

ARTICLE 5
ZONING DISTRICT REGULATIONS

SECTION 501 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

501.1 PERMITTED USES

Single-family Detached Dwellings
Forestry
No Impact Home-Based Business
Essential Public Utilities Facilities (excluding storage yards)
Accessory Uses to the Above

501.2 USES PERMITTED BY SPECIAL EXCEPTION

Day Care Homes
Home Occupations
Group Residence
Outdoor Wood-Fire Boilers
Place of Worship
Public Recreational Facilities
Public Uses
Quasi-Public Use
Accessory Uses to the Above

501.3 CONDITIONAL USES (SEE ARTICLE 7)

Small Wind Energy Conversion System

501.4 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State regulations and supplementary regulations contained in Article 8 of this Ordinance.

- A. Minimum Lot Area: Each principal building, or use shall be located upon a lot having a minimum lot area of not less than:
1. Fifteen Thousand (15,000) square feet when serviced by central sewers.
 2. One (1) acre per dwelling unit when serviced by an on-lot sewage disposal system and governed by the applicable standards of the Pennsylvania Department of Environmental Protection.
- B. Minimum Lot Width: One hundred (100) feet
- C. Front Yard: The minimum front yard shall be not less than thirty (30') feet in depth as measured from the front lot line.

- D. Rear Yard: The rear yard shall be not less than forty (40') feet in depth as measured from the rear lot line.
- E. Side Yard: The side yard shall be not less than fifteen (15') feet on each side.
- F. Lot Coverage: Not more than twenty (20%) percent of the lot area shall be covered with buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed two and one-half (2.5) stories or thirty-five (35') feet.
- H. Maximum Residential Density: Fifteen thousand (15,000) square feet per dwelling unit.

501.5 SUPPLEMENTARY REGULATIONS (SEE ARTICLE 8)