

ARTICLE IX

(R-1) Low Density Residential District

Section 900 Purpose

The purpose of the R-1 Low Density Residential District is to provide for the orderly development of single family type residential areas; to provide for the public health and prevent overcrowding through density control, and to exclude activities not compatible with single family residential development.

Section 901 Permitted Uses

1. Single-family detached dwellings. Existing properties greater than or equal to ten (10) acres in size as of April 12, 2007 and proposing a total of five (5) or more residential dwelling units shall comply with the standards of Article XIV (Conservation Design Overlay District) for Options 1, 2 and/or 3.
2. Churches or similar places of worship including parish houses and parsonages;
3. Parks, playgrounds and recreation areas when owned or operated by the Municipality.
4. Federal, State and Local Municipal buildings and uses and essential services.
5. Agriculture and agriculturally related operations, including the following:
 - a. Forest reserves, tree farming and crop farming to include forage, sod, grain, and feed.
 - b. Vineyards, orchards, greenhouses, nurseries, gardens, commercial production of fruits, vegetables, flowers, plants and similar products, and sale of these products in buildings in which the retail area shall not exceed 1,000 square feet in floor area, and set back a minimum of thirty-five (35) feet from any property line or street right-of-way line, with off-street parking provided.
6. Cemeteries and related uses provided no graves or structures shall be located within fifty (50') feet of any property line of the cemetery.
7. Accessory buildings and uses customarily incidental to any of the above permitted uses and which may include a home occupation.

Section 902 Conditional Uses

1. Public utility facilities.

2. 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.
3. Neighborhood outdoor recreational facilities and organizations when not operated for gain or profit.
4. Animal husbandry, milk processing, livestock production including breeding of dairy and beef cattle, sheep, swine, horses, ponies, mules, goats, poultry, game birds, fowl, fur animals, and associated farm animals provided that conditions for indoor confinement and housing be exercised and performed within the following requirements which shall not pertain to domestic pets like cats and dogs in compliance with the requirements of Section 801.4.C of this Ordinance.
5. Granaries, sawmills, and similar agriculturally related activities.
6. Stables and riding academies.
7. Kennels, animal hospitals not located within one hundred (100') feet of any property line.
8. Commercial Wireless Telecommunications Service Facilities in accordance with Section 316 of This Ordinance.

Section 903 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 | 30,000 sq.ft. | 20,000 sq.ft. |
| Lot Width | 150 feet | 150 feet | 100 feet | 100 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 | 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.