

ARTICLE VII

R-2 COMMUNITY RESIDENTIAL DISTRICT

Section 700. PURPOSE

The R-2, Community Residential District, is intended primarily to enable the development of stable, well-designed residential neighborhoods with single-family detached dwellings at densities appropriate to the existing pattern of development and the availability of supporting facilities. In general alternative forms of residential use and most non-residential uses are deemed inappropriate within the R-2 District.

Section 701. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
 - A. Agriculture, in accordance with the provisions of Section 1818 and Section 1809.
 - B. Single-Family Detached Dwelling.
 - C. Township Municipal Use.
 - D. No-Impact Home-Based Business, in accordance with the provisions of Section 1806.
 - E. Forestry in accordance with the provisions of Section 1823.
 - F. Accessory Use on the same lot with and customarily incidental to any of the foregoing permitted uses including but not limited to those described in Section 1804.
2. Uses by Special Exception. Any of the following uses shall be permitted when approved as a Special Exception by the Zoning Hearing Board, in accordance with the provisions of this Article and the standards and criteria contained in Section 2208:
 - A. Place of worship or educational use.
 - B. Non-commercial park or similar recreational or open space use.
 - C. Major Home Occupation, in accordance with the provisions of Section 1806.
 - D. Accessory dwelling unit, in accordance with the provisions of Section 1803.
3. Conditional Uses. The following uses shall be permitted when approved as a Conditional Use by the Board of Supervisors, in accordance with the provisions of this Article and Section 2000.6.
 - A. Personal Care Facility on a lot containing not less than ten (10) acres, gross in accordance with Section 703.1.

B. Bed and Breakfast Facility, in accordance with the provisions of Section 1807.

C. Age Restricted Housing Communities, in accordance with the provisions of Section 703.2

4. In addition to the foregoing, all development shall comply with the provisions of Section 1825 (Agricultural Override).

Section 702. AREA AND BULK REGULATIONS

The following regulations shall apply to uses in the R-2 District:

A. Maximum Density - The maximum residential density in the R-2 district shall not exceed one (1) dwelling unit per acre of gross tract area, except for the following circumstances.

One (1) additional lot may be created in excess of the maximum residential density and the minimum front yard shall be thirty-five (35) feet and minimum rear yard depth shall be twenty (20) feet when all of the following property characteristics exist:

1. The property contains a single family detached dwelling that is a Historic Resource identified on the Historic Resources List is to be preserved as a part of the subdivision.

B. Minimum Lot Area

1. For any use to be served by an individual on-site sewage system, a lot area of not less than one (1) acre shall be provided.

2. For any use served by a public sewage system, a lot area of not less than twenty-five thousand (25,000) square feet shall be provided, however development of any tract shall not exceed the maximum density of one (1) dwelling unit per acre of gross tract area.

C. Minimum Lot Width

1. Where the minimum lot area is one (1) acre, such lot shall have a width of not less than one hundred and fifty (150) feet, measured at the building setback line and a width of not less than seventy-five (75) feet, measured at the front lot line.

2. Where the minimum lot size is twenty-five thousand (25,000) square feet, such lot shall have a width of not less than one hundred and twenty-five (125) feet, measured at the building setback line and a width of not less than sixty-five (65) feet, measured at the front lot line.

D. Minimum Front Yard. No building shall be situated less than fifty (50) feet from the front lot line.

E. Minimum Side Yard

1. Where the minimum lot area is one (1) acre, the minimum aggregate of the two side yards shall be fifty (50) feet and neither side yard shall be less than twenty (20) feet.
2. Where the minimum lot area is twenty-five thousand (25,000) square feet, the minimum aggregate of the two (2) side yards shall be forty (40) feet and neither side yard shall be less than fifteen (15) feet.

F. Minimum Rear Yard

1. Where the minimum lot area is one (1) acre, the minimum rear yard depth shall be fifty (50) feet.
2. Where the minimum lot area is twenty-five thousand (25,000) square feet, the minimum rear yard depth shall be forty (40) feet.

G. Maximum Impervious Surface

1. Where the minimum lot area is one (1) acre, no more than fifteen percent (15%) of the lot shall be covered by impervious surfaces.
2. Where the minimum lot area is twenty-five thousand (25,000) square feet, no more than twenty percent (20%) of the lot shall be covered by impervious surfaces.

H. Maximum Height - Except as provided in Section 1703, no building or other structure erected in the R-2 District shall exceed a height of three (3) stories or thirty-five (35) feet, whichever is less. Flag poles shall be limited to thirty-five (35) feet in height.

I. Accessory Structures - Any accessory use structure may be located within a side or rear yard only in accordance with Section 1805, or with respect to the sheltering of animals, in accordance with Section 1818.

Section 703. DESIGN STANDARDS FOR CONDITIONAL USES

1. A Personal Care Facility may be permitted as a Conditional Use in the R-2 District only in accordance with the following conditions.
 - A. A tract of land of ten (10) acres or more may be eligible for the development of a Personal Care Facility provided all applicable provisions of this Article are met.
 - B. The following design standards shall apply to any Personal Care Facility.
 - (1) The Personal Care Facility shall be served by public sewage disposal, in accordance with the effective Act 537 Plan, and water supply systems.
 - (2) The tract on which a Personal Care Facility is proposed to be located must have access on a collector or arterial road.

- (3) Any tract of land on which a Personal Care Facility is proposed to be located shall be held in single ownership or shall be subject of an application filed jointly by the owners of the tract. The tract shall be developed according to a single plan under single direction and in the manner approved. Construction shall be initiated within nine (9) months of approval of the Final Subdivision or Land Development Plan. If a Personal Care Facility is developed on two (2) or more parcels of land, such parcels shall be contiguous, however may be separated by minor roads.
- (4) A minimum of fifty percent (50%) of the gross tract area shall be retained as permanent open space and limited to passive and/or active recreational uses, in accordance with the provisions of Section 1714.
- (5) The maximum density of a Personal Care Facility shall not exceed two and one-half (2½) dwelling units per acre of gross tract area. In the calculation of the permitted density every two and one-half (2½) beds, when proposed shall equal one (1) dwelling unit and the total number of equivalent-unit beds shall not exceed twenty-five percent (25%) of the total number of permitted units.
- (6) Permitted Uses
 - (a) Residential Dwelling Units that are restricted to occupancy by households wherein at least one member of the household is age fifty five (55) or older, including:
 - i. Single-family detached dwellings.
 - ii. Two-family dwellings including twin and duplex dwellings.
 - iii. Multi-family dwellings including triplex, fourplex, townhouse and apartment dwellings.
 - iv. Common facilities that are intended for use by the residents, staff, guests of residents and prospective residents and do not exceed twenty percent (20%) of the total floor area of all structures within the community. The applicant shall provide assurance that the common facilities will not be open to the general public. The common facilities may include the following:
 - (i) Dining facilities.
 - (ii) Medical offices and/or clinics, therapeutic and rehabilitation facilities, pharmacies and laboratories.
 - (iii) Retail and service shops that are designed to serve only the residents, staff, guests of residents and prospective residents of a Personal Care Facility and do not exceed 20% of the total floor area of the common facilities.
 - (iv) Community center, hobby and craft shops and recreational facilities.
 - (v) Chapel or other religious facilities.

- (vi) Maintenance shop, emergency power generation, central laundry and kitchen.
- (vii) Rooms for guests of residents and prospective residents.
- (viii) Administrative offices.

C. Bulk, Area and Dimensional Standards

- (1) The minimum tract size shall be no less than ten (10) acres, net.
- (2) Not less than fifty percent (50%) of the gross tract area shall be designated as common open space and/or recreation areas in accordance with the provisions of Section 1714.
- (3) Not more than thirty percent (30%) of the gross tract area shall be covered by impervious surfaces.
- (4) All detached, semi-detached and attached dwelling unit structures shall maintain a minimum separation distance of twenty (20) feet when the side of the structure faces the side of another and forty (40) feet in all other instances.
- (5) All other structures including apartment structures shall maintain a minimum separation distance as follows:
 - a. Three (3) times the height of the taller of two structures where any part of either structure faces upon another structure, but in no case less than seventy-five (75) feet.
 - b. One and one-half (1½) times the height of the taller of two structures where any part of either structure backs upon another structure (including the space between or corner of one structure and a wall of another), but in no case less than fifty (50) feet.
 - c. The height of the taller structure, when two structures abut end to end, but in no case less than twenty-five (25) feet.
- (6) The overall dimension of all structures, in a single direction, shall not exceed one hundred and eighty (180) feet.
- (7) The minimum setback distance of all structures from the right-of-way of an existing road shall be one hundred and fifty (150) feet.
- (8) The minimum setback distance of all structures from the side and rear lot lines that abut single-family detached uses or residential zoning districts shall be one hundred (100) feet.

- (9) Where individual dwelling unit lots are to be subdivided and sold in fee simple, the applicable area, bulk and dimensional requirements of Section 602 shall apply.
- (10) Solid waste collection stations and parking areas shall not be located within any minimum yard area. Solid waste collection stations shall be fully screened by a solid wall, fence, evergreen planting or a combination thereof.
- (11) Each principal use shall meet the area, bulk and dimensional requirements of this section. Where uses are not located on individual lots, a building, vehicular cart way, and loading and storage area envelope shall be identified for each principal use. Such land area may include permitted accessory uses but shall not be used to satisfy the area, bulk or dimensional requirements of any other principal use nor the minimum common open space requirement. The building envelope for all buildings, except detached, semi-detached and attached dwellings that are subject to the provisions of Section 604.2.B(7)(j), shall extend a minimum of twenty five (25) feet around the footprint of all principal structures and a minimum of ten (10) feet around the footprint of all vehicular cartways, and loading and storage areas.
- (12) All personal care apartment units shall provide a minimum habitable floor area of three hundred and fifty (350) square feet or a total of two hundred (200) square feet per person residing in the dwelling, whichever is greater.
- (13) Except as provided in Section 1704, no building or other structure shall exceed a height of three (3) stories or thirty-five (35) feet, whichever is less. Flag poles shall be limited to thirty-five (35) feet in height.

2. Age Restricted Housing Communities may be permitted as a Conditional Use in the R-2 District only in accordance with the following conditions.
 - A. A tract of land of thirty (30) acres gross or more may be eligible for development of an Age Restricted Housing Community provided all applicable provisions of this Article are met.
 - B. The following design standards shall apply to any Age Restricted Housing Community.
 - (1) The Age Restricted Housing Community shall be served in accordance with the effective Act 537 Plan.
 - (2) Any tract of land on which an Age Restricted Housing Community is proposed to be located shall be held in single ownership or shall be subject of an application filed jointly by the owners of the tract.
 - (3) The tract shall be developed according to a single plan under single direction and in the manner approved. Construction shall be initiated within nine (9) months of approval of the Final Subdivision or Land Development Plan.
 - (4) If an Age Restricted Housing Community is developed on two (2) or more parcels of land, such parcels shall be contiguous, however may be separated by minor roads.

- (5) The maximum density of an Age Restricted Housing Community shall not exceed one and one-quarter (1¼) dwelling units per acre of gross tract area.
- (6) Permitted Uses
 - a. Residential Dwelling Units that are restricted to occupancy by households wherein at least one member of the household is age fifty five (55) or older, including:
 - i. Single-family detached dwellings.
 - ii. Two-family dwellings including twin and duplex dwellings subject to the applicable requirements of Section 903.
 - iii. Triplex, fourplex and townhouse dwellings. Townhouse dwellings shall not exceed four (4) dwelling units in a row.
 - iv. Community center, hobby, craft and recreational facilities to serve the residents of the community only.
 - v. Chapel or other religious facilities to serve the residents of the community only.
- (7) Bulk, Area and Dimensional Standards
 - a. The minimum tract size shall be no less than thirty (30) acres, gross.
 - b. Not less than fifty percent (50%) of the gross tract area shall be designated as open space and/or recreation areas in accordance with the provisions of Section 1714.
 - c. Not more than thirty percent (30%) of the gross tract area may be covered by impervious surfaces.
 - d. The maximum density shall be one and one-quarter (1¼) dwelling units per acre of gross tract area.
 - e. A paved pedestrian system interconnecting all dwelling units, common and recreational facilities, open space and parking areas shall be provided and shall be a minimum of five (5) feet in width.
 - f. The following are the required minimum setbacks from internal cart ways and parking areas for all structures in an Age Restricted Housing Community:
 - i. Detached, semi-detached and attached, 25 feet.
 - ii. Common and recreational facilities, 35 feet.

This distance may be reduced to twenty five (25) feet where pedestrian access is provided from parking and drop-off areas to these facilities.

- g. All detached, semi-detached and attached dwelling unit structures shall maintain a minimum distance of twenty (20) feet when the side of the structure faces the side of another and forty (40) feet in all other instances.
- h. Common facilities structures shall maintain a minimum distance of twenty (20) feet when the side of the structure faces the side of any other structure and fifty (50) feet in all other instances.
- i. Where individual dwelling unit lots are to be subdivided and sold in fee simple, the applicable area, bulk and dimensional requirements of Section 902 and 903 shall apply.
- j. Solid waste collection stations and parking areas shall not be located within any minimum yard area. Solid waste collection stations shall be fully screened by a solid wall, fence, evergreen planting or a combination thereof.
- k. Each principal use shall meet the area, bulk and dimensional requirements of this section. Where uses are not located on individual lots, a building, vehicular cart way, and loading and storage area envelope shall be identified for each principal use. Such land area may include permitted accessory uses but shall not be used to satisfy the area, bulk or dimensional requirements of any other principal use nor the minimum common open space requirement. The building envelope shall extend a minimum of twenty-five (25) feet around the footprint of all principal structures and ten (10) feet around the footprint of all vehicular cart ways and loading and storage areas.
- l. Maximum Height - Except as provided in Section 1704, no building or other structure erected in the R-2 District shall exceed a height of three (3) stories or thirty-five (35) feet, whichever is less. Flag poles shall be limited to thirty-five (35) feet in height.

Section 704. DESIGN STANDARDS

The following Design Standards of this Ordinance shall, as applicable, govern the uses in the R-2 District:

1. Access, Highway Frontage and Interior Circulation as required by Section 1706.
2. Parking as required by Section 1707.
3. Off-Street Loading as required by Section 1708.
4. Landscaping, Screening and Buffering as required by Section 1709.
5. Lighting as required by Section 1711.
6. Open Space, Recreation, Greenways and Trails as required by Section 1714.

7. Storage as required by Section 1815.

8. Signs as required by Article XIX.

Section 705. ENVIRONMENTAL IMPACT ASSESSMENT

Any preliminary and final plan application for a proposed subdivision or land development in the R-2 District shall include an environmental impact assessment report which shall be approved by the Board of Supervisors. Such environmental impact assessment report shall be prepared in accordance with the requirements for an environmental impact assessment provided in Section 1826.

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