

SECTION 504 R-3 MULTIFAMILY RESIDENTIAL DISTRICT

504.1 PERMITTED USES

Single-Family Detached Dwellings
Forestry
Two Family Dwellings
No Impact Home-Based Business
Essential Public Utilities Facilities (excluding storage yards)
Accessory Uses to the Above

504.2 USES PERMITTED BY SPECIAL EXCEPTION

Club/Private Lodge
Day Care Homes
Group Residence
Home Occupations
Multiple Dwellings (Land Development Approval may also be required)
Outdoor Wood-Fire Boilers
Place of Worship
Public Recreational Facilities
Public Uses
Quasi-Public Use
Townhouses (Land Development Approval may also be required)
Accessory Uses to the Above

504.3 CONDITIONAL USES

Small Wind Energy Conversion System

504.4 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to state regulations and supplementary regulations contained in Article 8 of this Ordinance.

- A. Minimum Lot Area: Each principal building, structure and/or use which shall be connected to central sewers shall be located upon a lot having a minimum lot area of not less than:
1. Four Thousand (4,000) square feet when serviced by central sewers.
 2. One (1) acre per dwelling unit when serviced by an on-lot sewage disposal system and governed by the applicable standards of the Pennsylvania Department of Environmental Protection.
- B. Minimum Lot Width: Sixty (60') feet
- C. Front Yard: The minimum front yard shall be not less than twenty-five (25') feet in depth as measured from the front lot line.

- D. Rear Yard: The rear yard shall be not less than twenty-five (25') feet in depth as measured from the rear lot line.
- E. Side Yard: The combined side yards shall be not less than fifteen (15') feet, with not less than seven (7') feet on any given side.
- F. Lot Coverage: Not more than thirty (30%) percent of the lot area shall be covered with buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed two and one-half (2.5) stories or thirty-five (35') feet.
- H. Maximum Residential Density: Four thousand (4,000) square feet per dwelling unit.

504.5 SUPPLEMENTARY REGULATIONS (SEE ARTICLE 8)