

**R-3 ZONING DISTRICT  
REGULATIONS**

Zoning Information: In accordance with Section 17A-246 of Land Use Ordinance, the schedule of bulk regulations for single-family, and two-family dwellings provides required dimensions for each item being requested. These regulations are indicated in Column “A”. In “Column B” list those proposed dimensions as shown on the proposed property sealed survey plan and building drawings as it pertains to your development. **PLEASE CONTACT THE ZONING OFFICE (609) 921-1359 FOR INFORMATION REGARDING ATTACHED AND MULTI-FAMILY HOUSING BULK REGULATIONS.**

**Single Family dwellings**

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	40%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	7,200 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	25 ft.	
(5) Combined side yard	20 ft.	
(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

***\*\*See Section 17A-376.1 Prevailing front yard setback***

**Two Family dwellings**

Bulk Regulation	Column “A”	Column “B”
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	45%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	5,000 sf.	
(2) Lot width	60 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	25 ft.	

(5) Combined side yard	20 ft.	
(6) Smaller side yard	8 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	3.0:1	

***\*\*See Section 17A-376.1 Prevailing front yard setback***