

Article 8

R-1A RESIDENTIAL SINGLE-FAMILY AGRICULTURAL DISTRICT

Section 801. PURPOSE.

The purpose of the R-1A Residential Single-Family Agricultural District is to provide for a low-density residential development, and to promote and encourage a safe and healthful environment for family life.

Section 802. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

- A. Single-family detached dwellings.
- B. Family Child Day Care Homes *
- C. Schools, Public and Private
- D. Churches, Places of Worship
- E. Private Recreation Area *
- F. Municipal recreation areas and facilities.
- G. Municipal buildings
- H. No Impact, Home-based businesses.
- I. Public utility facilities.
- J. Timber harvesting. *
- K. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 803. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 of this ordinance.

- A. Home occupations.
- B. Cemeteries

Section 804. BUILDING HEIGHT LIMIT.

No building shall be erected to a height in excess of thirty-five (35) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

Section 805. ACCESSORY BUILDINGS.

- A. Two (2) accessory buildings shall be permitted for any residential use.

Section 806. LOT AREA AND WIDTH REQUIREMENTS.

Lot area shall be as follows:

- A. For residential lots not served by public sewer the lot area shall be not less than one (1) acre; provided, however, that this minimum lot area may be increased if the Sewage Enforcement Officer determines that, based upon the results of the perc and/or probe tests, the additional area is required in accordance with Act 537, the Pennsylvania Sewage Facilities Act of 1966, as amended.
- B. For residential lots served by public sewer, but no public water, the lot area shall be not less than twenty thousand (20,000) square feet.
- C. For residential lots served by public water and public sewer, the lot area shall be not less than fifteen thousand (15,000) square feet.
- D. For non-residential lots, the lot size shall be appropriate for proposed use of the lot and shall comply with all other requirements of this Ordinance.
- E. The width of any lot at shall not be less than one hundred (100) feet measured at the minimum required building setback line.

Section 807. LOT COVERAGE.

No more than thirty five percent (35) of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 808. MINIMUM SETBACKS.

- A. Front - thirty (30) feet.
- B. Side - ten (10) feet minimum and a total of thirty (30) feet for the two side yards.
- C. Rear - thirty (30) feet.

Section 809. BUFFER AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.

Section 810. OFF-STREET PARKING.

Parking shall be provided in accordance with Article 21 of this of this ordinance.

Section 811. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance.

Section 812. PRINCIPAL USES.

No more than one principal use shall be permitted on a lot.