

## City of Vineland R-3 Zoning

425-277. R-3 Residential Zone standards.

A. Purpose. It is the purpose of these zones to recognize and preserve the character of established neighborhoods within the City. As there is extensive acreage suitable for development available within these zones, it is further the purpose of these zones to create predominantly residential areas at lesser density than the R-1, R-B, R-2 and R-P Zones, so as to provide varied housing opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these neighborhoods. It is the intent that a single-family dwelling be the preferred use of property, as none of the other permitted uses are to be considered unless all other requirements of this chapter can be met. For example, there is no automatic or implied right to develop a two-family dwelling. A two-family dwelling should only be considered if all the requirements of this chapter, including design standards, can be met.

B. Permitted uses. Permitted uses within the R-3 Residential Zone shall be as follows:

(1) Single-family dwelling. *Editor's Note: Former Subsection B(2), Two-family dwelling, which immediately followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

(2) Farm, except for those enumerated as prohibited uses.

(3) Home occupation.

(4) Public purpose uses:

(a) School.

(b) Child-care center.

(c) Governmental or public utility facility.

(d) Governmental or public utility yard.

**[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]**

(5) Community residence, community shelter.

**[Added 2-12-2002 by Ord. No. 2002-3]**

C. Accessory uses. Accessory uses within the R-3 Residential Zone shall be as follows:

(1) All accessory uses permitted in the R-1 Zone.

(2) Farm building for livestock, equipment, storage of supplies or harvested crops, or for preparation of crops for market for a farm.

(3) Commercial production greenhouse for a farm.

(4) Roadside stand, 300 square feet maximum, for a single-family dwelling or a farm.

D. Conditional uses. Conditional uses in the R-3 Residential Zone shall be as follows:

**[Amended 5-25-1999 by Ord. No. 98-69]**

(1) Hospital, medical center, convalescent home. *Editor's Note: Former Subsection D(2), regarding community residences and community shelters, which immediately followed this subsection, was repealed 2-12-2002 by Ord. No. 2002-3.*

(2) Church, congregation.

(3) Funeral home.

(4) Cemetery, crematorium.

(5) Recreational facility.

E. Prohibited uses. Prohibited uses in the R-3 Residential Zone shall be as follows:

(1) Piggery, unless the lot area-net is a minimum of 50 acres and the requirements of Chapter 224, Article II, of the Code of the City of Vineland are met.

(2) Animal or poultry processing (slaughtering).