

**ARTICLE 6 - R-3, SUBURBAN RESIDENTIAL DISTRICT**

**SECTION 600      PURPOSE**

The R-3 District is designed primarily to create: opportunities for new residential development in areas nearby existing intensive development; and, an option for arranging lots in such areas to achieve a system of open space in accordance with the purposes set forth in Article 20, Section 2000.

**SECTION 601      USE REGULATIONS**

A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article 15 and Article 16, for any one (1) of the following uses and no other:

**A.      Permitted Principal Uses**

1.      One (1) single-family detached dwelling per lot on an existing lot, and one (1) single-family detached dwelling per lot on tracts of less than ten (10) acres involving Conventional Lot Development.
2.      One (1) single-family detached dwelling per lot on tracts developed pursuant to the Conservation Development Option, in accordance with Section 606.
3.      Municipal use.

**B.      Permitted Accessory Uses**

1.      Accessory uses on the same lot and customarily incidental to the principal uses permitted in Section 601.A., subject to the provisions of Article 19, Section 1909.
2.      Parking in accordance with Article 17.
3.      Signs in accordance with Article 18.

601.C.

603.A.1.

**C. Conditional Uses (Refer to Article 21, Section 2112)**

1. The following use and its related accessory uses, provided a satisfactory Environmental Impact Assessment Report is prepared, as set forth in Article 19, Section 1915.
  - a. Single-family detached dwellings where Open Space Development is to be used, subject to Section 604.
  - b. Single-family detached dwellings, involving Conventional Lot Development on tracts of ten (10) or more acres, subject to Section 603.C. and 605.

**D. Uses by Special Exception (Refer to Articles 21 and 22)**

1. Cultural or religious use.
2. Quarters for guests, employees of the occupant of the principal dwelling, and relatives by blood or marriage in accordance with 1909.B.2.
3. Bed and Breakfast Inn, in accordance with Section 1918.

**SECTION 602 HEIGHT REGULATIONS**

The maximum height of dwellings and other structures erected, enlarged or used shall be thirty-five (35) feet, except as provided in Article 19, Section 1903.

**SECTION 603 AREA AND BULK REGULATIONS**

- A. Residential Uses on an Existing Lot or Residential Uses Involving Conventional Lot Development**
1. Lot Area - A lot area of not less than one (1) acre shall be provided for every single-family detached dwelling or other structure erected or used for any other permitted use, provided,

however, that in the case of two (2) or more lots, the lot sizes may be averaged. As such, the average size of lots shall not be less than one (1) acre, but the minimum lot area for an individual lot may be forty thousand (40,000) square feet. Individual lot areas may be larger or smaller than one (1) acre, (but not less than forty thousand (40,000) square feet), provided that the average lot size of one (1) acre is maintained.

2. Lot Width at the Building Line - A lot width of not less than one hundred twenty (120) feet at the building line shall be provided for every single-family detached dwelling or other use.
3. Lot Width at the Street Line - A lot width of not less than fifty (50) feet at the street line shall be provided, except as set forth in Article 19, Section 1900.
4. Impervious Surface and Building Coverage - No more than forty (40) percent of any lot shall be covered by impervious surfaces and not more than twenty (20) percent of any lot shall be occupied by buildings.
5. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither having a depth of less than fifty (50) feet.
6. Width of Side Yards - On each lot there shall be two (2) side yards having a minimum aggregate width of sixty (60) feet, except for corner lots as provided below; and neither side yard shall have a width of less than twenty-five (25) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than fifty (50) feet.

**B. Residential Uses Involving the Conservation Development Option**

1. The area and bulk regulations for the Conservation Development Option shall be in accordance with Section 606.

603.C.

604.A.1.

**C. Conditional Uses**

1. The area and bulk regulations for single-family detached dwellings where Open Space Development is to be used shall be as set forth in Section 604.B.
2. The area and bulk regulations involving Conventional Lot Development, on ten (10) or more acres, shall be in accordance with Section 603.A., and subject to Section 605.

**D. Uses by Special Exception**

1. The area and bulk regulations for uses by special exception shall be as follows:
  - a. The area and bulk standards as set forth in Section 403.A.1. to 6. shall apply to Quarters for guests and for employees, and to Bed and Breakfast Inn.
  - b. For Cultural or Religious Uses, the following shall apply:
    - (1) Minimum Lot Area: 7 Acres
    - (2) Minimum Lot Width at Building Line: 300 feet
    - (3) Minimum Lot Width at Street Line: 150 feet
    - (4) Maximum Building Coverage: 20 percent
    - (5) Maximum Impervious Surface Coverage: 40 percent
    - (6) Minimum Front and Rear Yards: 150 feet
    - (7) Minimum Width of Side Yards: 100 feet

**SECTION 604 OPEN SPACE DEVELOPMENT**

**A. The following criteria shall be met:**

1. The tract shall not be less than ten (10) acres.

2. Subject to the provisions of Article 20:
  - a. a minimum of forty-five (45) percent of the net acreage of the tract shall be designated as and devoted to open space for 21,780 square foot lots; or
  - b. a minimum of sixty (60) percent of the net acreage of the tract shall be designated as and devoted to open space for 10,000 square foot lots.
3. Designated open space shall be owned and maintained in accordance with the provisions of Article 20, Section 2006.
4. The development shall be served by public or community sewer and public water, which shall be operational at the time when occupancy of the development begins. Feasibility for such construction and operation shall be demonstrated to the satisfaction of the Board of Supervisors at the time of application for a preliminary subdivision and/or land development approval:
  - a. In the event that the site is suitable for a community sewage disposal systems in accordance with the rules and regulations of the PA DEP, such system may be used until such time that the internal system of sewers is connected to the system of public sewerage, or provided that capped sewers are installed and ready to be connected to a public sewer system which has been approved by the Board of Supervisors in accordance with the Edgmont Township Sewer Plan (Act 537 Plan).
5. The proposed development shall conform to all standards and criteria for Conditional Uses in Article 21, Section 2112, and all other articles, sections, ordinances and regulations referred to therein. If the Board of Supervisors determines the proposed development does not conform to such standards and criteria, or to the requirements of

this Section, the application for the approval of the Conditional Use may be denied.

- B.** When the Open Space Development is to be used, the area and bulk regulations for single-family detached dwellings may be reduced, subject to the feasibility of proposals for water supply and sewage disposal, as follows:
1. For lots with public water and community sewage disposal systems or public sewer:
    - a. The minimum lot area may be reduced to 21,780 square feet.
    - b. A lot width of not less than one hundred (100) feet at the building line shall be provided.
    - c. A lot width at the street line of not less than fifty (50) feet shall be provided, except as set forth in Article 19, Section 1900.
    - d. Not more than forty-five (45) percent of any lot shall be covered by impervious surfaces and not more than twenty (20) percent shall be occupied by buildings.
    - e. There shall be a front yard and a rear yard on each lot, neither having a depth of less than thirty-five (35) feet.
    - f. On each lot there shall be two (2) side yards having a minimum aggregate width of forty (40) feet, except for corner lots as provided below; and neither side yard shall have a width of less than fifteen (15) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than thirty-five (35) feet.
  2. For lots with public water and community sewage disposal systems or public sewer:

604.B.2.a.

604.C.2.

- a. The minimum lot area may be reduced to 10,000 square feet.
- b. A lot width of not less than sixty-five (65) feet at the building line shall be provided.
- c. A lot width at the street line of not less than fifty (50) feet shall be provided, except as set forth in Article 19, Section 1900.
- d. Not more than sixty (60) percent of any lot shall be covered by impervious surfaces and not more than forty (40) percent shall be occupied by buildings.
- e. There shall be a front yard and a rear yard on each lot, neither having a depth of less than twenty (20) feet.
- f. On each lot there shall be two (2) side yards having a minimum aggregate width of forty (40) feet, except for corner lots as provided below; and neither side yard shall have a width of less than fifteen (15) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than thirty-five (35) feet.

C. When computing the number of lots permitted for Open Space Development, the following shall apply:

1. The maximum number of dwelling units that may be permitted shall be determined on the basis of one (1) dwelling unit for every 21,780 square feet of net tract area, minus the area to be deducted for the 45% minimum required open space, and one (1) dwelling unit for every 15,000 square feet of net lot area, minus the area to be deducted for the 60% minimum required open space, subject to the requirements of Article 20 for the calculation of open space areas.
2. A sample calculation is as follows for the 45% open space requirement:

## Hypothetical Example:

20 Acres	gross tract area
- 1 Acre	deduct for road and utility rights-of-way
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19 Acres	Net Tract Area
- 9 Acres	deduct for required 45% open space subject to Article 20 requirements
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10 Acres	Net, Net Area
÷ 21,780	square feet per dwelling unit
20 Lots	

3. A sample calculation is as follows for the 60% open space requirement:

## Hypothetical Example:

20 Acres	gross tract area
- 1 Acre	deduct for road and utility rights-of-way
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19 Acres	Net Tract Area
- 12 Acres	deduct for required 60% open space subject to Article 20 requirements
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7 Acres	Net, Net Area
÷ 15,000	square feet per dwelling unit
20 Lots	

**SECTION 605      ELIGIBILITY REQUIREMENTS FOR CONVENTIONAL LOT DEVELOPMENT ON TRACTS OF TEN (10) OR MORE ACRES**

- A.** The proposed development shall conform to all standards and criteria for Conditional Uses in Section 2112, and all other articles, sections, ordinances and regulations referred to therein.
- B.** The Applicant shall demonstrate that a conventional layout of non-Open Space Development will have less environmental impact than a single-family Open Space Development, in terms of less wetland impact, less floodplain impact, less tree removal impact, less steep slope impact, less wildlife habitat impact, less

605.B.

606.B.

farmland displacement impact, less scenic resource impact, and/or less historic resource impact. If the Applicant cannot demonstrate that the conventional lot development will have less impact, then a plan for Open Space Development in accordance with Section 604. and Article 20 shall be prepared and submitted to better conserve or preserve critical environmental, natural, and cultural resources, or a plan for a Conservation Development Option may be submitted.

- C. Where development of less than the entire tract is intended, or where the tract is intended to be developed at less density than Conventional Lot Development would permit, the Board of Supervisors shall require the Applicant to file a plan for the entire parcel or shall require the Applicant to restrict further subdivision or land development on the remainder of the tract by recorded covenant or restriction, as necessary to implement the intent of the Ordinance as set forth in Section 605.B.

**SECTION 606      CONSERVATION DEVELOPMENT OPTION**

- A. The following area and bulk regulations shall apply:
1. Minimum Lot Area: ten (10) acres
  2. Minimum Lot Width at Building Line: 400 feet
  3. Minimum Lot Width at Street Line: 100 feet
  4. Maximum Impervious Surface Coverage: 20 percent
  5. Maximum Building Coverage: 10 percent
  6. Minimum Front and Rear Yards: 100 feet
  7. Minimum Width of Side Yards: 100 feet
- B. The Applicant shall restrict further subdivision or land development of the lots by recorded covenant or restriction.