

article IV

R-1 Low Density Residential District

SECTION 400 PURPOSE

The (R-1) Low Density Residential District provides for residential uses in a neighborhood setting consistent with the areas of existing lower density housing in the Borough. In addition, the R-1 District serves as a transitional zone between the lower density residential development in adjacent townships and the higher density development in the Borough. New development within existing R-1 neighborhoods should be consistent and compatible with the current residential uses in the district.

SECTION 401 PERMITTED USES

A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses Permitted By Right

1. Single-family detached dwelling.
2. Minor home occupation (reference Section 1202.A1).
3. Municipal building or use.
4. Public recreation facility.
5. Signs, in accordance with the provisions of Article XV.
6. Accessory residential buildings, fences, swimming pools, antennas, masts, and parking (reference Sections 1202.F1 through 1202.F8).
7. Temporary structure (reference Section 1202.F3).
8. Temporary community event (reference Section 1202.F4).
9. Garage or yard sale (reference Section 1202.F2).

B. Uses Permitted By Special Exception

1. Institutional uses including public or private library, museum, educational facility, or place of worship (reference Section 1202.B2).
2. Utilities and substations (reference Section 1202.E1).
3. Major home occupations (reference Section 1202.A1).
4. Nursing home (reference Section 1202.B1).
5. Bed and breakfast (reference Section 1202.C8).
6. Emergency services.

SECTION 402 AREA AND BULK REGULATIONS

Unless otherwise indicated for a specific use in Article XII, Use Regulations, the following minimum area and bulk regulations shall apply:

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|----|------------------------------------|---|
| A. | Minimum Lot Area | 10,000 square feet |
| B. | Minimum Lot Width | |
| | at building line | 75 feet |
| | at curb line | 50 feet |
| C. | Maximum Lot Coverage | 35% |
| D. | Minimum Front Yard | 25 feet, except as provided for in Section 1301.C.2 |
| E. | Minimum Side Yard | 15 feet |
| F. | Minimum Rear Yard | 25 feet |
| G. | Minimum Accessory Building Setback | 5 feet |

SECTION 403 HEIGHT REGULATIONS

No building shall exceed thirty-five (35) feet in height, provided that such height limit may be increased to a maximum of forty-five (45) feet when one (1) additional foot of side yard setback is provided for each one (1) foot increase in height.

SECTION 404 APPLICABLE PROVISIONS

Additional standards are established throughout this Ordinance and shall be referenced to determine their applicability to uses and lots within the R-1 Low Density Residential District:

- A. Floodway Hazard District, Article XI.
- B. Use Regulations, Article XII.
- C. Design Standards, Article XIII.
- D. Natural Resource Protection Standards, Article XIV.
- E. Signs, Article XV.
- F. Nonconforming Uses, Structures, and Lots, Article XVI.