

SECTION 304

R-3 RESIDENTIAL DISTRICT

304.1 INTENDED PURPOSE

It is the purpose of the R-3 Residential District to provide for a variety of housing types at higher densities where public utilities are available.

304.2 USES AND STRUCTURES

- A. Permitted. A building may be erected, altered or used, and a lot may be used for any one of the following principal purposes and for no other:
1. Single family detached, semi-detached, or two family dwellings.
 2. Agricultural uses and necessary buildings related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle and other livestock and the raising of poultry and poultry products, subject to the Agricultural Performance Standards of Article 800.
 3. Community utilities, excluding communications towers, and subject to the provisions of §701.10.
 4. Municipal uses.
 5. Accessory buildings and uses customarily incidental to the above uses, including, but not limited to, no-impact home-based businesses.
- B. Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board subject to the standards set forth in §§702 and 1005 of this Ordinance.
1. Church.
 2. Educational use excluding business school or trade school.
 3. Temporary roadside stand for the sale of agricultural and/or garden products, subject to the provisions of §701.9.
 4. Home occupations subject to the provisions of §702.6.
 5. Bed and breakfasts, subject to the provisions of §702.8.

C. Conditional Use. Any of the following uses shall be permitted as a conditional use when authorized by the Board of Supervisors subject to the criteria and procedures set forth in §703 of this Ordinance. The burden of establishing compliance with all such criterial and procedures shall be with the applicant.

1. Development under the Open Space Design Option in accordance with the provisions of Article 1200, including garden apartments, quadraplex, or single family attached dwellings.
2. Receipt of Transferable Development Rights in accordance with the provisions of Article 1100.
3. Continuing care retirement community in accordance with the provisions of §703.8.

304.3 AREA, LOT WIDTH, AND COVERAGE REQUIREMENTS

Except for development under the Open Space Design Option, area, lot width, and coverage requirements of not less than the dimensions shown below shall be provided for each dwelling unit and/or non-residential building or use thereafter erected, established, or altered for any use permitted in this district.

A. Lot Area.

1. Single-family detached dwelling without approved public sewerage and public water systems: One (1) acres.
2. Single-family detached, semi-detached, and two family detached dwellings, with approved public sewerage and public water systems: Twenty thousand (20,000) square feet.
3. Educational use: Five (5) acres or as required by the Pennsylvania Department of Education whichever is greater.
4. Church: Three (3) acres.
5. Any other non-residential use:
 - (a) without approved public sewerage and public water systems: One (1) acre.
 - (b) with approved public sewerage and public water systems: Twenty thousand (20,000) square feet.

- B. Minimum Lot Width at the Street Line: Fifty (50) feet.
- C. Minimum Lot Width at Setback Line: Seventy-five (75) feet.
- D. Minimum Landscape Area: Thirty (30%) percent.

304.4 SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein.

- A. Front Yard. Front yard setback distances are determined by the kind of road or highway on which the property abuts as follows:
 - 1. Arterial: Sixty (60) feet from the street right-of-way line or seventy-five (75) feet from the street centerline, whichever is the greater.
 - 2. Collector: Fifty (50) feet from the street right of way line or sixty-five (65) feet from the street centerline, whichever is the greater.
 - 3. Local: Thirty (30) feet from the street right of way line or forty-five (45) feet from the street centerline, whichever is the greater.
- B. Side Yard.
 - 1. Residential buildings and accessory structures: Each building or structure shall have two (2) side yards, neither of which shall be less than ten (10) feet.
 - 2. Non-residential buildings and accessory structures: Each building or structure shall have two (2) side yards, neither of which shall be less than fifteen (15) feet.
- C. Rear Yard.
 - 1. Residential buildings: Twenty-five (25) feet.
 - 2. Buildings and structures accessory to a residential use: Ten (10) feet.
 - 3. Non-residential buildings: Thirty (30) feet.

4. Buildings and structures accessory to a nonresidential use: Ten (10) feet.

304.5 BUILDING HEIGHT REGULATION

The maximum building height shall be three (3) stories or thirty-five (35) feet, whichever is the lesser.

304.6 OFF-STREET PARKING REGULATIONS as provided in §707.

304.7 SIGN REGULATIONS as provided in §708