

## R-3B<sup>165</sup>

### Residence District

**Section 901. Use.** In this district, the land and structures may be used, and structures may be erected, altered, enlarged, for the following uses only:

- a. Any use permitted in the R-2 district.
- b. Fraternity or Sorority House.
- c. Multiple Dwelling, except in a row dwelling exceeding 6 units in length in any 1 direction.
- d. Special exceptions permitted by the Zoning Hearing Board, as prescribed in Section 606 of this Chapter, including:
  - (1) Child Day Care Center
  - (2) Nursing or Convalescent Home
  - (3)<sup>160</sup>
  - (4) Family Day Care Home
  - (5) Private Academic School and Religious School
- e. Group Dwelling Project, as prescribed in Section 501.l(1) of this Chapter.
- f. Community Center
- g. Personal Care Home for Adults (Large and Small)
- h. Student Home

(Ordinance 559, June 20, 1959, Section 601, as amended by Ordinance 577, June 7, 1960, Section 1, Ordinance 578, June 10, 1960, Article VII, Ordinance 753, October 13, 1969, Ordinance 761, April 6, 1970, Section 2, Ordinance 801, June 6, 1972, Ordinance 834, December 4, 1973, Ordinance 844, February 4, 1974, Ordinance 850, May 6, 1974, Ordinance 1021, March 2, 1982, Section 2, Ordinance 1034, December 10, 1982, Section 5, Ordinance 1529, May 5, 1997, Section 5, Ordinance 1537, August 27, 1997, Section 4, and by Ordinance 1788, July 14, 2004, Section 6.)

**Section 902. Lot Area, Width and Yards.** Each lot in this district shall comply with the following minimum requirements, except as otherwise provided:

**a. Lot Area.**

1-Family Dwelling .....	8,000 square feet
2-Family Dwelling .....	10,000 square feet
Multiple-Family Dwelling (per unit) .....	3,500 square feet
Personal Care Homes for Adults:	
Large (per unit) .....	2,000 square feet
Small .....	8,000 square feet
Community Center .....	1 acre
Private Academic Schools .....	1 acre

**b. Lot Width.**

1-Family Dwelling .....	60 feet
2-Family Dwelling .....	80 feet
Multiple-Family Dwelling .....	120 feet
Community Center .....	150 feet
Personal Care Home for Adults:	
Large .....	120 feet
Small .....	60 feet
Private Academic School .....	150 feet

**c. Front Yard Depth.**

1-Family Dwelling .....	30 feet
2-Family Dwelling .....	30 feet
Multiple-Family Dwelling .....	40 feet
Fraternity/Sorority House.....	40 feet
Other .....	40 feet
Personal Care Home for Adults:	
Large .....	40 feet
Small .....	30 feet

**d. Side Yard Width.**

1-Family Dwelling .....	8 feet
2-Family Dwelling .....	8 feet
Accessory Building .....	8 feet
Multiple-Family Dwelling .....	20 feet
Fraternity/Sorority House.....	20 feet
Other .....	20 feet
Personal Care Home for Adults:	
Large .....	20 feet
Small .....	8 feet

When a multi-family dwelling or a Personal Care Boarding Home for Adults is located on a corner lot, the interior side yard shall be .....30 feet.

**e. Rear Yard Depth.**

All buildings and structures except those exempted under Section 502.f and those enumerated in subsection f. below ..... 30 feet

**f. Additional Setback for Larger Buildings**

In addition to the required side and rear yard depths establish herein, buildings higher than 30 feet or longer than 50 feet or both shall be set back additional distance calculated as follows:

1. For buildings higher than 30 feet, both the side and rear yard shall be increased 3 inches for each foot of building height above 30 feet.
2. For buildings where any wall facing a side or rear yard is over 50 feet in length, the respective side or rear yard, as the case may be, shall be increased an additional 1.5 inches for each foot of building wall length over 50 feet.
3. For buildings that are both higher than 30 feet and have a wall over 50 feet in length facing any side or rear yard, both the side and rear yard shall be increased 3 inches for each foot of building height above 30 feet plus the respective side or rear yard where a facing wall is over 50 feet in length shall be increased an additional 1.5 inches for each foot of building wall length over 50 feet.

(Ordinance 559, June 20, 1959, Section 603-B, as amended by Ordinance 753, October 12, 1969, Section 1, Ordinance 761, April 6, 1970, Section 1, Ordinance 932, March 7, 1978, Section 1, Ordinance 961, September 11, 1979, Section 1(D), Ordinance 1021, March 2, 1982, Section 3, Ordinance 1034, December 10, 1982, Section 6<sup>170</sup>, Ordinance 1177, May 27, 1987, Sections 2 and 3, Ordinance 1537, August 27, 1997, Section 5., and by Ordinance 1818, October 20, 2005, Section 1 and 2.)

**g. Lot Coverage.**

All 1- and 2-family dwellings and accessory buildings (including detached garages) appurtenant thereto.....30%

Driveways and off-street parking areas at 1- and 2-family dwellings, as follows:

Lot area <10,000 square feet.....12%

Lot area 10,000 to 20,000 square feet.....12% minus .4% per 1,000 square feet of lot area above 10,000 square feet.

Lot coverage for lots with square foot area between any two 1,000 square foot points shall be calculated on the basis of the lower 1,000 square foot area.

[Example: Lot area 16,500 square feet; Lot coverage:  $((.12 - (6 \times .004)) \times 16,500 \text{ square feet} = .096 \times 16,500 \text{ square feet} = 1,584 \text{ square feet}]$

Lot area >20,000 .....8%

(Ordinance 1396, December 10, 1992, Section 5.)

**h. Minimum Open Space** (all non-residential uses).....50%

(Ordinance 1841, April 4, 2006, Section 10.)

**Section 903. Height.** The maximum height of structures in this district, except as otherwise provided, shall be:

- a. Dwelling.....35 feet  
(not exceeding 3 stories)
- b. Accessory Building.....15 feet  
(not exceeding 1 story)
- c. Non-Dwelling.....35 feet  
(except as otherwise provided  
in Section 503.d of this Chapter)

(Ordinance 559, June 20, 1959, Section 603-B, as amended by Ordinance 753, October 13, 1969, Section 1.)<sup>180</sup>

**Section 904. Open Space.** For any multi-family residential use, a minimum of 65 percent of the total lot shall be devoted to open space; 25 percent of the required open space shall be devoted to usable recreational area in rear yards or side yards not abutting a public street. (Ordinance 559, June 20, 1959, Section 604-B, as amended by Ordinance 753, October 13, 1969, Section 1, Ordinance 762, May 5, 1970, Section 1, Ordinance 941, September 11, 1978, Section 128, Ordinance 1177, May 27, 1987, Section 4, Ordinance 1396, December 10, 1992, Section 6., and by Ordinance 1854, October 16, 2006, Section 2.)

**Section 905. Parking Requirements.** As specified in Part H of this Chapter.

**Section 906.**<sup>190</sup>

**Section 907. Special Exceptions.** Under powers as set forth in this Chapter, the Zoning Hearing Board, after referral to the Planning Commission for review and submittal of a report within 15 days and after public hearing, may authorize a permit as a special exception, subject to the conditions set forth and any further conditions the Board may deem best suited to insure safety and general welfare, minimize traffic and to safeguard adjacent properties for the following:

a. **Child Day Care Center.** Child day care centers are permitted in the R-3B districts, subject to terms and conditions as set forth in Section 706.a of this Chapter.

b. **Convalescent or Nursing Home.** Nursing homes or convalescent homes are permitted in R-3B districts, provided:

A minimum of 40 percent of the total lot is devoted to open space, exclusive of vehicular parking lots, driveways or loading stalls, and any building coverage not functional to the open space.

Building coverage shall not exceed 30 percent of the total land area of the lot.

All other regulations established for the R-3B district relating to screening, height, side and rear yards are met.

(Ordinance 761, April 6, 1970, Section 2, as amended by Ordinance 941, September 11, 1978, Section 128.)

c.<sup>200</sup>

d. **Family Day Care Home.** Family day care homes are permitted in R-3B districts, subject to terms and conditions as set forth in Section 706.c of this Chapter.

e. **Private Academic School and Religious School.** Private academic schools and religious schools are permitted in R-3B district, subject to terms and conditions as set forth in Section 706.d of this Chapter. (Ordinance 1788, July 14, 2004, Section 7.)