

ZONING AND DEVELOPMENT

Township of Upper Deerfield

Schedule of District Regulations R-3A  
Inclusionary Residential District

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (%/Sf.)
In any R-3A Inclusionary Residential District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Townhouse and multifamily dwelling projects as per §405-55 <sup>2</sup>	10	500	N/A <sup>3</sup>	35	30	40	50%
(b) Municipal use.	.05	30	5	5	5	28	50%
(2) The following conditional use in accordance with § 405-70 is permitted:							
(a) Home occupations as per § 405-26	N/A	N/A	N/A	* <sup>4</sup>	*	N/A	6%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use <sup>5</sup> :							Additional coverage allowed:
(a) In connection with a permitted residential use, accessory uses customarily incidental to residential uses, including garages, private community swimming pool as per § 405-32, and garden or storage sheds	N/A	N/A	*	20	20	35	10%
(b) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	20	30	35	5%
(c) Signs as per § 405-31	N/A	N/A	N/A	20	20	N/A	N/A

ZONING AND DEVELOPMENT

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (%/Sf)
(d) Bus shelters as per § 405-54	N/A	N/A	N/A	20	N/A	15	200 sf.
(e) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	N/A

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township’s adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway, which is not classified as an arterial or from adjoining property.
- <sup>2</sup> Any residential development shall set aside at least 15% of rental and 20% of for-sale dwellings for occupancy by low and moderate income households in accordance with the standards and regulations of Chapter 108, Affordable Housing, of the Code of the Township of Upper Deerfield.
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.