

ARTICLE VI

R-1 - LOW DENSITY RESIDENTIAL DISTRICT

Section 601 - Intended Purpose

The R-1 Low Density Residential District is designed to accommodate low density development and is composed of areas in the Township where such development already exists or is desired to be located. The regulations for these districts are intended to protect and stabilize the prevailing characteristics and promote a safe and healthful environment for family life. To these ends, development is limited to low density.

All uses within the R-1 District shall be subject to the following regulations:

Section 602 - Permitted Uses

Within the R-1 District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

1. Single family detached dwelling units.
2. Conservation areas and structures for the conservation of open space, water, soil and wildlife resources.
3. Public park and recreation areas, game refuges and similar non-intensive public uses.
4. Public and private recreation areas, forest reserves, historical preservation areas, game refuges and similar non-intensive public uses.
5. Essential services buildings and structures with locational requirements. (see Section 1645)
6. Places of worship. (see Section 1611)
7. General gardening.
8. Crop and tree farming.
9. Home occupations. (see Section 1613)
10. Day care homes. (see Section 1614)

11. Cemeteries. (see Section 1612)
12. Pan handle lots. (See Section 1649)

Section 603 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
3. Private garages.
4. The keeping of a reasonable number of customary household pets and/or domestic animals in a healthy, safe, and humane manner, but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot. Commercial kennels shall not be permitted.
5. Signs, as provided in Article XV of this Ordinance.

Section 604 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in This Ordinance.

1. Conversion apartments. (see Section 1601)
2. Bed and breakfast inns. (see Section 1605)
3. Membership clubs and camps. (see Section 1606)
4. Community activity building.(see Section 1607)

5. Public and private schools, colleges and other educational institutions. (see Section 1609)
6. Buildings and structures, municipal and/or public utility. (see Section 1608)
7. State, county or Federal buildings. (see Section 1646)
8. Public libraries. (see Section 1607)
9. Country clubs and golf courses. (see Section 1618)
10. Home Businesses. (see Section 1613)
11. Home occupations exceeding 33% of gross floor area. (see Section 1613)
12. Mortuaries and funeral homes. (see Section 1628)
13. Open space development. (see Section 1641)
14. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

Section 605 - Lot area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements: (2005-03 - 12/28/2005)

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, and yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements**			Minimum Building Setback (FT)**				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Imervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
On-Lot Sewage Disposal System	1.5 Acres*	150'	20	25'	15'	30'	25'	***
Public Sewer	20,000 SF	100'	25	25'	15'	30'	25'	***
Public Water and Public Sewer	15,000 SF	100'	30	25'	10'	20'	25'	***
* Lot Size Subject to PaDEP approval for on-lot sewage disposal systems **Minimum requirement unless specified elsewhere herein ***Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended. SF- square feet; FT - feet								

Section 606 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.