

*R-1 SUBURBAN RESIDENTIAL DISTRICT***§ 153.105 STATEMENT OF PURPOSE AND USE SUMMARY.**

(A) *Statement of purpose.* The R-1 Suburban Residential District is established to provide for the development and maintenance of single-family residential neighborhoods together with activities that are compatible and normally associated with residential neighborhoods.

(B) *Use summary.*

(1) *R-1 uses permitted by right.*

- (a) Municipal building and facilities/fire station;
- (b) No-impact home-based business; and
- (c) Single-family detached dwellings.

(2) *R-1 conditional uses.*

- (a) Churches, educational facility;
- (b) Older adult daily home living facility;
- (c) Older adult daily living center; and
- (d) Specialized animal raising.

(3) *R-1 special exceptions.*

- (a) Conversion apartments; and
- (b) Day-care/family and center.

(2003 Code, § 170-16) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 2-99, passed 9-7-1999; Ord. 2-2009, passed 2-1-2010)

§ 153.106 CONDITIONAL USE PROVISIONS.

The following conditional uses may be authorized by the Township Supervisors pursuant to the standards and criteria specified herewith.

(A) *Specialized animal raising.*

(1) Farm animals of a type indigenous to the vicinity may be kept in conjunction with residential use, provided that the property contains a minimum of two contiguous acres of land.

(2) Animals may be kept only for noncommercial purposes: for 4H projects, food production, and/or recreational use of the resident family.

(3) Stock shall be limited to one animal per acre. Fowl and small mammals shall be limited to numbers consistent with acceptable normal practices and the exclusive noncommercial use of the resident family.

(4) Stock shelters shall be set back a minimum distance of 100 feet from property lines adjacent to residential properties.

(5) Except for pasture areas, all feeding, care and maintenance facilities shall be set back a minimum distance of 100 feet from property lines.

(6) No manure, debris or other by-products or supplies associated with the animal keeping shall be permitted to accumulate or to be stored in a manner that results in runoff, odor or other nuisances that cause legitimate offense to adjacent residential properties.

(B) *Church, educational facility.*

(1) Structural conditions, sanitation, entrances and exits, fire control and other appropriate elements must be certified for compliance with applicable local, state and federal requirements.

(2) Structures shall be compatible with the residential character of the vicinity in which they will be located.

(3) All structures shall be situated on the site in such a manner that they meet the minimum area and yard requirements specified in § 153.108.

(4) Ingress and egress for all site access and off-street parking shall be situated in a manner to minimize interference with through traffic movements on adjacent street rights-of-way.

(C) *Older adult daily home living facility.* Older adult daily home living facility, subject to the standards and criteria of § 153.076(K) of this chapter.

Greene Township - Land Usage

(D) *Older adult living center.* Older adult living center, subject to the standards and criteria of § 153.076(L) of this chapter.
(2003 Code, § 170-17) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998)

§ 153.107 SPECIAL EXCEPTION PROVISIONS.

The following special exceptions may be authorized by the Zoning Hearing Board, pursuant to the standards and criteria specified herewith:

(A) Day-care/family, subject to the standards and criteria of § 153.076(A) of this chapter;

(B) Day-care/center, subject to the standards and criteria of § 153.076(B) of this chapter; and

(C) Conversion apartment, subject to the standards and criteria of § 153.077(A) of this chapter.
(2003 Code, § 170-18) (Ord. 2-93, passed 5-4-1993; Ord. 2-99, passed 9-7-1999)

§ 153.108 LOT, AREA AND DIMENSIONAL REQUIREMENTS.

The following requirements shall apply in R-1 Suburban Residential Districts.

<i>Lot, Area and Dimensional Requirements</i>							
<i>R-1 Suburban Residential Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Permitted uses							
Municipal building/fire station	2	150	60	40	40	35	NA
No-impact home-based business							
Single-family	*	120	**	20	30	35	NA
Conditional uses							
Church/educational	2	150	60	40	40	35	35%
Older adult daily home living facility	Refer to § 153.076(K)						

<i>Lot, Area and Dimensional Requirements</i>							
<i>R-1 Suburban Residential Districts</i>							
<i>Use Category</i>	<i>Minimum Lot Area (acres)</i>	<i>Minimum Lot Width (feet)</i>	<i>Minimum Front Setback (feet from right-of-way)</i>	<i>Minimum Side Yard (feet)</i>	<i>Minimum Rear Yard (feet)</i>	<i>Maximum Building Height (feet)</i>	<i>Maximum Lot Coverage</i>
Conditional uses (Cont'd)							
Older adult daily living center	Refer to § 153.076(L)						
Specialized animal raising	2	120	Refer to § 153.106(A)				
Special exceptions							
Conversion apartments	#	#	#	#	#	#	#
Day-care center	2	150	60	40	40	35	35%
Day-care, family	#	#	#	#	#	#	#
Notes:							
NA: Not applicable							
* 1 acre with public sewer or approved community treatment systems; 2 acres with on-lot disposal systems							
** Local streets: 40 feet; Collector streets: 50 feet; and Arterial streets: 60 feet							
# Standard for principle use shall apply							

(2003 Code, § 170-19) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 2-99, passed 9-7-1999; Ord. 2-2009, passed 2-1-2010)

R-2 GENERAL RESIDENTIAL DISTRICT

§ 153.120 STATEMENT OF PURPOSE AND USE SUMMARY.

(A) *Statement of purpose.* The R-2 Residential District is established to provide for a mix of single- and multi-family residential dwelling units in areas of the municipality that are appropriate for blending of land uses commensurate with existing development patterns and intercommunity access facilities.

(B) *Use summary.*

(1) *R-2 uses permitted by right.*

- (a) Duplex housing;
- (b) Municipal uses;
- (c) No-impact home-based business; and
- (d) Single-family residential.

(2) *R-2 conditional uses.*

- (a) Multi-family housing;
- (b) Older adult daily home living facility; and
- (c) Older adult daily living center.

(2003 Code, § 170-20) (Ord. 2-93, passed 5-4-1993; Ord. 3-98, passed 10-6-1998; Ord. 2-2009, passed 2-1-2010)

§ 153.121 CONDITIONAL USE PROVISIONS.

The following conditional uses may be authorized by the Township Supervisors pursuant to the standards and criteria specified herewith:

(A) Multi-family housing, to include apartments, garden apartments or row houses (townhouses);

(1) Multi-family dwellings in an R-2 District shall meet the following minimum standards.

(a) All multi-family dwellings shall be provided with public or PADEP approved private central sewage disposal systems. No on-lot disposal shall be authorized.

(b) The following minimum lot size requirements shall apply: 34,000 square feet for first dwelling unit, and 22,000 square feet for each additional dwelling unit on the site.

(c) All lots shall have a minimum width at the building line of 150 feet. The building line shall be a minimum of 60 feet from the street right-of-way.

(2) The following design standards shall apply.

(a) No row house (townhouse) shall exceed three stories in height.

- (b) No row house (townhouse) structure shall contain more than four dwelling units.
- (c) No row house (townhouse) structure shall be more than 120 feet in length.
- (d) No apartment structure shall exceed three stories in height.
- (e) At least three off-street parking spaces shall be provided for each dwelling unit and such space shall be within 150 feet of any commonly used entranceway for such dwelling units.
- (f) Buildings shall be so designed as to avoid monotonous patterns of construction, or repetitive spaces or modules between buildings.
- (g) No structure shall be erected within 25 feet of another structure.

(3) Municipal sewage facilities shall be utilized where available. An approved (PADEP) sanitary sewage disposal system of sufficient size and design to adequately serve the maximum designed capacity of the proposed residential units in the development shall be provided in the absence of an approved municipal sewage system.

(4) Municipal water systems shall be utilized where available. An approved (PADEP) water system shall be provided to serve the maximum designed capacity of the proposed residential units in the absence of public water supply.

(5) All multi-family dwelling unit development shall be subject to preliminary site plan review and approval in accordance with the following application requirements:

- (a) Overall development plans showing:
 - 1. Kind, location, occupancy capacity of structures and uses;
 - 2. General floor plan of building;
 - 3. Location and identification of open space, streets and all other means for pedestrian and vehicular circulation, parks, recreational areas and other nonbuilding sites;
 - 4. Provisions for automobile parking and loading;
 - 5. General landscape plan;
 - 6. General location and nature of public and private utilities and community facilities and services; and
 - 7. Plan for collection and drainage of stormwater.