

CHAPTER IX
R-3, HIGH DENSITY RESIDENTIAL ZONE

(Ord. No. 90-2; 3/19/90)
(Ord. No. 94-02; 9/19/94)
(Ord. No. 96-03; 5/2/96)
(Ord. No. 06-01; 02/26/06)

SECTION 9.01. DESCRIPTION AND PURPOSE. It is the intent of this district to provide for high density residential development at a maximum density of 12.44 units per acre as well as some limited office uses. Such uses should be served by public utilities. High density residential areas are designed to serve as transition zones between non-residential uses and less intensive residential areas and are generally located on or near major thoroughfares and close to shopping and recreation areas. Provision is made to accommodate planned unit developments. Non-residential institutional uses such as churches, schools, parks, nursing homes, day care centers, etc. may be allowed on a special use basis.

SECTION 9.02. USE REGULATIONS. Land and structures in the R-3, High Density Residential zone may be used for the following purposes only: (Ord. No. 94-2; 9/19/94)

- (a) Two-family dwelling units.
- (b) Multiple-family dwelling units.
- (c) Medical, dental, and attorney offices, as well as similar professional offices.
- (d) Private clubs and lodges, excepting those whose primary purpose is a service customarily carried on as a business, provided no private club or lodge shall have an entrance or exit for motor vehicles within two hundred (200) feet of an entrance or exit of a public or private school playground, park, cemetery, public library, church, hospital, or children's home.
- (e) Adult foster care facilities.
- (f) Home occupations in two-family dwellings per Section 2.39 herein.
- (g) Public Parks, playgrounds, or similar outdoor recreation uses.
- (h) Accessory buildings, structures, and uses customarily incidental to any of the above uses when located on the same lot.

- (i) Antennas and towers not exceeding 35 feet in height subject to Section 2.42 herein. (Ord. 96-03; 5/2/96)

SECTION 9.03. SPECIAL USES.

- (a) As permitted and regulated in Section 8.03 herein.

SECTION 9.04. HEIGHT REGULATIONS. Buildings in the "R-3" zone shall not exceed a height of thirty-five (35) feet or two and one-half (2-1/2) stories.

SECTION 9.05. AREA REGULATIONS.

- (a) As permitted and regulated in Section 8.05 (a)(b)(c) and (d).
- (b) LOT AREA - For two family dwelling units the minimum lot size shall be thirteen thousand (13,000) square feet.

For multi-family dwellings each unit shall have a minimum lot area of three thousand five hundred (3,500) square feet which is a gross density of 12.44 dwelling units per acre.

For all other permitted uses, the minimum lot size shall be fifteen thousand (15,000) square feet with one hundred (100) feet of lot width throughout the parcel.

- (f) GREENBELT - Where an "R-3" zone abuts an existing "R-1" or "R-A" zone a greenbelt shall be installed as required by the Landscape Guidelines adopted by the Township Planning Commission.
- (g) LOT COVERAGE - Buildings and structures shall not cover more than thirty (30) percent of the total site area.

SECTION 9.06. MINIMUM FLOOR AREA. As permitted and regulated in Section 8.06 herein.

SECTION 9.07. ACCESS STANDARDS. As required by Section 8.07 herein.

SECTION 9.08. SITE PLAN REVIEW. Multi-family dwelling units and offices in the R-3, High Density Residential Zoning District shall be subject to site plan review according to the requirements of Chapter 18 herein.

SECTION 9.09. STANDARDS FOR ACCESSORY BUILDINGS. As required by Section 8.09 herein.