

ARTICLE VI

(R-1) LOW DENSITY RESIDENTIAL DISTRICT

Section 601. INTENDED PURPOSE

The (R-1) Low Density Residential District is designed to provide for low-density development in rural areas and to allow for flexibility in design in order to preserve natural resources, environmental features and open space.

Section 602. PERMITTED USES

- A. Single-family detached dwellings.
- B. Cluster, subdivision/land development in accordance with Section 1201.A.9. herein.
- C. Family care facility.
- D. Home occupation, minor.
- E. Cemeteries and monument sales.
- F. Municipal uses, public libraries, and emergency services facilities.
- G. Public parks, playgrounds and municipal recreation areas.
- H. Public utility and communication uses where operation requirements necessitate locating within the District.
- I. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended.
- J. Uses and buildings customarily accessory and incidental to any permitted use.

Section 603. SPECIAL EXCEPTIONS

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

- A. Churches or similar places of worship, parish house, convents.
- B. Public and private schools.
- C. Accessory Apartments.
- D. Family day care homes.
- E. Home occupations.
- F. Clubs and lodges.
- G. Radio and television antennas.

Section 604. HEIGHT REGULATIONS

- A. The height of a building shall not exceed thirty-five (35') feet.

Section 605. LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS

Unless otherwise specified herein, lot area, lot width and impervious coverage requirements of the following dimensions shall be provided for each structure or use hereafter erected, established or altered for any use permitted within this District.

- A. Lot Area:
 - 1. Single-family detached dwelling
 - (a) On-lot septic system: one (1) acre.
 - (b) Public sewer: 20,000 square feet.

2. For a permitted nonresidential use, the lot area shall be based upon required setbacks, coverage, parking and loading/unloading standards, and availability of public water and/or sanitary sewer but in no instance shall be less than twenty thousand (20,000) square feet.

B. Minimum Lot Width:

1. At the Building Setback Line

(a) On-lot septic system: one-hundred-fifty (150') feet.

(b) Public sewer: ninety (90') feet

C. Coverage Regulations:

1. Single-family detached dwellings - Thirty (30%) percent.

2. Nonresidential uses - Forty (40%) percent.

3. At least twenty (20%) percent of the lot area shall be maintained in a vegetative cover.

Section 606. SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

A. On-lot septic system:

1. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways which ever is greater.

2. Side yards: Fifteen (15') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

3. Rear yard: Forty (40') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

B. Public Sewer.

1. Front yard: Thirty (30') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

2. Side yards: Ten (10') feet, or the applicable building set back line from any streets, roads or highways which ever is greater.

3. Rear yard: Twenty-five (25') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..

C. Where required, buffer yards/screening shall be provided in accordance with Section 1206 herein.

D. For permitted yard reductions refer to Section 1205 herein.

Section 607. OFF-STREET PARKING/ACCESS

Off-street parking and access shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance.