

ARTICLE X

(R-2) Moderate Density Residential District

Section 1000 Purpose

The purpose of an R-2 Moderate Density Residential District is to provide standards for certain residential types and to provide for the safety, health, and welfare of the community by applying density control while excluding uses not compatible with residential uses.

Section 1001 Permitted Uses

1. Single family detached dwellings.
2. Two family detached dwellings provided the lot area is 25% larger than the minimum required for single family detached dwellings and in compliance with the yard and setback requirements for single family detached dwellings.
3. Single family semi-detached dwellings (duplex).
4. Townhouse dwellings, not exceeding three (3) stories in height or eight (8) dwelling units per structure.
5. Multi family dwellings, apartment buildings not exceeding three (3) stories in height and twelve (12) dwelling units per structure.
6. Conversion apartments, conversions of existing single family detached dwellings to two-family dwellings provided each unit has two points of entrance/exit and a minimum of two off-street parking spaces per dwelling unit. Conversions of existing single family detached dwellings to three or more family dwellings provided that each dwelling unit has two points of entrance/exit and a minimum of two off-street parking spaces per dwelling unit. The minimum lot area shall be determined by the applicable single family detached dwelling lot size required in this section, for the first dwelling unit and additionally three thousand square feet (3,000 sq.ft.) for each subsequent dwelling unit. Setback requirements shall comply with the applicable provisions of This Ordinance for single family detached dwellings. In the event of any conversion project which is subject to approval of the Pennsylvania Department of Labor and Industry such approval must be obtained prior to the issuance of Township building permit.
7. Churches or similar places of worship including parish houses and parsonages.
8. Nursing homes, domiciliary care facilities, convalescent homes and geriatric centers.
9. Parks, playgrounds, and recreation areas when owned or operated by the Municipality.

10. Individual mobilehomes.
11. Federal, State and Local municipal buildings and uses and essential services.
12. Planned residential developments on tracts in excess of twenty (20) acres in accordance with the provisions of this Ordinance regarding such developments.
13. Boarding, lodging, rooming house, bed and breakfast.
14. Accessory buildings and uses customarily incidental to any of the above permitted uses and which may include a home occupation.

Section 1002 Conditional Uses

1. Neighborhood outdoor recreational facilities and organizations when not operated for gain or profit.
2. Public utility facilities.
3. Public, private and parochial schools, and day care centers for the educational needs of the community; provided all outside active play areas are screened from adjacent residential properties.
4. Mobile home parks on tracts of land in excess of ten (10) acres serviced by centralized water and sewer, in accordance with the requirements of the Township Subdivision and Land Development Ordinance.
5. Commercial Wireless Telecommunications Service Facilities in accordance with Section 316 of This Ordinance.

Section 1003 Minimum Area and Density Requirements

1. All buildings including accessory buildings shall not cover more than thirty (30%) percent of the area of the lot.
2. Minimum Required for All Uses Not Otherwise Listed

	<u>On-Lot Water & Sewer</u>	<u>On-Lot Sewer</u>	<u>On-Lot Water</u>	<u>Central Water & Sewer</u>
Lot Area	1 acre	1 acre	25,000 sq.ft.	15,000 sq.ft.
Lot Width	150 feet	150 feet	100 feet	80 feet
Lot Depth	180 feet	150 feet	120 feet	100 feet
Front Yard	35 feet	35 feet	35 feet	35 feet
Each Side Yard	12 feet	12 feet	10 feet	10 feet
Rear Yard	25 feet	25 feet	25 feet	20 feet
Height (maximum)	40 feet	40 feet	40 feet	40 feet
Off-Street Parking per dwelling unit	2	2	2	2
Building Width	16 feet	16 feet	16 feet	16 feet

When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.

3. Single Family Semi-detached Dwelling (duplex) - minimum required for each dwelling unit.

	<u>On-Lot Water & Sewer</u>	<u>On-Lot Sewer</u>	<u>On-Lot Water</u>	<u>Central Water & Sewer</u>
Lot Area	30,000 sq.ft	30,000 sq.ft.	10,000 sq.ft.	7,500 sq.ft.
Lot Width	125 feet	150 feet	60 feet	50 feet
Lot Depth	156 feet	156 feet	100 feet	100 feet
Front Yard	35 feet	35 feet	35 feet	35 feet
Each Side Yard	12 feet	12 feet	10 feet	10 feet
Rear Yard	25 feet	25 feet	25 feet	25 feet
Height (maximum)	40 feet	40 feet	40 feet	40 feet
Off-Street Parking per dwelling unit	2	2	2	2
Building Width	16 feet	16 feet	16 feet	16 feet

When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.

4. Townhouse Dwelling - Minimum Required for Each Dwelling Unit

- a. Each townhouse residential project shall contain a minimum of forty thousand square feet (40,000 sq.ft.) of lot area.

Minimum Development Standards Per Dwelling Unit

Lot Area.	2,500 square feet
Lot Depth	120 feet
Interior Lot Width.20 feet
FrontYard.30 feet
Side Yard for End Units20 feet
Rear Yard	30 feet
Off-street Parking.	2.0 spaces
Height (maximum).	40 feet
Maximum Density.	8 dwelling units per acre

- b. No less than three (3) and no more than eight (8) dwelling units shall be permitted in a group.
- c. Centralized water supply and sewerage shall be provided.
- d. Active play area shall be furnished in townhouse development projects containing 16 or more dwelling units. Such area shall not be less than 2,000 square feet in land area, nor less than 30 feet in its smallest dimension. For each dwelling unit above the minimum number prescribed heretofore, an additional 100 square feet per dwelling unit shall be allocated to the total active play area.
- e. Where any townhouse project is proposed to be developed in conjunction with multi-family dwellings the active play area requirements for the multi-family dwellings shall be designed for and made accessible to the townhouse residents in addition to the multiple dwelling residents. The Board of Supervisors reserve the right to increase the active play area requirements upon recommendation of the Planning Commission when in its opinion additional area is necessary to accommodate the needs of the mixed use development in accordance with the spirit and objectives of this Ordinance.

- f. Interior yards and/or structural spacing between dwellings shall be provided in accordance with the following minimums:

Front to Front	60 feet
Front to Side	50 feet
Front to Rear	60 feet
Side to Rear	50 feet
Side to Side	40 feet
Rear to Rear	60 feet

- g. Dwelling structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Structures shall be located within the development so that there will be no adverse impact such as excluding natural light or invading the privacy of adjacent structures.
- h. There shall be one hundred feet (100') setback from the property lines adjacent to any existing dwelling or residential district.

5. Multi-family Dwellings - Minimum Required

- a. Each multiple dwelling residential project shall contain a minimum of forty thousand square feet (40,000 sq ft) of lot area in accordance with the following standards.

Lot Width.150 feet
Lot Depth.150 feet
Each Side Yard	20 feet
Rear Yard.	30 feet
Front Yard	30 feet
Off-street parking per Dwelling Unit.	2.0 spaces
Height (maximum)	40 feet

Active Play Area Per Dwelling Unit:

Efficiency.75 sq.ft.
1 Bedroom.100 sq.ft.
2 Bedroom.125 sq.ft.
3 or More Bedrooms.	150 sq.ft.

Maximum Density. 8 dwelling units per acre

- b. The length or width of any dwelling shall not exceed one hundred and fifty feet (150').
- c. Centralized water supply and sewerage shall be provided.
- d. There shall be one hundred foot (100') setback from the property lines adjacent to any existing dwelling or residential district.
- e. Interior yards and/or structural spacing between dwellings and units shall be provided in accordance with the following minimums:

Front to Front	60 feet
Front to Side	50 feet
Front to Rear	60 feet
Side to Rear	50 feet
Side to Side	40 feet
Rear to Rear	60 feet

- f. Dwelling unit structures shall be located and arranged so as to promote privacy for residents within the development and maintain privacy for residents adjacent to the development. Structures shall be located within the development so that there will be no adverse impact such as excluding natural light or invading the privacy of adjacent structures.

