

Article 9

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Section 901. PURPOSE.

The purpose of the R-1 Residential Single-Family District is to provide standards for the orderly expansion of residential development to prevent the overcrowding of the land; to exclude activities of a commercial and industrial nature and any activities not compatible with residential development; and to otherwise create conditions conducive to carrying out the purposes of this ordinance.

Section 902. PERMITTED USES.

A building may be erected or used, and a lot may be occupied or used, 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 903. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the 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
- C. Adult Domiciliary Care Homes.

- D. Group Child Day Care Homes.
- E. Child Day Care Centers.

Section 904. 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 905. ACCESSORY BUILDINGS.

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

Section 906. LOT AREA AND WIDTH REQUIREMENTS.

Lot area shall be required as follows:

- A. For any residential lot not served by public sewer, the lot area shall be at least one (1) acre; however, 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 any residential lot served by public sewer but not by public water - twenty thousand (20,000) square feet.
- C. For any residential lot served by both public water and public sewer - ten thousand (10,000) 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 lot width shall be not less than one hundred (100) feet measured at the minimum required building setback line.

Section 907. LOT COVERAGE.

- A. For all lots in existence on the effective date of this Ordinance, no more than fifty (50) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. Otherwise no more than forty (40) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.
- B. For any subdivision of two or more lots which provides a minimum of twenty (20) percent of the subdivided tract in contiguous permanent open space in a configuration approved at the sole discretion of the Board of Commissioners, the maximum lot coverage of any lot in the subdivided tract may be fifty (50) percent of the total area of said lot.

Section 908. MINIMUM SETBACKS.

- A. Front - twenty-five (25) feet.
- B. Side - ten (10) feet minimum and a total of thirty (30) feet for the two side yards.

C. Rear - twenty-five (25) feet

Section 909. 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 910. MAXIMUM DENSITY.

The density shall be not more than five (5) dwelling units per acre.

Section 911. OFF-STREET PARKING.

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

Section 912. SIGNS.

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

Section 913. PRINCIPAL USES.

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