

## CHAPTER 139

### R-3A RURAL RESIDENTIAL DISTRICT

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#### 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 – Z-1997-2]**

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.