in a residential neighborhood for those persons who do not require or desire a single-family dwelling.

Section 6.20 Principal Permitted Uses

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings
- B. Multiple family dwelling, including but not limited to; apartments, apartment houses, townhouses, terraces, efficiency units, elderly/senior housing, convalescent or nursing homes, and row houses
- C. Home occupations, boarding houses, rooming houses, lodging houses (including Bed and Breakfast)
- D. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released for or assigned to adult correctional institutions
- E. Public, quasi-public, and institutional uses, such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks, post offices, and civic centers, (excluding storage yards for the same)
- F. Off-street parking
- G. Accessory structures and uses customarily incidental to the above permitted uses, including but not limited to:
 - 1. Community garages, serving the principal residential building, containing space for no more than two (2) passenger vehicles for each dwelling unit in the principal building on the lot.
 - 2. Maintenance and management buildings to serve the multiple dwellings.

3. Private swimming pool, clubhouse, or other recreational facility designed and operated only for the occupants of the principal building and their personal guests.
- H. Churches and other facilities normally incidental thereto.

Section 6.30 Special Uses

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Public, parochial, and private elementary, intermediate, and/or high schools offering course in general education, not operated for profit
- B. Public hospitals, but not including institutions for the care of the insane, provided that the hospital is adjacent to an arterial roadway as defined in the Village of Mattawan Master Plan
- C. Private recreation areas, uses, and facilities including country clubs golf courses.
- D. Public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity
- E. Cemeteries
- F. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services
- G. Off-street parking, including restricted accessory off-street parking

Section 6.40 Development Requirements

The following requirements shall be met within a Multiple Family Residential District (R3):

- A. Site plan approval for all non single-family residential uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. Design, architectural, and building material standards as specified in Article 17 of this Ordinance.
- G. Twenty (20) percent of the land area shall be preserved, not including the setback requirement, for active and/or passive community open space. The open space shall be contiguous subject to Planning Commission discretion for multiple open space.

