

PART 8

R-3 PLANNED RESIDENTIAL DISTRICTS

§27-801. District Purpose.

The purpose of the R-3 Planned Residential District is to encourage future development that enhances the present character and density of existing residential development, exclude activities not compatible with existing residential uses and create conditions conducive to carrying out the broad purposes of this Chapter as set forth in §27-102.

(Ord. 319-A, 3/21/2000, Art. 8, §114-70)

§27-802. Applicability of Regulations.

The regulations contained in this Part shall apply to the R-3 Planned Residential District.

(Ord. 319-A, 3/21/2000, Art. 8, §114-71)

§27-803. Permitted Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the "Use Regulations" of Part 4:

A. Residential Uses.

- (1) B1 – single-family detached dwelling units.
- (2) B5 – multiplex.
- (3) B6 – townhouse.
- (4) B7 – garden apartments.
- (5) H2 – residential accessory building, structure or use.
- (6) H15 – keeping of animals.

B. Nonresidential Uses.

- (1) C9 – Borough services.
- (2) H7 – temporary structure or use.

ZONING

- (3) H8 – temporary community event.

(Ord. 319-A, 3/21/2000, Art. 8, §114-72)

§27-804. Conditional Uses.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1809, “Conditional Uses”:

- A. H1 – accessory home occupations:
 - (1) H1a – professional offices.
 - (2) H1c – instructional services.
 - (3) H1d – home crafts.
 - (4) H1f – trades.
 - (5) H1g – repair service and other home occupation.
- B. H9 – radio and television towers.
- C. H14 – satellite dish antenna.

(Ord. 319-A, 3/21/2000, Art. 8, §114-73)

§27-805. Uses by Special Exception.

A building may be erected or used and a lot may be used or occupied for any of the following uses and no other in accordance with the “Use Regulations” of Part 4 and the procedures set forth in §27-1808, “Special Exception”:

- A. B8 – residential conversion.
- B. F1 – utilities.
- C. H1e – family day care.
- D. H3 – accessory apartment.

(Ord. 319-A, 3/21/2000, Art 8, §114-74)

§27-806. Area and Dimensional Regulations.

The following establishes the area and dimensional requirements for the R-3 Planned Residential District, except where greater or lesser requirements are established in Part 4, §27-407, in which case the requirements of §27-407 shall apply:

A. Lot Area and Width.

(1) Tract area less than 25 acres:

(a) Single-family detached dwelling unit:

- 1) Lot Area. Twelve thousand square feet minimum.
- 2) Width. Eighty feet minimum.
- 3) Front Yard. Thirty-five feet minimum.
- 4) Side Yard. Five feet minimum with a total aggregate requirement of 25 feet for both sides. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 10 feet.
- 5) Rear Yard. Forty feet minimum.

(2) Tract area greater than 25 acres:

(a) Single-family detached dwelling unit:

- 1) Lot Area. Twelve thousand square feet* minimum.
- 2) Width. Eighty feet minimum.
- 3) Front Yard. Thirty-five feet minimum.
- 4) Side Yard. Five feet minimum with a total aggregate requirement of 25 feet for both sides. If there is only one side yard as per a lot shown in Figure 9, it shall be at least five feet.
- 5) Rear Yard. Forty feet minimum.

(b) Townhouse:

- 1) Front. Twenty feet* minimum.

ZONING

- 2) Side. Ten feet for an end unit. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 10 feet.
 - 3) Rear. Twenty feet minimum.
 - 4) Parking Area Setback. Thirty feet minimum.
 - 5) Pedestrian Walkway Setback. Fifty feet minimum.
- (c) Multiplex Building:
- 1) Front. Twenty feet* minimum.
 - 2) Side. Fifteen feet. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 15 feet.
 - 3) Rear. Twenty feet minimum.
 - 4) Parking Area Setback. Ten feet minimum.
 - 5) Pedestrian Walkway Setback. Five feet minimum.
- (d) Garden Apartment Building:
- 1) Front. Twenty feet* minimum.
 - 2) Side. Thirty feet minimum. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 30 feet.
 - 3) Rear. Thirty feet minimum.
 - 4) Parking Area Setback. Thirty feet minimum.
 - 5) Pedestrian Walkway Setback. Five feet minimum.
- (e) Commercial or Professional Office Building:
- 1) Front. Eight feet⁸, 50 feet⁹.
 - 2) Side. Thirty feet minimum. If there is only one side yard as per a lot shown in Figure 9, it shall be at least 30 feet.
 - 3) Rear. Fifty feet minimum.

⁸ As measured from right-of-way of an arterial street or collector street.

⁹ As measured from right-of-way line of a local street.

4) Parking Area Setback. Twenty feet minimum.

B. Height.

- (1) Use B1 – single-family detached dwellings, 35 feet maximum. Structures not designed for human occupancy are governed by Part 5, §27-549.
- (2) Uses B5, B6 and B7, 35 feet maximum, except where architectural features such as a cupola that shall exceed no more than 10 feet above the highest point or peak of the roof. Structures nor designed for human occupancy are governed by Part 5, §27-549.

C. Minimum Distance Between Buildings. The minimum distance between the closest points of buildings shall be not less than the following:

- (1) Single-family detached dwelling unit, 30 feet from the side.
- (2) Townhouse building, 20 feet from the side, 50 feet from the rear.
- (3) Multiplex building, 50 feet from the side, 50 feet from the rear.
- (4) Garden apartment, 50 feet from the side, 50 feet from the rear.
- (5) Commercial of office building, 30 feet from the side, 50 feet from the rear.

D. Building Area.

- (1) Single-family detached dwellings shall not occupy more than 30% of the tract.
- (2) Townhouse units shall occupy no more than 60% of the tract.
- (3) Multiplex or apartment buildings shall not occupy more than 30% of their respective area of the tract.
- (4) Commercial or office buildings shall not occupy more than 30% of the tract.

E. Impervious Surface. Forty percent maximum.

F. Density. Four dwelling units per acre maximum, the density of any individual parcel with the tract devoted to a single type shall not exceed eight dwelling units per acre.

(Ord. 319-A, 3/21/2000, Art. 8, §114-75)

ZONING

§27-807. Special Regulations.

In addition to the applicable provisions of the other regulations of this Part, the following specific regulations shall apply:

- A. **Public Utilities.** All utilities, including electric, telephone, cable television and similar type installations shall be placed underground.
- B. **Recreation Area.** There shall be provided on the premises an area having not less than 100 square feet per dwelling unit and located conveniently thereto, designed and developed exclusively for outdoor active or passive recreational use, such as being permitted to extend within the otherwise required yards or open space, exclusive of the front yard.
- C. A minimum of 30% of the total site area shall be open space which may be used for outdoor recreational use.
- D. A development plan shall comply with the applicable regulations contained in Part 4, "Use Regulations" and Part 5, "Performance Standards."

(Ord. 319-A, 3/21/2000, Art. 8, §114-76)

§27-808. [Reserved].

(Ord. 319-A, 3/21/2000, Art. 8, §114-77)