

Article 10

R-2 MULTI-FAMILY RESIDENTIAL DISTRICT

Section 1001. PURPOSE.

The purpose of the R-2 Residential Multi-Family District is to provide for the orderly expansion of multi-family residential development in areas which can feasibly be supplied with essential public facilities; to provide for the public health and to prevent the overcrowding of the land through the application of maximum housing densities; to provide standards which will encourage the installation of public facilities and the preservation of public open space; to exclude activities of a commercial or industrial nature and any activities not compatible with residential development; to provide for the public convenience, and avoid undo congestion on the roads; and to otherwise create conditions conducive to carrying out the purposes of this ordinance

Section 1002. 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. Single-family semi-detached dwellings.
- C. Single-family attached dwellings. *
- D. Two family detached dwellings.
- E. Family Child Day Care Homes. *
- F. Schools, Public and Private
- G. Churches, Places of Worship
- H. Convalescent/Nursing Homes. *
- I. Private Recreation Area. *
- J. Municipal recreation areas and facilities.
- K. Municipal buildings
- L. No Impact, Home-based businesses.
- M. Public utility facilities.
- N. Timber harvesting. *
- O. 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 1003. 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.

- A. Home Occupations
- B. Civic and Fraternal Organizations.
- C. Cemeteries
- D. Adult Domiciliary Care Homes.
- E. Group Child Day Care Homes.
- F. Child Day Care Centers.

Section 1004. BUILDING HEIGHT.

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 1005. ACCESSORY BUILDINGS.

- A. Accessory buildings shall be permitted to extend into side yards, but shall not be closer than five (5) feet to the side property line. Attached dwelling units (townhouses/duplexes) may have an accessory building setback of zero (0) feet on interior lot lines.

Section 1006. LOT AREA AND WIDTH REQUIREMENTS.

A lot of not less than one (1) acre and a lot width of not less than two hundred (200) feet measured at the required minimum building setback line shall be provided for each single-family detached dwelling and for every other principal use or building permitted in this district; provided, however, that in cases where the lot abuts upon an ordained or accepted Township street or highway, the lot area and width may be reduced as follows:

- A. For residential lots the area and frontage shall be not less than reflected on Table 10-1;
- B. The 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.
- C. 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.

TABLE 10-1 Lot Area and Lot Width Requirements

Dwelling Type	Lot Area per Dwelling Unit - With Public Water and Public Sewer (Sq. Ft.)	Lot Area per Dwelling Unit - With Public Sewer without Public Water (Sq. Ft.)	Lot Area per Dwelling Unit without Public Sewer	Lot Width at the Required Minimum Building Setback Line (Feet)	Lot Frontage (Feet)
Single Family Detached	7,500	9,000	1 Acre	75	75
Single Family Semi-detached	4,500	5,500	1 Acre	40	40
Single Family Attached (Townhouse)	2,800	3,800	1 Acre	24	24
Two-family Detached	6,000	7,000	1 Acre	75	75

Section 1007. DENSITY

Dwelling unit density shall be not more than eleven (11) units per acre.

Section 1008. LOT COVERAGE.

No more than forty (40) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces. For single family attached dwellings, no more than fifty (50) percent of the area of the lot shall be covered by buildings, structures and other impervious surfaces.

Section 1009. MINIMUM SETBACKS.

- A. Front - twenty-five (25) feet.
- B. Side - eight (8) feet.
- C. Rear - twenty-five (25) feet

Section 1010. BUFFER YARDS.

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

Section 1011. OFF-STREET PARKING.

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

Section 1012. SIGNS.

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

Section 1013. PRINCIPAL USES.

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