

## CHAPTER 139

### R-3A RURAL RESIDENTIAL DISTRICT

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#### 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 or detrimental impact 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, as well as the applicable buildings, structures, and uses in accordance with Chapter 161, 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) exclusive of the area in the road right-of-way and the minimum lot width shall be two hundred (200) feet. See also Section 161.24.

**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 under the same ownership of record.

(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.**

Same as R-5A District in Section 135.05, except the minimum lot requirements in Section 139.03(b) shall apply.

**139.06 CONDITIONS FOR NURSING HOMES AS DEFINED IN SECTION 105.02 AS A CONDITIONAL USE.**

Same as R-5A District and Section 135.06, except the minimum lot requirements in Section 139.03(b) shall apply.

**139.07 CONDITIONS FOR PRIVATE AND PAROCHIAL SCHOOLS.**

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

**139.08 CONDITIONS FOR PRIVATE CEMETERIES.**

Same as R-5A District and Section 135.08.