

Section 303
R-S Residential-Sururban District
USES AND STRUCTURES

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Conditional Uses (See Section 1101) (Township Supervisors)
<ol style="list-style-type: none"> 1. Single family detached dwellings. (See 402) 2. Two-family dwellings, i.e. duplexes. (See 402) 3. Churches & places of worship 4. Government or municipal buildings or centers 5. Public or semi-public parks, playgrounds, or recreation areas (See 431) 6. Land cultivation activities (See 427) 7. Single family attached dwelling structures, i.e. townhouse structures (See 405) 8. Multi-family dwelling structures i.e. apartment buildings (See 406) 9. Multi-family housing developments (See 407) 10. Residential cluster developments (See 409) 11. Group homes (See 412) 12. Personal care homes (See 413) 13. Day care centers or group day care homes (See 414) 14. Bed and breakfast establishments (See 415) 15. Public or private schools. 16. Financial institutions. 17. Utility Supply Facilities (See 432) 	<ol style="list-style-type: none"> 1. Uses & structures customarily incidental to an approved, principal use. 2. Swimming pools (See 433) 3. Home occupations (See 434) 4. Family day care homes or accessory 5. Signs (See 702) 6. Off-street parking and loading areas (See 800 & 801) 7. No impact home based business, pursuant to Section 434k 	

(Continued on Next Page)

Ordinance 41, Adopted April 1, 2014)

Section 303

R-S Residential-Sururban District

LOT, YARD AND OPEN SPACE REQUIREMENTS

Minimum Lot Requirements (See Section 501)	Minimum Yard Requirements (See Section 502)	Maximum Height Requirements (See Section 503)
<p>1. Minimum Lot Area Per Principal Structure</p> <p>a. <u>Individual On-Lot Sewer and Water</u></p> <ol style="list-style-type: none"> 1) Single family detached dwellings and other Principal uses - 1 acre per dwelling unit or use 2) Two-family dwellings - 1/2 acre per dwelling unit. 3) Schools or churches - 2 acres <p>b. <u>Community Sewer OR Public Water</u></p> <ol style="list-style-type: none"> 1) Single family detached dwellings and other Principal uses - 30,000 sq. ft. per dwelling unit or use 2) Conversion apartments or two-family dwellings - 15,000 sq. ft. per dwelling unit 3) Group homes or personal care homes - 30,000 sq. ft. + 1,000 sq. ft. per resident. 4) Schools or churches - 2 acres 	<ol style="list-style-type: none"> 1. <u>Front Yard:</u> 50 feet from road centerline of Road or 25 feet from the edge of the closest right of way line, whichever is greater 2. <u>Side Yards:</u> 10 feet each side 3. <u>Rear Yard:</u> <ol style="list-style-type: none"> a. <u>Principal structure:</u> 20 feet b. <u>Accessory structures:</u> 10 feet 4. <u>Land Cultivation Activities:</u> Not within the clear sight triangle of any public street intersection. 	<ol style="list-style-type: none"> 2. <u>Accessory Structures:</u> 25 feet
<p>c. <u>Community Sewer AND Public Water</u></p> <ol style="list-style-type: none"> 1) Single family detached dwellings and other principal uses - 20,000 sq. ft. per dwelling unit or use. 2) Two-family dwellings - 10,000 sq. ft. per dwelling unit 3) Group homes or personal care homes - 20,000 sq. ft. + 1,000 sq. ft. per resident 4) Single family attached or multi-family dwelling structure - $\frac{1}{4}$ acre per dwelling unit. 5) Multi-family housing or residential cluster developments - 10 acres 5) Schools or churches - 2 acres <p>All lots must meet the requirements of the PA Sewage Facilities Act and all other applicable State and municipal sewer and water regulations. (Ordinance 06-06, adopted June 6, 2006)</p>	<ol style="list-style-type: none"> 2. <u>Minimum Lot width:</u> <ol style="list-style-type: none"> a. <u>Individual On-Lot Sewer and Water</u> - 150 feet b. <u>Community Sewer OR Public Water</u> - 125 feet c. <u>Community Sewer AND Public Water</u> <ol style="list-style-type: none"> 1) Single family detached dwellings and other Principal uses - 100 feet. 2) Single family attached dwellings - 24 feet per dwelling unit. 3. <u>Maximum Building Coverage:</u> 30% 4. <u>Maximum Impervious Coverage:</u> 40% 	