

# ZONING

## 200 Attachment 8

### Township of College

#### Criteria and Standards for the Multifamily Residential District (R-3)

[Amended 6-9-1983 by Ord. No. 59-D; 6-13-1985 by Ord. No. 59-H; 3-11-1993 by Ord. No. O-93-02; 6-23-1994 by Ord. No. O-94-03; 8-7-2003 by Ord. No. O-03-13; 9-7-2006 by Ord. No. O-06-15; 7-5-2007 by Ord. No. O-07-12; 8-21-2008 by Ord. No. O-08-06; 12-3-2009 by Ord. No. O-09-17; 7-15-2010 by Ord. No. O-10-04; 2-20-2014 by Ord. No. O-14-01; 2-18-2016 by Ord. No. O-16-02; 5-18-2017 by Ord. No. O-17-01; 7-21-2022 by Ord. No. O-22-02]

Permitted Uses	Lot Requirements The following lot requirements shall be met for each primary use:			Yard Setback Requirements The following yard requirements shall be met:			Maximum Height (feet) <sup>1</sup>	
	Minimum Size	Minimum Width (feet)	Maximum Impervious Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)		
<b>Land and structures may be used for only the following:</b>								
<b>Primary Uses</b>								
(1) Model home	3,500 square feet per building	30 at the building setback line; 20 at the street line	50%	20 on local and collector streets; 50 for all dwellings on arterial streets	10 one side	30	35	
(2) Patio house (See supplemental regulations.)								
(3) Duplexes	7,000 square feet per building	70 at the building setback line; 45 at the street line			10; 0 at common wall	40		
(4) Townhouses								
(5) Multifamily residences	3,000 square feet per dwelling unit	80 at the building setback line; 50 at the street line			50	50		75
(6) Child and adult day-care centers: See § 200-11E	2,000 square feet per dwelling unit	90 at the building setback line; 50 at the street line						
(7) Neighborhood food stores	25,000 square feet							
(8) Places of assembly: See § 200-11F	--							
(9) Public and private nursery, kindergarten, elementary and secondary schools: See § 200-11M	1 acre							
(10) Nursing homes and other convalescent homes								
(11) Group homes	2,000 square feet per dwelling unit			150 at the building setback line; 50 at the street line	50%	30 on local and collector streets; 50 on arterial streets		20
(12) Personal care boarding home for adults								
(13) Public park and recreational areas	--	--	--	--	--	--	--	
(14) Mobile home parks	Regulations stipulated in Article V, § 200-23, apply.							
(15) Utility facility pursuant to Chapter 87, Conditional Uses	See Chapter 87, Conditional Uses, for requirements							
(16) Halfway houses pursuant to Ch. 87, Conditional Uses	See Ch. 87, Conditional Uses, for requirements							
(17) Planned residential developments	See Chapter 145, Planned Residential Development, for requirements							
(18) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements							
<b>Accessory Uses</b>								
(19) Home occupations	See primary use to which it is accessory.							
(20) Customary incidental and secondary uses and structures necessary to the above primary uses								
(21) Wireless communications facility	See § 200-39.1, Wireless communications facilities (WCFs), for requirements							

NOTE:

<sup>1</sup> Maximum height may be increased upon conditional use approval pursuant to Chapter 87, Conditional Uses.