

## ARTICLE VI

### R-1 RESIDENTIAL DISTRICT

#### Section 600. PURPOSE

It is the purpose of the R-1 District to: foster the protection of critical natural resources, such as streams, floodplains, wetlands, wet soils, steep slopes, woodland, wildlife habitat areas, very low or variable groundwater yield areas and areas of the scenic and historic Pickering Creek Valley; encourage and promote continued agriculture, open space, recreation and conservation uses while also permitting low density residential development that will be consistent with the existing residential development and perpetuate the rural character of the area; and also, by providing a Reduction in Lot Size Option to enable landowners within the R-1 District to develop in a manner other than lot by lot which will provide a greater variety of type, design and layout of dwellings, reductions in development and improvement costs and preservation of open space, agriculture and environmentally sensitive areas. In addition, the R-1 District, is intended to maintain areas of low population density compatible with the existing patterns of land use and lack of public sewage or road capacities (both existing and planned) within the District. Residential densities and design configurations, as well as non-residential use opportunities are established as a means to achieve this land conservation objective and as appropriate components of the overall pattern of land use that is provided throughout the Township.

#### Section 601. 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 1809 and Section 1818.
  - 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 1803 and 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. Accessory dwelling unit, in accordance with the provisions of Section 1803.
  - B. Institution, in accordance with the provisions of Section 1814.
  - C. Major Home Occupation, in accordance with the provisions of Section 1806.

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. Reduction in Lot Size Development Option, in accordance with the provisions of Section 603.1.
  - B. Bed and Breakfast facility, in accordance with the provisions of Section 1807.
  - C. Golf Course, excluding driving ranges and miniature golf courses.
  - D. Continuing Care Retirement Communities, in accordance with the provisions of Section 603.2.
4. In addition to the foregoing, all development shall comply with the provisions of Section 1825 (Agricultural Override).

Section 602. AREA AND BULK REGULATIONS

1. Except where the Reduction in Lot Size Development Option is utilized, in accordance with the provisions of Section 603.1, the following regulations shall apply to uses in the R-1 District:
  - A. Minimum Lot Area - A minimum lot area of not less than eighty-five thousand (85,000) square feet, net, shall be provided for every use.
  - B. Minimum Lot Width - Each lot shall have a width of not less than two hundred (200) feet, measured at the building setback line and not less than one hundred (100) feet, measured at the front lot line.
  - C. Minimum Front Yard - No building shall be situated less than fifty (50) feet from the front lot line.
  - E. Minimum Side Yard - No principal building shall be situated less than fifty (50) feet from any side lot line.
  - F. Minimum Rear Yard - No principal building shall be situated less than fifty (50) feet from the rear lot line.
  - G. Maximum Impervious Surface - Not more than ten percent (10%) of the lot may be covered by impervious surfaces.
  - H. Maximum Height - Except as provided in Section 1704, no building or other structure erected in the R-1 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 603. STANDARDS FOR CONDITIONAL USES

1. The Reduction in Lot Size Development Option, permitted as a Conditional Use in the R-1 District, may be used to modify the Lot Area requirements for single-family detached dwellings only in accordance with the following conditions:
  - A. Any tract of land in the R-1 District may be eligible for the Reduction in Lot Size Development Option provided that public sewage disposal is available and/or can be provided in accordance with the effective Act 537 Plan and water supply systems of sufficient capacity are provided and all applicable regulations and standards of this Article are met.
  - B. The following design regulations shall apply to any single-family detached residential development using the Reduction in Lot Size Development Option.
    - (1) The Reduction in Lot Size Development shall be served by public sewage disposal, in accordance with the effective Act 537 Plan, and water supply systems of sufficient capacity.
    - (2) No increase in density over that allowable for residential development in the R-1 District shall be permitted as a result of the reduction in lot size.
    - (3) Any tract of land on which the Reduction in Lot Size Development Option is to be used shall be held in single ownership or shall be the subject of an application filed jointly by the owners of the tract. The tract shall be developed according to a single plan within a reasonable timeframe under single direction and in a manner approved. If an area is developed with two (2) or more parcels, all parcels shall be contiguous however may be separated by local roads.
    - (4) A minimum of fifty percent (50%) of the gross tract area shall be retained as permanent open space in accordance with the provisions of Section 1714, and limited to passive and/or active recreational uses or agriculture in accordance with the provisions of Section 1809.
    - (5) The following area and bulk regulations shall apply:
      - a. Lot Area: Minimum - 40,000 sq. ft., net
      - b. Front Setback: Minimum - 40 feet
      - c. Rear Setback: Minimum - 40 feet
      - d. Side Setbacks: Minimum - 20 feet both
      - e. Lot Width: Minimum - 125 feet at Building Setback Line  
Minimum - 50 feet at Front Lot Line
      - f. Impervious Cover: Maximum - 20%
      - g. Building Cover: Maximum - 15%

h. Maximum Height: Except as provided in Section 1704, no building or other structure, erected in the R-1 District shall exceed a height of three (3) stories or thirty-five (35) feet whichever is less. Flagpoles shall be limited to thirty-five (35) feet in height.

2. Continuing Care Retirement Communities, as regulated by the Pennsylvania Department of Insurance, may be permitted as a Conditional Use in the R-1 District only in accordance with the following conditions:
- A. A tract of land of fifty (50) acres, gross or more in the R-1 District may be eligible for the development of a Continuing Care Retirement Community provided all applicable requirements and standards of this Article are met.
  - B. The following standards shall apply to any Continuing Care Retirement Community.
    - (1) Any continuing Care Retirement Community shall provide at least three levels of health care including independent living, assisted living, and long-term and short-term skilled nursing care.
    - (2) Any Continuing Care Retirement Community shall be served by public sewage disposal provided that public sewage disposal is available and/or provided in accordance with the effective Act 537 Plan.
    - (3) The tract or lot on which a Continuing Care Retirement Community is proposed must be adjacent to existing or proposed non-residential development of commercial and/or office uses and pedestrian access shall be provided to such non-residential uses.
    - (4) The tract on which a Continuing Care Retirement Community is proposed to be located must have access and a minimum of four hundred (400) feet of frontage on a collector or arterial road.
    - (5) Any tract of land on which a Continuing Care Retirement Community is to be located shall be held in single ownership or shall be the 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 by the Board of Supervisors. Construction shall be initiated within nine (9) months of approval of the Final Plan. If an area is developed with two (2) or more parcels, all parcels shall be contiguous however may be separated by local roads.
    - (6) A minimum of eighty-five percent (85%) of the gross tract area shall be retained as permanent open space, in accordance with the provisions of Section 1714, and limited to passive and/or active recreational uses.

(7) Permitted Uses

- a. Residential dwelling units which 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 requirements of Section 602.
  - iii. Multi family dwellings, including triplex, fourplex, townhouse and apartment dwellings.
- b. Nursing, assisted living and personal care facilities, rehabilitative facilities and facilities for the care of dementia patients.
- c. Common facilities that are intended for use by the residents, staff, guests of residents and prospective residents of the continuing care retirement community and do not exceed 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.
- d. Retail and service shops that are designed to serve only the residents, staff, guests of residents and prospective residents of the Continuing Care Retirement Community and do not exceed twenty percent (20%) of the total floor area of the common facilities.
- e. Community center, hobby and craft shops and recreational facilities.
- f. Chapel or other religious facilities.
- g. Maintenance shop, emergency power generation, central laundry and kitchen.
- h. Rooms for guests of residents and prospective residents.
- i. Administrative offices.
- j. Child day care center for employees subject to the requirements of Section 1813.

(8) Design Standards.

- a. Not more than twenty-five percent (25%) of the gross tract area shall be covered by impervious surfaces.
- b. When a Continuing Care Retirement Community tract boundary abuts a single-family detached residential land use or a single-family detached residential zoning district, no principal structure, accessory structure, sign or parking lot shall be located less than one hundred and fifty (150) feet from the tract boundary, nor shall a vehicular access drive be less than fifty (50) feet from the tract boundary. In instances where single family detached and attached dwelling units in the retirement community abut single family detached development, this setback may be reduced to seventy-five (75) feet and when a tract boundary abuts permanently protected open space, the setback of a principal structure may be reduced to fifty (50) feet. When a tract boundary abuts any other land use, no principal structure shall be located less than thirty (30) feet from a tract boundary and no accessory structure, parking lot or vehicular road or drive shall be located less than twenty-five (25) feet from a tract boundary.
- c. The maximum gross residential density shall be two and one-half (2½) dwelling units per gross acre. In the calculation of the gross density, every two and one-half (2½) beds within a nursing, assisted and personal care, rehabilitative, or dementia care facility shall equal one dwelling unit. The total number of equivalent-unit beds shall not exceed twenty-five percent (25%) of the total number of permitted dwelling units.
- d. A Continuing Care Retirement Community shall contain a mix of at least three types of dwelling units; single-family detached and multi-family including two-family, townhouse, fourplex and apartment dwellings. The total number of independent living units shall not exceed seventy-five percent (75%) of the total number of permitted dwelling units and no more than fifty percent (50%) of the independent living dwelling units shall be single-family detached units.
- e. No group of townhouse dwelling units shall exceed six (6) dwelling units and not more than 2 adjoining dwelling units shall have the same front or rear setback, each variation in setback being at a minimum, four (4) feet.
- f. A paved pedestrian system interconnecting all dwelling units, service areas, common facilities, recreational facilities, health care facilities and parking areas shall be provided and shall be a minimum of five (5) feet in width.
- g. The following are the required minimum setbacks from internal cart ways and parking areas for the structures in a Continuing Care Retirement Community:
  - i. Detached, semi-detached and attached, twenty-five (25) feet.

- ii. Multi-family, nursing, convalescent and common facilities, thirty-five (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.
- h. 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.
- i. All multi-family apartment structures, assisted living, personal care, nursing, rehabilitative and dementia care structures, and common facilities structures shall maintain a minimum separation distance as follows:
  - i. 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.
  - ii. 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.
  - iii. The height of the taller structure, when two structures abut end to end, but in no case less than twenty-five (25) feet.
- j. The overall dimension of a multi-family apartment structure, assisted living, personal care, nursing, rehabilitative, dementia care or common facilities structure, in a single direction, shall not exceed one hundred and eighty (180) feet.
- k. The minimum setback distance of a multi-family apartment structure, assisted living, personal care, nursing, rehabilitative, dementia care or common facilities structure from the right-of-way of an existing road shall be one hundred and fifty (150) feet.
- l. 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.
- m. 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.
- n. 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 foot-print of all vehicular cartways, and loading and storage areas.

- o. All independent living, assisted living and personal care apartment units in a Continuing Care Retirement Community 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.
- p. Maximum Height - Except as provided in Section 1704, no building or other structure erected in the R-1 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 604. DESIGN STANDARDS

The following Design Standards of this Ordinance shall, as applicable, govern the uses in the R-1 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 605. ENVIRONMENTAL IMPACT ASSESSMENT

Any preliminary and final plan application for a proposed subdivision or land development in the R-1 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.