

350 RESIDENTIAL (RES) DISTRICT

350 Intent

The purpose of this district is to provide a place for a variety of housing types such as single family semi-detached, townhouses, and apartments.

351 Permitted Uses

Only one permitted use per lot of the following uses are permitted by right in this district.

351.1 Single family detached dwelling.

351.2 Single family semi-detached dwelling (twin homes).

351.3 Attached dwelling (town homes).

351.4 Multi-family dwelling (apartments, buildings).

351.5 Agriculture.

351.6 Place of Worship.

351.7 A building, structure or facility owned and used by a public utility for the direct provision of services to the public.

351.8 Municipal building, structure, recreation area or facility of the Township.

351.9 Forestry

352 Accessory Uses

These uses occur on the same lot as the permitted use and are customarily incidental and subordinate to the permitted use. Accessory uses shall meet all yard and other applicable regulations of this Ordinance. Only the following accessory uses are permitted in this district.

352.1 Private garage or private parking area, pursuant to Section 430.

352.2 Other customary accessory structures and uses, pursuant to Section 411.

352.3 Signs, pursuant to Section 440.

352.4 Home occupations, pursuant to Section 450.

352.5 Non-commercial swimming pool, pursuant to Section 424.

352.6 No-Impact home based business, pursuant to Section 451.

353 Special Exception Uses

Applications for these uses are subject to review by the Zoning Hearing Board according to the provisions of Section 740. These uses shall be permitted after the Zoning Hearing Board has determined that the relevant standards and criteria contained in Section 500 are met. The Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purpose of this Zoning Ordinance and to protect the public health, safety, morals, and the general welfare. Only the following special exception uses are permitted in this district.

353.1 Extended Care Facility

353.2 Group homes.

353.3 Conversions to apartments.

353.4 Day care centers

355 Lot Area, Width, Building Coverage and Height, and Frontage on Approved Public Streets Requirements

| | Minimum Lot Area | Max. No. of units per Gross Acre | Minimum Lot Width | Max. Bldg. Coverage of Lot | Maximum Building Height |
|--------------------------------------|------------------|----------------------------------|-------------------|----------------------------|-------------------------|
| Single family detached dwelling | 10,000 | --- | 70' | 30% | 35' |
| Single family semi-detached dwelling | 6,000 | --- | 45' | 40% | 35' |
| Single family attached dwelling | 2,800 | 10 | 20' | 40% | 35' |
| Multi-family dwelling | 1 acre | 10 | none | 40% | 35' |
| Agriculture | 1 acre | -- | 150' | 20% | 35' |

All other uses 10,000 --- 80' 35% 35'

356 On-Lot Sewage Disposal

All principal uses allowed in the district that utilize an on-lot sewage disposal system shall have a minimum lot size of one dwelling unit per acre.

357 Minimum Yard Requirements

| | Front Yard | Each Unattached Side Yard | Rear Yard |
|---|------------|---------------------------|-----------|
| Single family detached dwelling | 25' | 7' | 25' |
| Single family semi-detached dwelling | 35' | 10' | 20' |
| Single family attached dwelling | 35' | 15' | 25' |
| Multi-family dwelling | 25' | 15' | 25' |
| Agriculture, except structures | none | none | none |
| All other uses including Structures for agricultural & recreational use | 25' | 10' | 30' |

358 Site Plan Approval

358.1 Required for all Special Exception Uses.

358.2 Required for Place of Worship.

358.3 Required for municipal buildings, excluding those of Washington Township.

358.4 Required for public utility buildings, structures and facilities.