

Article 11

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

Section 1101. PURPOSE.

The purpose of the R-3 Residential Multi-Family District is to provide for the orderly expansion of multi-family residential development in areas which can feasibly be supplied with essential public facilities; to regulate the density of land development; to prevent overcrowding of the land and to provide for public health; to preserve public open space and natural features; to exclude activities of a commercial or industrial nature and any activities not compatible with residential development; to provide for public convenience and avoid undue congestion on the roads; and to otherwise create conditions conducive to carrying out the purposes of this ordinance.

Section 1102. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

- A. Single-family detached dwellings.
- B. Single-family semi-detached dwellings.
- C. Single-family attached dwellings *
- D. Two-family detached dwellings.
- E. Two-family semi-detached dwellings.
- F. Conversion apartments. *
- G. Multi-family dwellings.
- H. Apartment hotels.
- I. Family child day care homes *
- J. Schools, public and private; colleges and universities. *
- K. Churches, places of worship
- L. Convalescent/nursing homes. *
- M. Private recreation area *
- N. Municipal recreation areas and facilities
- O. Municipal buildings
- P. No Impact, home-based businesses.
- Q. Public utility facilities.
- R. Timber harvesting. *

- S. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 1103. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 of this Ordinance.

- A. Home occupations
- B. Manufactured/Mobile home parks.
- C. Boarding houses.
- D. Civic and fraternal organizations
- E. Adult Domiciliary Care Homes
- F. Group Homes
- G. Congregate Care Residences
- H. Group Child Day Care Homes.
- I. Child Day Care Centers

Section 1104. BUILDING HEIGHT.

No building shall be erected to a height in excess of forty (40) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

Section 1105. ACCESSORY BUILDINGS.

- A. Accessory buildings shall be permitted to extend into side yards, but shall not be closer than five (5) feet to the side property line. Attached dwelling units (townhouses/duplexes) may have an accessory building setback of zero (0) feet on interior lot lines.

Section 1106. LOT AREA AND WIDTH REQUIREMENTS.

A lot of not less than one (1) acre and a lot width of not less than two hundred (200) feet measured at the minimum required building setback line shall be provided for each single-family detached dwelling and for every other principal use or building permitted in this district; provided however, that in cases where the lot abuts upon an ordained or accepted Township street or highway, the lot area and width may be reduced as follows:

- A. For residential lots the area and frontage shall be not less than reflected on Table 11-1.
- B. The minimum lot area may be increased if the Sewage Enforcement Officer determines that based upon the results of the perc and/or probe tests, the additional area is required in accordance with Act 537, the Pennsylvania Sewage Facilities Act of 1966, as amended.

- C. For non-residential lots, the lot size shall be appropriate for proposed use of the lot and shall comply with all other requirements of this Ordinance.

TABLE 11-1 Lot Area and Lot Width Requirements

Dwelling Type	Lot Area per Dwelling Unit - With Public Water and Public Sewer (Sq. Ft.)	Lot Area per Dwelling Unit - With Public Sewer without Public Water (Sq. Ft.)	Lot Area per Dwelling Unit without Public Sewer	Lot Width at the Minimum Required Building Setback Line (Feet)	Lot Frontage (Feet)
Single Family Detached	6,500	7,500	1 Acre	65	65
Single Family Semi-detached	4,000	5,000	1 Acre	40	40
Single Family Attached (Townhouse)	2,800	3,800	Not Permitted	24	24
Two-family Detached	5,000	6,000	1 Acre	65	65
Two-family Semi-Detached	4,000	5,000	1 Acre	50	50
Multi-family	2,800	3,800	Not Permitted	80	80

Section 1107. DENSITY

Dwelling unit density shall be not more than fourteen (14) units per acre.

Section 1108. LOT COVERAGE.

No more forty (40) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. For single family attached dwellings, no more than fifty (50) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. For multi-family dwelling units, no more that forty-five (45) percent of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 1109. MINIMUM SETBACKS.

- A. Front - twenty (20) feet.
- B. Side - eight (8) feet.
- C. Rear - twenty-five (25) feet

Section 1110. MULTI-FAMILY DWELLING UNITS

Each building shall have front and rear setbacks of not less than thirty (30) feet and side setbacks of not less than fifteen (15) feet each. The spacing between buildings, when built in groups or in parallel rows shall be not less than thirty (30) feet for one-story buildings and the space between buildings shall be increased five (5) feet for each additional story. Outer and inner courts shall be permitted when such courts are not less than fifty-(50) feet in width or not

less than the dimension of the full height of the highest building wall enclosing the court, whichever is greater. Open and unobstructed passageways to inner courts shall be provided at grade level for the passage of fire fighting equipment to and from yard areas.

Section 1111. BUFFER YARDS AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.

Section 1112. OFF-STREET PARKING.

Parking shall be provided in accordance with Article 21 of this Ordinance.

Section 1113. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance.

Section 1114. PRINCIPAL USES.

No more than one principal use shall be permitted on a lot.