

article VI

R-3 High Density Residential District

SECTION 600 PURPOSE

The (R-3) High Density Residential District provides for a variety of residential types at a density typical of a small borough setting. This district encompasses those areas of the Borough predominated by multiple-family and two-family dwellings situated on small lots. The (R-3) District is in close proximity to the commercial districts allowing for efficient access to shopping, employment, and public transportation.

SECTION 601 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses Permitted By Right

1. Single-family detached dwelling.
2. Two family dwelling.
3. Townhouses.
4. Multiple family dwelling.
5. Minor home occupations (reference Section 1202.A1).
6. Accessory residential buildings, fences, swimming pools, antennas, masts, and parking (reference Sections 1202.F1 through Section 1202.F8).
7. Garage or yard sale (reference Section 1202.F2).
8. Temporary structure (reference Section 1202.F3).
9. Temporary community event (reference Section 1202.F4).
10. Signs, in accordance with the provisions of Article XV.

B. Uses Permitted By Special Exception.

1. Institutional uses including public and private library, museum, educational facility, or place of Worship (reference Section 1202.B3).
2. Residential conversion (reference Section 1202.A2).
3. Utilities and substations (reference Section 1202.E1).
4. Rooming or boarding house.
5. Community center (reference Section 1202.B4).
6. Emergency services.
7. Major home occupation (reference 1202.A1).

SECTION 602 AREA AND BULK REGULATIONS

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk regulations shall apply:

A. Single-Family Detached Dwelling

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| 1. | Minimum Lot Area | 6,000 square feet |
| 2. | Minimum Lot Width | |
| | at building line | 50 feet |
| | at curb line | 50 feet |
| 3. | Maximum Lot Coverage | 40% |
| 4. | Minimum Front Yard | 25 feet, except as provided for in Section 1302.C.2. |
| 5. | Minimum Side Yard | 10 feet |
| 6. | Minimum Rear Yard | 25 feet |
| 7. | Minimum Accessory Building Setback | 5 feet |

B. Two Family Dwellings and Townhouses

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| 1. | Minimum Lot Area per Dwelling | |
| | Two Family | 3,000 square feet |
| | Townhouse | 2,500 square feet |
| 2. | Minimum Lot Width per Dwelling at building and curb line: | |
| | Two Family | 30 feet |
| | Townhouse | 25 feet |
| 3. | Minimum Area Per Structure | |
| | Two Family | 6,000 square feet |
| | Townhouse | 7,500 square feet |
| 4. | Maximum Lot Coverage | 45% |
| 5. | Minimum Front Yard | 20 feet, except as provided for in Section 1302.C.2. |
| 6. | Minimum Side Yard | 10 feet |

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| 7. | Minimum Rear Yard | 20 feet |
| 8. | Accessory Building Setback | 5 feet |
| 9. | Minimum Building Separation | 25 feet |
| 10. | Maximum Number of Units | 6 units per structure |

C. Multiple-Family Dwellings

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| 1. | Minimum Lot Area per Dwelling | 2,500 square feet |
| 2. | Minimum Lot Width per Structure | |
| | at building line | 70 feet |
| | at curb line | 70 feet |
| 3. | Minimum Area per Structure | 7,500 square feet |
| 4. | Maximum Lot Coverage | 40% |
| 5. | Minimum Front Yard | 35 feet, except as provided for in Section 1302.C.2. |
| 6. | Minimum Side Yard | 15 feet |
| 7. | Minimum Rear Yard | 35 feet |
| 8. | Minimum Accessory Building Setback | 5 feet |

D. Any Other Principal Structure or Use

The Area and Bulk Regulations of Section 602.A shall apply.

SECTION 603 HEIGHT REGULATIONS

No building shall exceed forty-five (45) feet in height. Structures supporting utility facilities are excluded from the provisions of this Section.

SECTION 604 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the R-3 High Density Residential District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.