

ARTICLE VIII

"R-3" HIGH DENSITY RESIDENTIAL DISTRICT

History: Amended by Ordinance No. 2022-06-04, June 8, 2022, and Ordinance No. 2024-07-05, Jul 10, 2024.

§20-801. Purpose

It is the intent of the R-3 District to provide for higher density residential development in the Township in selected locations which have direct access to major arterial streets, where sewer and water service is provided, and which will act as a buffer between adjacent residential areas and "more intense" uses such as a shopping center.

§20-802. Principal Permitted Uses

- A. Any principal use or structure permitted and as regulated in the "R-2" Multi-Family Residential District.
- B. Single family attached dwellings - Townhouses.
- C. Garden apartments.
- D. Private nursing homes.
- E. Homes for the elderly.
- F. Child care/day care center, large.
- G. Forestry.
- H. Municipal Uses - including without limitation; municipal building, municipal garage, municipal service buildings, police station, library, and recreation area.

§20-803. Permitted Accessory Uses

Accessory uses and structures permitted in the "R-2" Multi-Family Residential District.

§20-804. Conditional Uses

- A. Any building exceeding thirty-five (35) feet in height. (See Section 20-1508A.10)
- B. Educational facilities, college and universities, including accessory uses. (See Section 20-1508A.11)
- C. Conversion apartments. (See Section 20-1508A.1)
- D. Hospitals, sanitariums, retirement or convalescent homes licensed by the Commonwealth, containing facilities for not more than forty (40) residents on at least five (5) acres of property plus one (1) additional acre for each twenty (20) additional residents or fraction

thereof, with all required parking for employees, visitors and service on the same property. Charitable institutions shall meet the same requirements as for nursing homes. (See Section 20-1508A.7)

- E. Professional offices. (See Section 20-1508A.12)
- F. Communication Facility when co-location is proposed. (See Section 20-1508A. 29 and Section 1508A.30, as applicable)

§20-805. Lot Area, Yard and Height Requirements

- A. Minimum Yard Setbacks
 - 1. Front yard - Twenty-five (25) feet from street right-of-way line
 - 2. Rear yard - Twenty-five (25) feet
 - 3. Side yard - Fifteen (15) feet (2 required)
 - 4. Buffer yard - A twenty (20) foot buffer yard shall separate single family residential from multiple family residential and shall be landscaped as regulated in Section 20-1406.
 - 5. Accessory structures - (See Section 20-406).
- B. Minimum Lot Frontage: Seventy-five (75) feet
- C. Maximum Lot Coverage: Forty (40) percent
 - 1. The percentages include accessory structures.
 - 2. At least twenty (20) percent of the lot shall be maintained with vegetative material.
- D. Minimum Lot Area - one half (1/2) acre
- E. Maximum Building Height:
 - 1. No building shall be in excess of thirty-five (35) feet, seventy-five (75) feet, when fully protected by an automatic sprinkler system.
 - 2. Twenty (20) feet for accessory structure. (See Appendix B Figure 15)