

**ARTICLE VI                    R3 - RESIDENTIAL DISTRICTS (R3a and R3b)****Section 600            PURPOSE**

The R3 Residential Districts are intended to provide medium density single and two-family dwelling units and to preserve the character of the traditional neighborhood development pattern found in these districts by providing standards that require similar dimensions to the existing lots and structures. Within R3, there are two (2) distinct development patterns based on lot areas, and thus the R3 reflects that distinction through being divided into the subcategories of the R3a and R3b Districts.

**Section 601            USE REGULATIONS**

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other in both R3a and R3b Districts:

- A.     **Uses By Right.** The following uses are permitted by right in these districts:
1.   Single-Family Detached Dwelling.
  2.   Two-Family Semi-Detached Dwelling.
  3.   Two-Family Duplex.
  4.   Forestry, as per Section 2204.
  5.   Minor Home Occupation Residential Accessory Use, as per Section 2401.A.10.
  6.   Residential Accessory Use, as per Section 2401.A with the exception of Section 2401.A.9. and Section 2401.A.11.
  7.   Temporary Structure, Building, or Use, as per Section 2401.C.
- B.     **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
1.   Bed and Breakfast, as per Section 2405.
  2.   Funeral Home, as per Section 2411.
  3.   Major Home Occupation Residential Accessory Use, as per Section 2401.A.9.
  4.   Supplemental Dwelling Unit, as per Section 2401.A.11.

**Section 602            AREA AND BULK REGULATIONS**

- A.     **R3a Regulations.** The following area and bulk regulations shall apply to the R3a District:

1. **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family Detached Dwelling	12,000 sq. ft.	60 feet
Two-Family Semi-Detached Dwelling	10,000 sq. ft. per dwelling unit	35 feet per dwelling unit
Two-Family Duplex	10,000 sq. ft. per dwelling unit	60 feet
Bed and Breakfast	12,000 sq. ft.	60 feet
Other Uses	20,000 sq. ft.	100 feet

\*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

2. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.
3. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
  - a. For every single-family detached dwelling or two-family duplex and its accessory buildings, there shall be two (2) side yards, each having a width of not less than five (5) feet, provided that the combined total of both side yards must be a minimum of fifteen (15) feet.
  - b. For every two-family semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall not be less than five (5) feet in width.
  - c. For every other use, there shall be two (2) side yards, each having a width of no less than fifteen (15) feet.
4. **Minimum Rear Yard.** Twenty-five (25) feet for residential uses.  
Thirty-five (35) feet for Bed and Breakfast and all other uses.
5. **Maximum Building Coverage.** Twenty-five (25) percent for residential uses.  
Forty (40) percent for Bed and Breakfast and all other uses.
6. **Maximum Lot Coverage.** Thirty-five (35) percent for residential uses.  
Fifty (50) percent for Bed and Breakfast and all other uses.
7. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

**B. R3b Regulations.** The following area and bulk regulations shall apply to the R3b District:

1. **Minimum Lot Area And Width.** Each dwelling unit or other use shall have a lot area, and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Single-Family detached dwelling	10,000 sq. ft.	60 feet
Two-Family Semi-Detached Dwelling	10,000 sq. ft. per family	35 feet per dwelling unit
Two-Family Duplex	10,000 sq. ft. per family	60 feet
Bed and Breakfast	10,000 sq. ft.	60 feet
Other Uses	20,000 sq. ft.	100 feet

\*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

2. **Minimum Front Yard.** Shall be no less than the building(s) on the two (2) adjacent lots to either side on the same side of the street, and no greater than the average of the building(s) on the two (2) adjacent lots on either side on the same side of the street, in order to provide a variety of setbacks to preserve the character and visual interest of the streetscape.
  
3. **Minimum Side Yards.** Side yards shall be provided on every lot, as follows:
  - a. For every single-family detached dwelling or two-family duplex and its accessory buildings, there shall be two (2) side yards, each having a width of not less than five (5) feet, provided that the combined total of both side yards must be a minimum of fifteen (15) feet.
  - b. For every two-family semi-detached dwelling and its accessory buildings, there shall be one (1) side yard, which shall not be less than five (5) feet in width.
  - c. For every other use, there shall be two (2) side yards, each having a width of no less than fifteen (15) feet.
  
4. **Minimum Rear Yard.** Twenty-five (25) feet for residential uses.  
Fifty (50) feet for Bed and Breakfast and all other uses.
  
5. **Maximum Building Coverage.** Twenty-five (25) percent for residential uses.  
Forty (40) percent for Bed and Breakfast and all other uses.
  
6. **Maximum Lot Coverage.** Thirty-five (35) percent for residential uses.  
Fifty (50) percent for Bed and Breakfast and all other uses.
  
7. **Maximum Building Height.** Three (3) stories, or thirty-five (35) feet, whichever is less.

**Section 603 DESIGN STANDARDS**

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.

- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.