

ARTICLE 7

R – 1 – RESIDENTIAL SUBURBAN DISTRICTS

SECTION 7.01 – INTENT: The regulations for these districts are designed to accommodate and encourage harmonious and compatible residential development consistent with the characteristics of the prevailing open environment of the Township. For this purpose, development is restricted to conventional, low density, single family, detached dwellings and related land uses.

SECTION 7.02 - PERMITTED USES:

- A. Single family dwellings, not including single unit mobile homes.
- B. Churches and similar places of worship.
- C. Public nurseries, kindergardens, elementary and high schools, municipal buildings, public parks and playgrounds.
- D. Necessary public utility structures and buildings.
- E. Customary agricultural operations such as gardening, truck farming, flower and tree nurseries, and noncommercial greenhouses, but not including the raising, keeping and breeding of poultry, bees, or livestock. In no case shall manure, fertilizer or other odor or dust producing substances be stored anywhere within two hundred (200) feet of any adjoining lot line.
- F. Non-intensive raising, breeding or keeping of poultry, bees, or livestock, which shall not be construed to include feedlots, poultry houses, etc., provided that the following conditions are met:
 - 1. The minimum lot size shall be ten (10) acres.
 - 2. No building in which livestock, poultry, or bees, other than customary household pets are kept shall be closer than two hundred (200) feet to any adjoining lot line or road right-of-way line.
 - 3. No storage of manure or odor or dust producing substances shall be permitted within two hundred (200) feet of any adjoining lot line or road right-of-way line.
- G. Customary accessory uses and buildings incidental to any of the above permitted uses, including:
 - 1. Home occupations as provided for in Section 16.17 of this Ordinance and no-impact home-based businesses as provided for in Section 16.23 of the Ordinance.
 - 2. Signs as provided for in Article 18 of this Ordinance.
 - 3. Accessory uses as provided for in Article 16 of this Ordinance.

H. Communications Antennas mounted on an existing Public Utility Transmission Tower, Building, or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22.

I. The following Special Exception uses, upon approval by the Zoning Hearing Board as provided for in Article 21 of this Ordinance.

1. Private nurseries, elementary, high schools, and institutions of higher education.
2. Recreation areas and structures operated by membership clubs for the benefit of their members and not for gain.
3. Cemeteries, hospitals, clinics, and convalescent homes provided that they do not have an adverse effect on the area.
4. Golf courses and country clubs.
5. Commercial swimming pools.
6. Group care facilities as provided under Section 6.06P of this Ordinance.

SECTION 7.03 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS: A lot width, lot area and yard setback requirements of not less than the dimensions shown in the following table shall be provided for every dwelling unit and/or principal nonresidential building hereafter erected or altered for any use permitted in this district.

DISTRICT REQUIREMENTS

PUBLIC UTILITIES	<u>LOT REQUIREMENTS</u>			<u>YARD REQUIREMENTS</u>			
	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR
None	1 acre	*150'	25%	40'	12'	30'	30'
On-lot Water And Public Sewer	15,000	*100'	25%	30'	5'	20'	25'
Public Water and Sewer	10,000	*75'	30%	30'	5'	20'	25'

*The minimum lot width of any lot abutting a collector road in this district shall be one hundred fifty (150) feet. Those roads presently classified as collector roads by the Township Comprehensive Plan are Route 419 and North Sheridan Road (LR38011/38014).

No building shall exceed two and one-half (2 1/2) stories or thirty five (35) feet in height unless authorized as a Special Exception.

SECTION 7.04 - MINIMUM OFF-STREET PARKING REQUIREMENTS: Off-street parking shall be provided for in accordance with Article 17 of this Ordinance.

SECTION 7.05 - HABITABLE FLOOR AREA: The minimum habitable floor area of any new dwelling unit hereafter erected, altered, or designed shall be seven hundred (700) square feet.