

Part 8 | R-3 Residential District

§27-801 Intent

In expansion of the "Declaration of Legislative Intent" contained in § 27-103 of this chapter and the "Community Development Objectives" contained in § 27-105 of this chapter, it is hereby declared to be the intent of this Part with respect to R-3 Residential Districts to establish reasonable standards of performance for a higher density of dwellings; namely two-family dwellings, townhouses, and multifamily dwellings in those areas of the Borough where the existing character of development and the potential for redevelopment would most readily accommodate a higher intensity of residential dwelling type.

§27-802 Permitted Uses

A building may be erected, altered or used, and a lot may be occupied or used, in whole or in part, for any of the uses permitted, as shown in the Use Matrix and no other, provided that such uses shall comply with the district regulations established in this Part and in **Part __: Use Regulations** (in the event of a conflict between district and use regulations, the more stringent regulation shall be applicable), and all other applicable sections of this Ordinance.

Use Type	Use	R-3 District Use Regulation
Residential	Single-family detached	Permitted
Residential	Village House	Permitted
Residential	Two Family: Duplex	Permitted
Residential	Two Family: Twin	Permitted
Residential	Multiplex	Permitted
Residential	Townhouse	Permitted
Residential	Garden Apartment	Permitted
Accessory	Short-Term Rental	Permitted
Institutional	Educational, religious, or philanthropic use, excluding the following: correctional, penal or mental institutions, group homes or other similar institutions.	Special Exception
Institutional	Public utility facility, park, or other municipal recreational use.	Special Exception
Institutional	Cemetery	Special Exception
Institutional	Passenger station for public transportation	Special Exception
Accessory	Family day care home and group day care home in single-family detached dwellings only.	Special Exception
Accessory	Child day care center	Special Exception
Accessory	Accessory uses as authorized by the "General Regulations" of this chapter, and subject to restrictions as set forth in Subsection 1C(6), herein.	

§27-803 Dimensional Standards

Lot Regulations			
	Minimum Lot Area	Minimum Lot Width	Maximum Impervious Coverage
All residential uses except those specified below	7,000 square feet	50 feet	40%
Village House	5,000 square feet	50 feet	50%
Single-Family Semidetached: Twin	3,500 square feet	25 feet	40%
Townhouse and Garden Apartments	See §27-804		
Nonresidential uses	40,000 square feet	50 feet	40%

Minimum Building Setbacks			
	Front	Side	Rear
All residential uses except those specified below	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet	25 feet
Single-Family Semidetached: Twin	25 feet, or the average of the front setbacks of the two adjacent lots may be substituted if either is less than 25 feet. For corner lots, lots adjacent to a vacant lot, or lots otherwise lacking an adjacent front setback to reference, the default front setback of 25 feet shall be used as reference.	8 feet (one only)	25 feet
Townhouse and Garden Apartments	See §27-804		

Accessory Building	35 feet	8 feet	10 feet
--------------------	---------	--------	---------

§27-804 Townhouse and Garden Apartment Development Standards

1. The regulations set forth in this section shall apply for townhouse and garden type apartments. Whenever the words "garden apartment" or "garden type apartment" are used in this section, only, it shall also mean "townhouse."
2. For housing for the elderly, the development regulations found in **Part** ___ of this chapter shall also apply.
3. The following regulations shall apply for townhouse and garden apartment development, subject to the maximum density permitted in **§27-___**, herein. The developer shall show evidence that the developer has considered and made provision for the development to be executed, in accordance with the following conditions:
 - a. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a unified architectural unit with appropriate landscaping.
 - i. If the development of the garden apartments is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this chapter shall be fully complied with at the completion of any stage. The initial stage of development shall comprise of a total floor area of not less than 30,000 square feet.
 - ii. The developer shall assure the provision of required improvements by means of a proper completion guarantee in the form of a bond or the deposit of funds or securities in escrow to cover the cost of the improvements. The work shall be performed in accordance with all the requirements and the approved plans.
 - iii. The entire development must be held in single ownership and shall remain in single ownership as long as the development is used as garden apartments and benefits from the special provisions allowed for garden apartments, except as otherwise permitted under the Pennsylvania Uniform Condominium Act, P.L. 286, 68 Pa.C.S.A. § 3101 et seq.
 - b. **Impervious Coverage.** Not more than 50% of the area of each garden apartment development shall be impervious coverage.
 - c. **Setback from Streets.** There shall be a setback of not less than 25 feet from the right-of-way line of any street on which the garden apartment development abuts.
 - d. **Setback from Property Lines.** There shall be a setback of not less than 20 feet from any property line on which the garden apartment development abuts.
 - e. **Distance Between Buildings.** In the case of two or more buildings in garden apartment development, the horizontal distance between any two buildings measured from the building foundation wall at the nearest point to the nearest adjoining building foundation wall shall be not less than 1 1/2 times the height of the taller building.
 - f. **Parking.** Except as provided in Part 16, not less than two off-street automobile parking spaces shall be required for each dwelling unit. Such parking spaces shall be placed so as not to interfere, with any service or recreation area, and shall be not less than 25 feet from any property line or street right-of-way line.

- g. **Height of Building.** No building in a garden apartment development shall exceed a height of 32 feet, and in no event shall a building exceed more than two stories, exclusive of basement.
- h. **Service.** Areas for loading and unloading of delivery trucks and other vehicles and for the collection of refuse, fuel and other services shall be provided as specified in Part 20, and shall be so arranged that they may be used without blockage or interference with the use of accessways or automobile parking facilities.
- i. **Access.** Provision shall be made for safe and efficient ingress and egress to and from public streets and highways serving the garden apartment development without undue congestion to, or interference with, normal flow of traffic. The Borough Planning Commission shall determine the adequacy of the surrounding public streets and highways to carry additional traffic that may be generated by the garden apartment development as well as the adequacy of street frontage of the proposed garden apartment development; and, shall address their findings to the Borough Code Enforcement Officer and to Borough Council before any permit may be issued.
- j. **Utilities.** All garden apartment dwelling units shall be served by a public sanitary sewage disposal system and public water supply. All utility lines (electric, telephone, TV cable, etc.) serving a garden apartment development shall be placed underground.
- k. **Lighting Facilities.** Lighting facilities provided in a garden apartment development shall be provided as needed and shall be arranged in a manner which will protect street and highway users, and neighboring property users, from glare or hazardous interference of any kind. Lighting facilities shall be required when deemed necessary by the Borough Planning Commission for the safety and convenience of the garden apartment residents.
- l. **Buffer Area.** The garden apartment development shall have a permanent landscaped planting area of at least 15 feet in depth designed for screening from view any residential, commercial, office, and industrial use which adjoin the garden apartment development.
- m. **Recreation and Open Space.** The developer shall provide a minimum of 10% of the total site area as usable open space for community areas, playgrounds, and tot lots and other services and amenities for the comfort and convenience of the garden apartment residents.
- n. **Plantings.** Shade trees and other plantings shall be provided as the Borough Planning Commission shall deem necessary or appropriate in all open space and buffer area within the garden apartment development.

§27-805 Other District Regulations

1. **Height Regulations** The maximum height of a building or structure erected or enlarged in this district shall be:
 - a. For any building: 2.5 stories, up to 32 feet, except as permitted in **§27-413** of this chapter.
 - b. For any building accessory to any dwelling: 16 feet.
2. **Accessory Building/Structure Restrictions.** Accessory buildings and structures may be erected at least 10 feet to the rear of the building line, and no less than 10 feet from

rear property line. Accessory buildings and structures may be erected no less than eight feet from any side property line, except that an accessory building may be erected on the side property line if the adjoining property owner(s) give written consent. The property line wall must be of solid masonry construction. No accessory building may be erected nearer than eight feet from any other existing building on the same or adjoining lot. Provision must be made for disposal of roof water onto the subject property.

DRAFT