

**ARTICLE XV R-3 Medium Density District (§ 184-107 — § 184-110)****§ 184-107 Intent.**

It is the specific intent of this article to:

**A.**

Encourage medium density development outside of village centers in areas of the Township where centralized sewer and water systems may be logically extended, and in proximity to major roads and employment centers.

**B.**

Permit a broader range of dwelling types at the same base density.

**C.**

Encourage compact and efficient development forms of development; encourage clustering and lot averaging.

**§ 184-108 Permitted uses.**

On any lot in the R-3 District, any one of the following uses, and no other, is permitted:

**A.**

Agricultural uses and farm buildings (with the exception of pig farms or piggeries) according to the standards of § [184-71A\(4\)](#) herein, meeting the requirements of § [184-71A\(4\)](#).

[Amended 6-2-1998 by Ord. No. 196]

**B.**

Single-family detached dwellings.

**C.**

Twins or duplexes, provided that public sewer and water service are available.

**D.**

Single-family attached dwellings (townhouses), provided that public sewer and water service are available.

**E.**

Accessory uses on the same lot with and customarily incidental to the principal use, according to the requirements of § [184-71](#) herein.

**F.**

Home occupations as specified in § [184-72](#) herein.

**G.**

Public or private noncommercial open space, parks, playgrounds, tot-lots and similar recreational facilities, if ancillary to residential development.

**H.**

Municipal parks, playgrounds and other such municipal buildings and uses deemed appropriate and necessary by the Township Supervisors.

**§ 184-109 Conditional uses.**

On any lot in the R-3 District, any one of those conditional uses permitted in the R-1 District may be permitted as a conditional use by the Board of Supervisors, according to the standards of § [184-100](#) herein and § [184-68](#) herein.

**§ 184-110 Development standards.**

Development standards shall be as follows:

**A.**

For single-family detached dwellings with on-site sewage disposal and public water: (Cluster and lot averaging options are not permitted. Any tract or lot served by private on-site water shall meet the requirements of the R-1 District.)

Standard	Traditional Lotting
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