

Residential 1-3 Family & Town House

R-3



One- to Three-Family and Town House Residential (R-3) zoning allows for denser, residential development than in One- and Two-Family Residential (R-2) zoning, permitting single-, two- and three-family homes, as well as townhomes, up to three stories high. Other permitted uses include parks, community residences, garages, and day care. Areas zoned R-3 encourage strong residential character and do not permit such uses as assisted living and nursing home facilities, ground floor retail, office and service. Child care centers, community centers, places of worship, and schools are permitted only with conditions.

R-3 zoning is generally applied in areas of neighborhoods with a mix of single-, two- and three-family homes, as well as townhomes, such as those found in Lower Roseville, Lower Broadway, Fairmount and Lower Clinton Hill, as well as sections of North Broadway/Woodside, Mount Pleasant, the Ironbound, and a small section of Weequahic. These areas are generally characterized by bulkier detached homes and rows of townhomes on smaller yards, giving them a semi-urban feel.

Learn more about the specific [uses](#) that are permitted and prohibited in R-3 zones beginning on page 82.

Learn more about the [size and design of buildings](#) permitted in R-3 zones beginning on page 98.

