

Article VII

R-2 - HIGH DENSITY RESIDENTIAL DISTRICT

Section 701 - Intended Purpose

The High Density Residential District is designed to encourage the upkeep of existing development and the development of new properties; foster conversion of larger dwellings, where applicable, for use into smaller household units; and allow flexibility in planning and induce creative and economic methods of residential development to provide housing opportunities for existing and future Township residents.

All uses within the R-2 District shall comply with the following regulations:

Section 702 - Permitted Uses

Within the R-2 District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

1. Single family detached dwellings.
2. Single family semi-detached dwellings.
3. Two-family dwellings.
4. Multiple dwelling structures including apartment, row or attached, and town house dwellings. (see Section 1602)
5. Public and private recreation areas, forest reserves, historical preservation areas, game refuges and similar non-intensive public uses.
6. Essential services buildings and structures with locational requirements. (see Section 1645)
7. Public libraries. (see Section 1607)
8. General gardening.
9. Home occupations. (see Section 1613)
10. Day care homes. (see Section 1614)

11. Pan handle lots. (see Section 1649)

Section 703 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
3. Private garages.
4. The keeping of a reasonable number of customary household pets and/or domestic animals in a healthy, safe, and humane manner, but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot. Commercial kennels shall not be permitted.
5. All storage accessory to any permitted principal use, other than off-street parking and loading, or trailer, boat, mobile home and agricultural storage shall be carried on in completely enclosed buildings.
6. Signs, as provided in Article XV of this Ordinance.

Section 704 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in This Ordinance.

1. Conversion apartments. (see Section 1601)
2. Mobile home parks and recreation vehicle parks. (see Section 1604)
3. Bed and Breakfast Inns. (see Section 1605)

4. Membership clubs and camps. (see Section 1606)
5. Community activity building. (see Section 1607)
6. Public and private schools, colleges and other educational institutions. (see Section 1609)
7. Buildings and structures, municipal and/or public utility. (see Section 1608)
8. Health and welfare institutions. (see Section 1610)
9. Places of worship. (see Section 1611)
10. Home Businesses. (see Section 1613)
11. Day care centers. (see Section 1614)
12. Mortuaries and funeral homes. (see Section 1628)
13. Home occupations exceeding 33% of gross floor area. (see Section 1613)
14. Cemeteries. (see Section 1612)
15. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

Section 705 - Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements: (2005-03 - 12/28/2005)

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, and yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements**			Minimum Building Setback (FT)**				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Imervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
On-Lot Sewage Disposal System	1.5 Acres*	150'	20	25'	15'	30'	25'	***
Public Sewer	20,000 SF	100'	25	25'	15'	30'	25'	***
Public Water and Public Sewer	10,000 SF	80'	30	25'	10'	20'	25'	***
<p>* Lot Size Subject to PaDEP approval for on-lot sewage disposal systems **Minimum requirement unless specified elsewhere herein ***Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended. SF- square feet; FT - feet</p>								

Section 706 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.