

CHAPTER 11
R-3 RESIDENTIAL

SECTION 11.01 PURPOSE This district is intended to provide a desirable living environment to accommodate a selection of housing types including apartments, condominiums and group housing developments. This district may serve as a buffer or transition area between other residential and non-residential uses.

SECTION 11.02 PERMITTED USES Land and/or buildings may be used for the following purposes only:

- A. Multiple family dwellings.
- B. One detached single-family residential dwelling on each lot.
- C. Accessory Buildings as regulated in Section 3.01C.
- D. One garage or carport per dwelling unit with a maximum of 864 square feet.
- E. Wireless Communication facilities as regulated in Section 3.29A.1.

SECTION 11.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS:

- A. Group Day Care Homes as defined in Section 2.30E shall meet the following conditions:
 - 1. The home shall be located not closer than 1,500 feet to any of the following facilities, as measured along a street, road, or other public throughfare, excluding an alley:
 - a. Another licensed group day care home.
 - b. An adult foster care small group home or large group home licensed by the State of Michigan.
 - c. A facility offering substance abuse treatment and rehabilitation service to seven or more people, licensed by the State of Michigan.
 - d. A community correction center, residence home, half-way house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
 - 2. There shall be provided and maintained, on the premises, a minimum of 1,000 square feet of fenced outdoor play area.
 - 3. In addition to the on-site parking required for the residence itself, the facility shall provide on-site parking for all employees on a paved driveway or similar facility common to the particular neighborhood.
 - 4. Operating hours shall be limited from 6:00 a.m. to 10:00 p.m. daily.
 - 5. The facility shall be inspected for compliance with the aforementioned standards prior to occupancy.

6. All outdoor play areas, shall be enclosed by a fence that is non-climbable in design and at least 48 inches in height.
7. The property shall be maintained consistent with the visible characteristics of the neighborhood. The use shall not require the modification of the exterior of the dwelling or the location of any equipment in the front yard.
8. A sign, no greater than 10 square feet in size, advertising the group daycare business is permitted.

SECTION 11.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Colleges, universities.
- B. Hospitals.
- C. Child and Adult Day Care Centers as defined in sections 2.30A and 2.04.A.
- D. Adult Foster Care Congregate Facilities as defined in Section 2.05B.
- E. Convalescent Homes as defined in Section 2.47
- F. Adult Assisted Living Centers.
- G. Wireless Communication Facilities as regulated in Section 3.29A.3.
- H. Governmental Signs – Off Premise

SECTION 11.05 HEIGHT & AREA REGULATIONS

R-3 RESIDENTIAL
HEIGHT & AREA REGULATIONS

BUILDING TYPE	MINIMUM YARDS			MINIMUM LOT WIDTH	MINIMUM LOT AREA (sq.ft.)	MAXIMUM BUILDING HEIGHT
	FRONT	SIDE	REAR			
MULTIPLE DWELLING ⁽¹⁾	45	35	50	150	30,000 ⁽²⁾	40 ⁽³⁾
ALL OTHERS	45	35	50	150	30,000	40

⁽¹⁾ Requirements for one multiple dwelling building on a lot.
⁽²⁾ Or 4,400 square feet of lot area for each dwelling unit, whichever is greater.
⁽³⁾ Or three stories in height, whichever is less.

SECTION 11.06 ADDITIONAL REQUIREMENTS FOR MULTIPLE FAMILY DWELLINGS.

The following requirements shall be met:

- A. The proposed site must have direct access onto a Major Arterial Street as defined in the adopted Plainfield Charter Township – Comprehensive Plan or be

contiguous to property that is within a R-3 Residential District or any of the Commercial, Industrial or PUD districts.

- B. No building shall contain more than twelve dwelling units.
- C. A greenbelt is required on the side and rear property boundaries wherever adjacent to a district other than R-3 Residential in accordance with Chapter 30.
- D. The minimum useable floor area of any dwelling unit shall be 500 square feet.
- E. Group Buildings. More than one multiple family building is permitted on a lot as in the case of an apartment complex or condominium project provided that the following additional requirements are met.
 - 1. A minimum distance of 35 feet shall be maintained between the sides of any two buildings.
 - 2. A minimum distance of 80 feet shall be maintained between the rear walls of any two buildings or the rear wall of one building and the front or side-wall of another building.
 - 3. Any building shall have a minimum front setback of 45 feet from any public or private road right-of-way.
 - 4. There shall be a minimum distance of 25 feet between the nearest edge of any internal roadway that is not a public street or private road, and any building wall.
 - 5. There shall be a minimum distance of 15 feet between any parking space, carport or garage if the garage is not attached to the principal building, and any wall of a principal building.
 - 6. At least ten percent of the land area or 10,000 square feet, whichever is greater, shall be developed and maintained as a recreation area available for the use of occupants of all of the dwelling units.
 - 7. The maximum density shall not exceed ten dwelling units per acre excluding land used for any road right-of-way, designated wetlands, ponds, or easements for storm water detention or retention ponds.
 - 8. No building shall be erected to exceed three stories or 40 feet in height, whichever is less.
- F. Sidewalks shall be constructed along any public or private road adjacent to the property lines. In addition, internal sidewalks shall be constructed as determined to be necessary by the Community Development Department.
- G. All dumpsters shall be gated and screened by an enclosure of masonry construction or other material approved by the Planning Commission.

SECTION 11.07 REQUIREMENTS FOR PUBLIC WATER & SANITARY SEWER SERVICE.

Any permitted use and any use requiring special approval except Wireless Communication Facilities shall be served with public water and sanitary sewer service. All lots platted and all site condominium units (lots) approved after the effective adoption of this ordinance shall be, as

determined by the Township, served, with or bonded to be served with public water and sanitary sewer service extended to the lot lines.