

**SECTION 502 R-1A SINGLE FAMILY RESIDENTIAL DISTRICT**

**502.1 PERMITTED USES**

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

**502.2 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

**502.3 CONDITIONAL USES (SEE ARTICLE 7)**

Planned Residential Development  
Small Wind Energy Conversion System

**502.4 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, structure and/or use which shall be connected to central sewers shall be located upon a lot having a minimum lot area of not less than:
  1. Eight Thousand (8,000) 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: Eighty (80') feet
- C. Front Yard: The minimum front yard shall be not less than twenty-five (25') feet in depth as measured from the front lot line.
- D. Rear Yard: The rear yard shall be not less than twenty-five (25') feet in depth as measured from the rear lot line.

- E. Side Yard: The combined side yards shall be not less than thirty (30') feet, with not less than twelve (12') feet on any given side.
- F. Lot Coverage: Not more than twenty-five (25%) 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: Eight thousand (8,000) square feet per dwelling unit.

502.5 SUPPLEMENTARY REGULATIONS (SEE ARTICLE 8)