

Township of Westampton, NJ
Thursday, May 18, 2023

Chapter 250. Zoning

Article VI. Use Regulations

§ 250-12. R-3 and R-4 Residential Zones.

The following regulations shall apply in the R-3 and R-4 Residential Zones:

A. Permitted uses.

[Amended 8-12-1997 by Ord. No. 14-1997]

- (1) One-family detached dwellings on one acre lots, provided that no more than three dwelling units are involved if the development application is not classified as a major subdivision. Each dwelling unit must be served by public water and sewer where available. On-site water and sewers will be permitted where public facilities are unavailable.
- (2) One-family detached dwellings on lots of 20,000 square feet with both public water and sewers required, provided that no more than three dwelling units are involved if the development application is not classified as a major subdivision.
- (3) Multifamily housing at a net density of 10 dwelling units per acre containing a fifteen-percent mandatory set-aside for low- and moderate-income rental housing built pursuant to the provisions of this chapter. All affordable rental units constructed under this provision shall help satisfy the Township's rental obligation, as specified in the fair share plan. It is the intent of the Township to delete this subsection upon the approval by COAH, or the Courts, of a housing element and fair share plan that demonstrates that the Township's rental obligation has been satisfied.
[Amended 2-28-2006 by Ord. No. 1-2006]
- (4) One-family detached dwellings on lots of less than 20,000 square feet or larger lots which are part of a major subdivision, when a mandatory set-aside for low- and moderate-income housing is provided according to the requirements of § **250-27**.

B. Permitted accessory buildings and structures for single-family detached housing:

- (1) Private garages and carports.
- (2) Private greenhouses not operated for profit.
- (3) Animal shelters for domestic pets, provided that the building area does not exceed 25 square feet.
- (4) Storage buildings of 200 square feet or less in area.
- (5) Private swimming pools accessory to the residential use.
- (6) Solar energy systems, subject to § **250-22.1**.
[Added 8-9-2011 by Ord. No. 11-2011]

C. Permitted accessory buildings and structures for multifamily housing:

[Amended 11-10-1998 by Ord. No. 20-1998]

- (1) Private swimming pools accessory to the residential use.
- (2) Storage buildings of 200 square feet or less in area.

D. Uses permitted with a conditional use permit:

- (1) Hospitals and nursing homes, subject to the regulations contained in this chapter.
- (2) Churches.

- (3) Satellite antennas.