

ARTICLE III

R-1 RESIDENTIAL DISTRICT

Section 300 Purpose

R-1 Residential Districts are designed primarily to provide for the special needs of the large rural and undeveloped areas of the Township and to encourage the preservation of ample and appropriate areas for continued agriculture, recreation, conservation and other open space purposes. Accordingly, the district incorporates a density standard which, among other things, (a) provides for farm and low density dwelling use, with area regulations geared to the nature of the permitted uses and the likelihood of the absence of public water, sanitary sewer or other services, (b) prevents the haphazard mixing of commercial, industrial, and residential use, (c) discourages premature subdivision and isolated development, and (d) facilitates the conservation of forest, water and other natural resources, thereby reducing demands on the water table and minimizing erosion. In R-1 Residential Districts, the following regulations shall apply:

Section 301 Use Regulations

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

- 301.1 Single family detached dwelling of not less than 900 square feet of living space.
- 301.2 Agriculture. Any building used for keeping or raising livestock or poultry shall be situated not less than 100' from any street line, proposed street line, property line or dwelling other than the owner's dwelling.
- 301.3 Roadside stand for the sale of farm or nursery products, seventy-five (75) percent of which are produced on the property where offered for sale, provided (a) such stand shall be situated not less than fifteen (15) feet from any street line or proposed street line, within which off-street parking facilities for the patrons of the roadside stand shall be provided, and (b) that any such stand shall be removed or kept in good condition during seasons when products are not being offered for sale.
- 301.4 Public library, public park or public recreation area.
- 301.5 Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.
- 301.6 No-Impact Home-Based Business, subject to the provisions of Section 1312., and Home Occupations, subject to the provisions of Section 1325.
- 301.7 Professional Office employing no more than two (2) employees.

- 301.8** Accessory use of one amateur radio transmitting and receiving antenna, subject to the height restrictions contained in Section 1319.1. and 1319.2.
- 301.9** Municipal Use
- 301.10** The following uses when authorized by the Zoning Hearing Board as a Special Exception, provided that any such use be located on a site of not less than five (5) acres.
- a. Private educational, religious or philanthropic use.
 - b. Privately owned outdoor recreational area for use by the general public, such as park, picnic grounds, riding stable or academy, swimming area, and golf course, provided that (1) the use and its design are compatible with the natural character of the area; (2) the use shall include only necessary accessory structures; and (3) no commercial activity shall be permitted except for charging of admission, the sale of refreshments, the rental of athletic equipment, or such other purpose as is clearly incidental to the permitted outdoor recreation use.
 - c. Hospital, convalescent home or sanitarium.
 - d. Cemetery.
 - e. Public, private or parochial school.
 - f. Church or other place of worship.
 - g. Telephone office or utility substation, provided that any such use be located on a site of not less than one (1) acre.
 - h. Boarding of horses and riding stables, subject to the provisions of Section 1318 of this Ordinance.
 - i. Kennel, when the following requirements are satisfied:
 - (1) No building or structure associated with a kennel shall be closer than 350 feet from the property line.
 - (2) No building or structure associated with a kennel shall be closer than 450 feet from a dwelling or place of lodging, other than a dwelling or place of public lodging located on the same property upon which the kennel is located.
 - (3) A planting of arborvitae or similar evergreen plant screening at least six feet (6') in height must surround outdoor pens and runs.
 - (4) No animals are permitted outdoors between the hours of 8:00 P.M. and 8:00 A.M.
 - (5) Kennel buildings shall be sound-proof so that sounds generated within the building cannot be perceived at the lot lines.

- (6) Odors causing annoyance or discomfort to the public beyond the boundaries of the lot on which the kennel is located are prohibited.
- (7) Kennels must comply with all applicable state codes and regulations.
- j. Bed and Breakfast, subject to the provisions of Section 1321.
- k. Group Home, when the following requirements are satisfied:
 - (1) All group homes shall hold a valid license, specifically as a group home, from the Pennsylvania Department of Public Welfare and shall meet all current Department regulations, including those standards governing indoor space and applicable state and local building and fire safety codes.
 - (2) The individual or organization owning and/or operating the group home shall provide to the Township evidence of its financial stability.
 - (3) The residential exterior appearance of the structure and premises shall be maintained. No external alterations, additions, or changes to the exterior of the structure are permitted, except as may be required by the Pennsylvania Department of Welfare or other governmental agency, or as may be needed for safety reasons or to accommodate the physically handicapped.
 - (4) There shall be no more than one (1) kitchen or cooking facility. Meals shall be served to occupants and visitors only. No separate cooking facilities are permitted for any occupant.
 - (5) No group home shall be located within four hundred (400) feet of any other group home.
 - (6) Facilities which house persons who are likely to pose a physical threat to the community may not be deemed "group homes" under the provisions of this Ordinance. Such persons include, but are not necessarily limited to, individuals who have potentially violent behavioral disorders or who have been convicted of violent crimes.
 - (7) The minimum lot size (net lot area) shall be three (3) acres.

301.11 The following uses when authorized by the Board of Supervisors as a Conditional Use in accordance with the provisions of §1609:

- a. Except as provided in §301.8 above, Amateur Radio Transmitting and Receiving Antennas, subject to the provisions of §1319.
- b. Age Qualified Residential Developments, subject to the provisions of ARTICLE XII.

Section 302 Area and Height Regulations

302.1 R-1 Area & Height Regulations

	<u>On-site sewer & water</u>	<u>Public sewer & water</u>
Minimum lot size (Net Lot Area)	65,340 sq. ft.	30,000 sq. ft.
Minimum lot width	175 ft.	125 ft.
Maximum building area	15%	15%
Minimum Open Area	80%	60%
Minimum front yard	60 ft.	60 ft.
Minimum side yard (2)	25 ft.	25 ft.
Minimum rear yard	30 ft.	30 ft.
Maximum height (principal building)	35 ft.	35 ft.
Maximum height (accessory building)*	25 ft.	25 ft.

*Note: Farm accessory buildings are exempt from this regulation.

302.2 Attached Garages.

Attached private garages which are connected to any dwelling with or without a breezeway, shall be considered a part of the dwelling for the purpose of measuring any required open spaces. All such attached garages shall be fire-proofed in accordance with the Building Code of the Township.

ARTICLE IV

R-2 MULTI-FAMILY RESIDENTIAL DISTRICT

Section 400 Purpose

R-2 Residential Districts are designed primarily to encourage the orderly expansion of development by directing more intensive development into those portions of the Township in which utilities and other municipal and urban services can most logically and economically be provided. In R-2 Residential Districts the following regulations shall apply:

Section 401 Use Regulations

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

- 401.1 Any use permitted by right in “R-1” Residential Districts.
- 401.2 Semi-detached, Attached, Two-Family or Multi-Family dwellings.

Section 402 Area and Height Regulations

- 402.1 Area and height regulations for R-1 Residential District land uses permitted in the R-2 District shall conform to the R-1 area and height regulations as contained in Section 302.
- 402.2 Area and height regulations for Semi-detached, Attached, Multi-Family and Two-Family dwellings shall be as follows:

R-2 Area & Height Regulations - Semi-detached units

	On-site sewer & water	Public sewer & water
Minimum lot size (Net Lot Area)	30,000 sq. ft./d.u.	15,000 sq. ft./d.u.
Minimum lot width	125 ft.	60 ft.
Maximum building area	15%	15%
Minimum Open Area	65%	50%
Minimum front yard	30 ft.	30 ft.
Minimum side yard (1)	20 ft.	20 ft.
Minimum rear yard	30 ft.	30 ft.
Maximum height (principal building)	35 ft.	35 ft.
Maximum height (accessory building)*	25 ft.	25 ft.

*Note: Farm buildings are exempt from this regulation.

R-2 Area & Height Regulations - Attached units (townhouses)

	<u>Public sewer & water</u>
Minimum tract size (Net Lot Area)	10 acres
Maximum tract density (Gross Density)	8 d.u./acre
Maximum tract building area	30%
Minimum lot requirements (if provided)	
Minimum lot area	2,500 sq. ft.
Minimum lot width	25 ft.
Minimum front yard	25 ft.
Minimum rear yard	20 ft.
Maximum building area	40%
Minimum building setback from road	
R-O-W or parking	25 ft.
Minimum building separation	40 ft.*
Minimum buffer yard/landscape screen	25 ft.
Minimum open space	20%

*Note: The minimum building separation shall be established by current ISO (or successor agency) standards for building separation, but in no case shall that building separation be less than forty (40) feet.

R-2 Area & Height Regulations - Multi-Family units (Apartments)

	<u>Public sewer & water</u>
Minimum tract size (Net Lot Area)	10 acres
Maximum tract density (Gross Density)	8 d.u./acre
Maximum tract building area	20%
Minimum building setback from road	
R-O-W or parking	25 ft.
Minimum building separation	40 ft.*
Minimum buffer yard/landscape screen	20 ft.
Minimum open space	20%

*Note: The minimum building separation shall be established by current ISO (or successor agency) standards for building separation, but in no case shall that building separation be less than forty (40) feet.

R-2 Area & Height Regulations - Two-Family units

	<u>On-site sewer & water</u>	<u>Public sewer & water</u>
Minimum lot size (Net Lot Area)	60,000 sq. ft./building	30,000 sq. ft./ building
Minimum lot width	175 ft.	125 ft.
Maximum building area	15%	15%
Minimum Open Area	75%	55%
Minimum front yard	60 ft.	60 ft.
Minimum side yard (2)	25 ft.	25 ft.
Minimum rear yard	30 ft.	30 ft.
Maximum height (principal building)	35 ft.	35 ft.
Maximum height (accessory building)*	25 ft.	25 ft.

*Note: Farm buildings are exempt from this regulation.

Section 403 Special Regulations

403.1 Multi-Family Developments

- a. A buffer strip shall be provided along the entire perimeter of the property on which Multi-Family dwelling units are erected, of at least twenty (20) feet in width measured inward from the property line and retained in natural woods, or be suitably landscaped with grass and/or ground cover, shrubs and trees. No parking shall be allowed in this area.
- b. Streets may be dedicated to the Township at the time of construction, and if so dedicated, they shall conform with all applicable Township Ordinances and regulations.
- c. Each dwelling shall be served by a public water supply and public central sewage disposal system or systems in conformity with all state, county and Township statutes, ordinances and regulations.
- d. Multi-Family development shall be subject to all of the standards and provisions contained in the Township of Ruscombmanor Subdivision and Land Development Ordinance of 1987, as amended, and shall be reviewed and approved in accordance with said Ordinance.
- e. A Multi-Family residential development shall have at least two accessways (streets), which shall be no closer than 250 feet and each accessway shall be at least thirty-three (33) feet wide unless a different width is specified by the Township of Ruscombmanor Subdivision and Land Development Ordinance of 1987, as amended.

ARTICLE V

R-2A MULTI-FAMILY RESIDENTIAL DISTRICT

Section 500 Purpose

The R-2A Multi-Family Residential District is designed primarily to encourage more intensive development into those portions of the Township that directly abut Fleetwood Borough and Richmond Township where the provision of utilities and other municipal and urban services can most logically and economically be provided. In R-2A Residential Districts the following regulations shall apply:

Section 501 Use Regulations

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

501.1 Any use permitted by right in “R-2” Residential Districts.

501.2 Mobilehome parks.

Section 502 Area and Height Regulations

502.1 Except for residential uses, area and height regulations for R-1 Residential District land uses permitted in the R-2A shall conform to R-1 area and height regulations as contained in Section 302. Area and height regulations for residential land uses permitted in the R-2A shall conform to the R-2 area and height regulations as contained in sub-section 402.2.

02.2 A Multi-Family residential development shall have at least two accessways (streets), which shall be no closer than 250 feet and each accessway shall be at least thirty-three (33) feet wide unless a different width is specified by the Township of Ruscombmanor Subdivision and Land Development Ordinance of 1987, as amended.

502.3 R-2A Area & Height Regulations for Mobilehome Parks

	Public sewer & water
Minimum tract size (Net Lot Area)	10 acres
Maximum tract density (Gross Density)	8 d.u./acre
Minimum lot requirements:	
Minimum lot size	10,000 sq. ft.
Minimum front yard	20 ft.
Minimum side yard (2)	10 ft.
Minimum unit separation	20 ft. *
Minimum rear yard	10 ft.
Minimum buffer yard/landscape screen	20 ft.
Minimum open space	30%
Maximum impervious coverage	60%

*Note: Minimum unit separation shall be established by current ISO (or successor agency) standards for unit separation, but in no case shall the unit separation be less than twenty (20) feet.

Section 503 Special Regulations

503.1 Multi-Family and Mobilehome Park developments shall conform to the requirements of Sections 403.1. and 503.2. of this Ordinance.

503.2 Mobilehome Park Development.

- a. The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be equal to fifty percent (50%) of the spaces to be included in the mobilehome park.
- b. No space shall be rented for residential use of a mobilehome in any such park except for periods of thirty (30) days or more.
- c. All provisions and regulations of the Township dealing with mobilehome parks must be met.