

CHAPTER 139  
R-3A Rural Residential District

- |        |                                    |        |  |
|--------|------------------------------------|--------|--|
| 139.01 | Establishment.                     | 139.05 | Conditions of Tennis Club.                                 |
| 139.02 | Use regulations.                   |        |  |
| 139.03 | Height, area, yards and bulk.      | 139.06 | Regulations and Standards for Residential Care Facilities. |
| 139.04 | Conditions of Cluster Development. | 139.07 | Regulations and Standards for Nursing Homes.               |
- 

139.01 ESTABLISHMENT.

In accordance with Sections 101.02 and 131.04(b), and: to provide for development of lands within the Township zoned for residential use, in accordance with the ability of such lands to support development without central water supply and/or central sewerage disposal facilities; to prevent pollution of such lands and neighboring lands and the destruction of the underlying water table or aquifers by excessive development, and; to protect the water table or aquifer recharge areas, the R-3A Rural Residential District is established along with the following regulations.

139.02 USE REGULATIONS.

Same as R-5A District in Section 135.02.

139.03 HEIGHT, AREA, YARDS AND BULK.

- (a) Height. Same as R-5A District in Section 135.03(a).
- (b) Lot and Yard Requirements. Same as R-5A District in Section 135.03(b) except the minimum lot area shall be 130,680 square feet (3 acres), and the minimum lot width shall be 200 feet.
- (c) Dwelling Bulk. Same as R-5A District in Section 135.03(c).
- (d) Floor Area. Same as R-5A District in Section 135.03(d).
- (e) Signs. All signs shall conform to requirements of Chapter 173.

139.04 REGULATIONS AND STANDARDS FOR CLUSTER DEVELOPMENTS  
AS A CONDITIONAL USE

Cluster developments may be permitted in a R-3A District according to the provisions of Section 135.04 except that in a R-3A District, the following modifications shall apply:

- (a) The minimum land area for a cluster development shall be nine (9) acres.
- (b) The maximum density shall be one (1) unit for each three (3) acres within the land area designated for a cluster development, provided that the maximum density on any single acre in the cluster development shall not exceed three (3) units per acre.

139.05 CONDITIONS OF TENNIS CLUB.  
Same as R-5A District in Section 135.05.

139.06 REGULATIONS AND STANDARDS FOR RESIDENTIAL CARE FACILITIES  
AS DEFINED IN 105.02 AS A CONDITIONAL USE. **[Adopted 8/18/97]**

Same as R-5A District in Section 135.06.

139.07 REGULATIONS AND STANDARDS FOR NURSING HOMES AS DEFINED IN  
SECTION 105.02 AS A CONDITIONAL USE. **{Adopted 7/24/2006 -  
Z-2006-4}**

Same as R-5A District and Section 135.07, except the minimum lot area shall be 3 acres.