

ARTICLE 7 R-3, R-4 MULTI-FAMILY RESIDENTIAL DISTRICTS

7.01 INTENT

The purpose of these districts is to provide for medium and/or higher density residential areas and related areas.

7.02 PERMITTED PRINCIPAL USES

1. One family dwellings in R-3.
2. Two family dwellings.
3. Multiple dwellings (See number of family units in Table I).
4. Boarding Houses.
5. Parish houses and convents in conjunction with churches or schools.
6. Public community center buildings, parks, playgrounds, golf courses.
7. Public libraries.
8. Row houses.
9. Town houses.
10. Township facilities with conditions
No Township Facility other than Township Parks, Police Dept., and Fire Dept. are permitted. Township Facilities must meet the conditions of Article 18.29.

7.03 ACCESSORY USES

1. Garages shall be permitted for storage purposes only with no repair facilities.
2. Those accessory buildings and accessory uses customarily incidental to the Permitted Principal Uses in these districts.

7.04 CONDITIONAL USES

1. Those conditional uses permitted in R-2.
2. Convalescent or Nursing Home.
3. Dormitories and Group Housing.

Beavercreek Township Zoning Resolution

4. Fraternities, Sororities, Clubs, Lodges, Social or Recreational Buildings or properties not for profit.
5. Hospitals, Clinics, Sanitariums for human care.
6. Offices of surgeons, physicians, dentists and other similar professional persons concerned with the community health and medical treatment of persons in R-4 districts only.
7. Offices of architects, engineers, artists and others employed in the graphic arts, in R-4 districts only.
8. Churches.

7.05 YARD REQUIREMENTS

See Table I, Schedule of Yard and Lot Requirements, where R-3 or R-4 adjoins R-1AA or R-1A, without intervening secondary or major thoroughfares, the adjoining lots shall be a minimum of 20,000 square feet, or an intervening permanent open space at least fifty (50) feet, shall be provided.

7.06 BUILDING HEIGHT REGULATIONS

In any R-3 district, no building shall be erected in excess of 2-1/2 stories or 35 feet in height. In any R-4 district, no building shall be erected in excess of four (4) stories or 50 feet in height.

7.07 ACCESSORY PARKING

1. In any R-3 district or R-4 district, there shall be provided two parking spaces per dwelling unit.
2. There shall be provided one parking space for each two roomers.
3. For parking space required for other residential uses, see Section 18.16.

7.08 SIGNS

See Article 20 for size and location of permitted signs.

7.09 PLANNED UNIT DEVELOPMENT OPTION

Planned Unit Development Districts may be applied for if the proposed development deviates from the requirements of the R-3, R-4 Multi-Family Residential District.

7.10 SEWER AND WATER

In the R-3 and R-4 districts connections must be made to public water and sewer facilities.

7.11 TRAFFIC ARTERIES

R-4 district must be adjacent to main traffic artery (4 lane) or TCC proposed four lane artery.