

Part 5
R-3 RESIDENTIAL DISTRICT

Section 500. Declaration of Legislative Intent. The following is an expansion of the Statement of Community Development Objectives contained in Part 1, Section 101.1 of this Chapter. It is intent of this Part to establish reasonable controls in appropriate locations for single-family detached, two-family and single-family attached dwellings, as well as mixes of the above dwelling types. Furthermore, it is the intent of this Part to:

1. Encourage an appropriate mix of dwelling types and densities in Douglass Township.
2. Promote a variety of income levels, age groups and lifestyles within the Township.
3. Protect the Township from challenges to the Zoning Ordinance and map by providing for a diversity of housing types.
4. Encourage compact development thereby reducing the cost of provision of public services.
5. Encourage innovative residential development and use of a variety of building configurations.
6. Create visual interest and relate development more sensitively to environmental features.
7. Provide for more recreational facilities than would otherwise be provided.

(Ord. 82-4, 6/7/1982)

Section 501. Permitted Uses. The following are the permitted uses in the R-3 Residential District:

1. Single-family detached dwelling units.
2. Two-family dwelling units.
3. Parks, playgrounds, tot lots and open space.
4. The following uses when in compliance with the applicable additional criteria of Sections 503, 504, 505 and 507, as well as the other regulations pertaining to all R-3 uses:
 - A. Single-family attached dwelling units, including but not limited to townhouses, quadruplexes and triplexes.
 - B. Mixed dwelling type developments.
 - C. Mobile home parks as a conditional use authorized by the Supervisors, and in compliance with the provisions of Part 14, Mobile Home Parks, of this Chapter.
 - D. An indoor recreational facility, which is intended solely for residents of the development.

5. Group Day Care Home or Adult Day Care Center, when authorized as a special exception; provided, that the proposed Group Day Care Home or Adult Day Care Center complies with the standards of Section 134 of this Chapter. (Ord. 94-2)

6. Garage and storage shed located within the building envelope. (Ord. 94-2)

(Ord. 82-4, 6/7/1982; as amended by Ord.82-8, 11/1/1982, Sec. 1; by Ord. 87-4, 11/16/1987; by Ord. 90-1, 7/16/1990, Sec. 5; and by Ord. 94-2, 3/1/1994, Sec. 12, 13)

Section 502. Minimum Tract Size. The minimum tract size for R-3 development proposals shall be 5 acres, except lots of record containing less than 5 developable acres at the time of enactment if this Chapter. Said property shall abide by all other applicable provisions¹ of this district. (Ord. 82-4, 6/7/1982)

Section 503. Density. In the R-3 Residential District the maximum permitted densities shall be:

Development Type	Dwelling Units per Developable Acre
100% single-family detached	3
100% two-family	4
Mix of single-detached and two-family	4
100% single-family attached	5
Other mixed development, not including Mix of single-detached and two-family	5

Provided however, in addition to the maximum permitted densities set forth above, the development in all respects must conform to all other requirements of this Chapter including, but not limited to, dimensional standards set forth in Section 504, other standards set forth in Section 505, general regulations set forth in Section 506, parking regulations set forth in Section 507 and open space requirements set forth in Section 508 so that the choice of dwelling types, mixing percentages or other factors may require a lower density than the maximum indicated in the table above.

(Ord. 82-4, 6/7/1982)

Section 504. Dimensional Standards. The minimum dimensional standards are included on the tables below. It is emphasized that these standards are minimal and that they are intended to permit maximum flexibility in the design of the development plan.

1. Area, Width, Yard and Building Coverage Regulations.

Lot Area (see definition)	Single-Family	Two-Family Dwellings		Single-Family Attached
	7,500 Sq. Ft. per Du	"Twin" 4,500 Sq. Ft. per Du	"Duplex" 4,500 Sq. Ft. per Du	(when lotted) 2,000 Sq. Ft. per DU per Du
Lot Width at Building Line	60 Ft.	30 Ft.	70 Ft.	20 Ft.

¹ "Portions" in original

DEFINITIONS
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	Two-Family Dwellings		Single-Family Attached
	Single-Family	"Twin"	"Duplex"
Front Yard *	25 Ft.	25 Ft.	25 Ft.
Side Yard	25 Ft. Agg. 10 Ft. Agg.	15 Ft. (one side)	25 Ft. Agg. 10 Ft. Agg.
Rear Yard	25 Ft.	25 Ft.	25 Ft.
Building Coverage	25%	30%	30%
			40%

* Front yard setback shall be measured from the ultimate right-of-way of residential streets, equivalent right-of-way of private streets, or edge of paving of parking access driveways and parking areas.

** For single-family attached dwelling units, any yard which is not clearly a front or rear yard shall be considered a side yard.

2. Building Setbacks from Nonresidential Streets.

Street Classification	Single-Family Detached	Dwelling Type Two-Family	Single-Family Attached
Semi-Controlled Access	75 Ft.	75 Ft.	75 Ft.
Collector	50 Ft.	50 Ft.	50 Ft.
Feeder	30 Ft.	30 Ft.	30 Ft.

(measured from ultimate right-of-way)

3. Additional Standards for Single-Family Attached Development. The minimum distance between buildings when lotting is not used shall be:

- A. For buildings with less than 3 percent window or other transparent surface on facing walls (see definition in Part 2 the minimum distance between buildings shall be 30 feet).
- B. For buildings with more than 3 percent window area or other transparent surface on facing walls the minimum distance between buildings shall be 50 feet.

4. Building Height. The maximum height of all new or enlarged buildings within the R-3 District shall be 35 feet.

(Ord. 82-4, 6/7/1982)

Section 505. Attachment of Dwelling Units and Buildings. The following standards are intended to regulate the attachment of dwelling, units and buildings to one another:

- 1. A maximum of right single-family attached dwelling units may be joined in a linear row to form a single-family attached building.
- 2. Single-family attached buildings in compliance with Section 505.1 above, may be attached to one another (not in a linear fashion) to form court areas provided that:
 - A. Not more than 24 dwelling units may be so attached to form any one court area, and;
 - B. Access for emergency equipment, satisfactory to the Board of Supervisors is provided.

3. Single-family attached buildings may be attached to one another to form building configurations other than court areas (such as "L", "Y", curved, or free-form arrangements), provided that:
 - A. Not more than 24 dwelling units may be so attached; and
 - B. A distinct change in direction between the axes of the buildings so attached shall occur no more than eight dwelling units apart; and
 - C. Access for emergency equipment satisfactory to the Board of Supervisors is provided.
4. Six or more single-family attached dwelling units may be attached in a "back-to-back" manner provide that:
 - A. Not more than 25 percent of all single-family attached buildings are so formed; and
 - B. Not more than 16 dwelling units may be located in each building; and
 - C. "Back-to-back" buildings may not be joined to any other structure; and
 - D. This subsection shall not be interpreted as a prohibition or restrictions on placing four single-family attached units in a "back-to-back" fashion, as one form of quadruplex dwelling type.

(Ord. 82-4, 6/7/1982)

Section 506. General Regulations. The following general regulations shall apply to all developmental proposal within the R-3 Residential District:

1. Ownership. The tract of land proposed for subdivision or land development shall be in single ownership or ownership shall be such that the tract will be developed under a single direction in accordance with an approved plan.
2. Development Plan. The application for development shall be accompanied by a plan or plans showing detailed use of the entire tract. These plans shall comply with the Douglass Township Subdivision and Land Development Ordinance and all other applicable Township ordinances. The plan or plans shall clearly designate the proposed use(s) of each area of the tract.
3. Development Stages and Permits. The development of the tract may be carried out in either a single phase or in stages. If carried out in stages the development shall be in accordance with a development agreement which shall:
 - A. Be binding to the overall tract and it's development;
 - B. Be recorded with the final plan; and
 - C. Be acceptable to the Township Solicitor and governing body.
4. Sewer and Water Facilities. All development in the R-3 District shall be served by central water facilities and central sewer facilities acceptable to the Board of Supervisors, subject to approval of the Pennsylvania Department of Environmental Resources, appropriate sewer authority, and water authority. Central water facilities shall conform with Section 705 of this Chapter. When central water and/or sewer are not

available, development of single-family detached dwelling units may be done on lots conforming to the standards of Section 402.1 of this Chapter.

(Ord. 82-4, 6/7/1982)

Section 507. Parking Regulations.

1. Number of Spaces and Eligibility. A minimum of two off-street automobile parking spaces shall be required for each dwelling unit. Garages will not be counted as parking spaces. Driveways leading to the garages may be considered, when appropriate.
2. Parking Standards for Single-Family Attached Dwelling Units.
 - A. Parking for single-family attached dwelling units may be provided as privately-owned space on the individual property containing the dwelling unit, or as commonly-owned space, conveniently located among the dwelling units.
 - B. Where required parking is provided as private space on individual lots, additional guest parking facilities shall be provided in the form of commonly-owned, conveniently located parking areas, at a minimum standard of two-tenths (2/10) of a space per dwelling unit.
 - C. Any common parking facilities shall be owned and maintained by some form of corporate ownership, homeowners' association, trust, etc., acceptable to the Township Supervisors upon recommendation of the Township Solicitor.
 - D. Parking areas shall be designed to discourage through traffic flow of vehicles which to not parking with the area.
 - E. Not more than 15 parking space shall be located in an uninterrupted row. If more than 15 parking spaces are located in a cow, curbed planted areas, with a minimum size of 10 feet by 20 feet shall be located at appropriate intervals to break up the monotonous effect and provide visual interest. *(Ord. 96-1)*
 - F. A permanent paved turnaround area large enough to accommodate passenger cars shall be provided at the closed end of any parking area with a capacity of 50 or more spaces, and which would otherwise function as a dead-end parking lot. Parking shall be prohibited within the turnaround. Acceptable configurations include circular, "T", and "Y" shaped facilities.

(Ord. 82-4, 6/7/1982; as amended by Ord. 96-1, 1/15/1996)

Section 508. Open Space Requirements. A minimum of 15 percent of the gross area of any tract proposed for R-3 District Development must be permanently preserved as open space, in compliance with Section §707, Common Open Space Standards, of Part 7 of this Chapter.

Section 509. Signs. Signs shall be permitted subject to the requirements of Part 15 of this Chapter. *(Ord. 82-4, 6/7/1982)*

Section 510. Lighting Facilities. Lighting facilities shall be provided as needed and shall:

1. Not produce unreasonable direct glare on the abutting roads or neighboring properties; and

2. Be installed by the developer at his expense.

(Ord. 82-4, 6/7/1982)

Section 511. Buffer Requirements. Screening and softening buffers shall be provided in compliance with the following regulations:

1. Screening Buffers. Screening buffers shall be provided when R-3 Residential developments abut single-family detached residential uses or districts. They shall also be provided when R-3 developments abut existing commercial, industrial or institutional properties that do not have existing buffers. The screening buffer shall be a minimum of 25 feet in width along the property line and must be developed in accordance with the provisions of Section 420.4 of the Township Subdivision and Land Development Ordinance (Chapter 22). Whenever possible, the owner shall make every effort to retain existing natural screening, such as vegetation and topography.
2. Softening Buffers. Softening buffers shall be provided along all side and rear property lines that are not required to have a screening buffer. Softening buffers must be developed in accordance with the provisions of Section 420.5 of the Township Subdivision and Land Development Ordinance (Chapter 22).

(Ord. 82-4, 6/7/1982; as amended by Ord. 90-1, 7/16/1990, Sect. 29)