

## **CHAPTER 139**

### **R-3A RURAL RESIDENTIAL DISTRICT**

- |   |  |
|---|--|
| 139.01 Establishment.   | 139.04 Conditions of cluster development.          |
| 139.02 Use regulations.   | 139.05 Conditions for residential care facilities. |
| 139.03 Lot requirements, height, yards, lot coverage, bulk, floor area, signs, satellite dishes and antennas, and off-street parking. | 139.06 Conditions for nursing homes.               |

#### **139.01 ESTABLISHMENT.**

In accordance with Sections 101.02 and 131.04, 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.**

Permitted Principal, Conditional, and Accessory Buildings, Structures, and Uses. Same as R-5A District in Section 135.02, after obtaining a zoning certificate in accordance with the provisions of Chapter 109 for a permitted use and Chapter 117 for a conditional use of this Zoning Resolution.

**139.03 LOT REQUIREMENTS, HEIGHT, YARDS, LOT COVERAGE, BULK, FLOOR AREA, SIGNS, SATELLITE DISHES AND ANTENNAS, AND OFF-STREET PARKING.**

- (a) Lot requirements, height, yards, bulk, floor area, lot coverage, signs, satellite dishes and antennas, and off-street parking shall be the same as R-5A District in Section 135.03, except as may otherwise be provided herein.
- (b) Lot Requirements. Same as R-5A District in Section 135.03(b) except the minimum lot area shall be three (3) acres (130,680 square feet) and the minimum lot width shall be two hundred (200) feet.

**139.04 CONDITIONS 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) dwelling 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) dwelling units per acre.

**139.05 CONDITIONS FOR RESIDENTIAL CARE FACILITIES AS DEFINED IN 105.02 AS A CONDITIONAL USE. [Z-1997-5 – Effective 9/17/1997]**

Same as R-5A District in Section 135.05.

**139.06 CONDITIONS FOR NURSING HOMES AS DEFINED IN SECTION 105.02 AS A CONDITIONAL USE. [Z-2006-4 – Effective 8/23/2006]**

Same as R-5A District and Section 135.06, except the minimum lot area shall be three (3) acres.