

ARTICLE VII

R-3 MULTIFAMILY RESIDENTIAL DISTRICT

700 PURPOSE

The purpose of this District is to reserve areas for the development of higher density multifamily housing in the Township in appropriate locations which are served by public water and sewage and are located on arterial or collector roads close to shopping and community services and to provide for compatible public, semi-public and accessory uses as conditional uses or uses by special exception.

701 AUTHORIZED USES

In the R-3, Multifamily Residential, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- (a) Single Family Dwelling
- (b) Two Family Dwelling
- (c) Townhouses
- (d) Garden Apartments
- (e) Nursing Home
- (f) Essential Services

2. Accessory Uses

- (a) Signs, subject to Article XVIII
- (b) Offstreet Parking and Loading, subject to Article XVII
- (c) Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- (d) Private Residential Swimming Pools or Tennis Courts, subject to §1603
- (e) Private Garages and Storage Buildings not exceeding 800 square feet of gross floor area, subject to §1603
- (f) Fences, subject to §1603
- (g) Home Gardening
- (h) Home Office
- (i) Temporary Construction Trailer, Model Home or Sales Office, subject to §1607
- (j) Keeping of Domestic Pets

B. CONDITIONAL USES

1. Principal Uses

- (a) Conversion Apartment, subject to §1503.11
- (b) Group Care Facility, subject to §1503.15

B. CONDITIONAL USES (Continued)

1. **Principal Uses (Continued)**
 - (c) **Mobile Home Park, subject to §1503.21**
 - (d) **Noncommercial Recreation, subject to §1503.25**
 - (e) **Personal Care Boarding Home, subject to §1503.15**
 - (f) **Planned Residential Development, subject to Article XIV**
 - (g) **Public Buildings, subject to §1503.7**
 - (h) **Public Recreation, subject to §1503.25**
 - (i) **Public Utility Installation, subject to §1503.26**
 - (j) **Retirement Community, subject to §1503.27**
2. **Accessory Uses**
 - (a) **Home Occupation, subject to §1503.39**

C. USES BY SPECIAL EXCEPTION

1. **Principal Uses**
 - (a) **Day Care Center, subject to §1503.12**
 - (b) **Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33**
2. **Accessory Uses**
 - (a) **Private Garages and Storage Buildings exceeding 800 square feet of gross floor area, subject to §1503.38**

702 AREA AND BULK REGULATIONS

In the R-3, Multifamily Residential, District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

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|-----------------------------------|--------------------|
| A. MINIMUM LOT AREA: | |
| Single Family Dwelling: | 8,400 square feet |
| Two Family Dwelling: | 12,000 square feet |
| Townhouses and Garden Apartments: | 1 acre |
| All Other Principal Uses: | 1 acre |
| B. MINIMUM LOT WIDTH: | |
| Single Family Dwelling: | 60 feet |
| Two Family Dwelling: | 80 feet |
| Townhouses and Garden Apartments: | 100 feet |
| All Other Principal Uses: | 100 feet |

C.	MAXIMUM DWELLING UNIT DENSITY:	
	Townhouses:	10 units per acre
	Garden Apartments:	12 units per acre
D.	MAXIMUM LENGTH OF RESIDENTIAL BUILDING:	250 feet
E.	MAXIMUM NUMBER OF DWELLING UNITS PER BUILDING:	
	Townhouses:	8 units per building
	Garden Apartments:	36 units per building
F.	MINIMUM DISTANCE BETWEEN BUILDINGS:	20 feet
	(Where two [2] or more buildings exist on the same lot)	
G.	MAXIMUM LOT COVERAGE:	40%
H.	MINIMUM FRONT YARD:	25 feet
I.	MINIMUM REAR YARD:	
	Single Family or Two Family Dwelling:	25 feet
	Garden Apartment or Townhouse	
	Adjoining Any R-D, R-1 or R-2 District:	50 feet
	All Other Rear Yards:	25 feet
	All Other Principal Structures:	25 feet
	Accessory Structures:	See §1603.3
J.	MINIMUM SIDE YARD:	
	Single Family Dwelling:	7.5 feet
	Two Family Dwelling:	10 feet
	Garden Apartment or Townhouse	
	Adjoining Any R-D, R-1 or R-2 District:	50 feet
	All Other Side Yards:	20 feet
	All Other Principal Structures:	20 feet
	Accessory Structures:	See §1603.3
K.	SPECIAL YARD REQUIREMENTS:	See Section 1603
L.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1604
M.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories and no more than 45 feet
	All Accessory Structures:	1 story and no more than 15 feet
N.	HEIGHT EXCEPTIONS:	See Section 1605

703	PARKING AND LOADING	See Article XVII
704	SIGNS	See Article XVIII
705	SCREENING AND LANDSCAPING	See Section 1602
706	STORAGE	See Section 1609