

ARTICLE VII

(R-2) MEDIUM/HIGH DENSITY RESIDENTIAL DISTRICT

Section 701. **INTENDED PURPOSE**

The purpose of the (R-2) Medium/High Density Residential District is to provide for the orderly development of varied dwelling types at compatible densities and to maintain the character and quality of existing development in such areas.

Section 702. **PERMITTED USES**

- A. Single-family detached dwelling.
- B. Single-family semi-detached dwelling.
- C. Two-family detached dwelling (duplex dwelling).
- D. Single-family attached dwelling (row-house, townhouse and multiplex dwellings).
- E. Apartment dwellings (garden apartment, apartment house).
- F. Conversion apartments.
- G. Accessory apartments.
- H. Cluster subdivision/land development in accordance with Section 1201.A.9 herein.
- I. Home occupation, minor.
- J. Family care facilities.
- K. Family day care home.
- L. Home occupations.
- M. Public and private parks, playgrounds and municipal recreation areas.
- N. Municipal uses, public libraries and emergency services facilities.
- O. Non-commercial agricultural and horticultural uses and structures, such as greenhouses, which are accessory to a residential use.
- P. Public utility and communication uses where operation requirements necessitate locating within the District.
- Q. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended..
- R. Uses and buildings customarily accessory and incidental to any permitted uses.

Section 703. **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. Group care facilities.
- D. Group day care facilities.
- E. Adult day care facilities.
- F. Boarding homes.
- G. Nursing homes.
- H. Clubs and lodges.
- I. Radio and television antennas.

Section 704. **HEIGHT REGULATIONS**

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

Section 705. **LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS**

A. Residential Uses

1. The minimum lot area per dwelling unit, minimum lot width at the building setback lines and maximum lot coverage shall be not less than that indicated below:

ON LOT SEPTIC SYSTEMS

DWELLING TYPE	LOT AREA/ DWELLING UNIT (square feet)	LOT WIDTH AT SETBACK (feet)	COVERAGE (%)
Single-family Detached	43,560	150	40

PUBLIC SANITARY SEWER

DWELLING TYPE	LOT AREA/ DWELLING UNIT (square feet)	LOT WIDTH AT SETBACK (feet)	COVERAGE (%)
Single-family detached	20,000	100	40
Single-family Semi-detached	10,000	50	50
Single-family attached	4,000	20	50
Two-family 1 detached	12,000	100	50
Apartment	4,000	--	50
Accessory apartment	2,500	1 100	50
Conversion apartment	8,000	1 100	50

1 per building

2. Lot area, width, and coverage regulations for all other residential uses shall be in accordance with Article XII herein.

B. Nonresidential Uses

1. For a permitted nonresidential use, the lot area shall be based upon required setbacks, coverage, parking and loading/unloading standards, and availability of public sanitary sewer, but in case shall be less than twenty thousand (20,000) square feet.

2. Minimum lot width at building setback line: One hundred (100') feet.
 3. Unless otherwise specified herein, lot coverage for permitted nonresidential uses shall not exceed fifty (50%) percent.
- C. At least twenty (20%) percent of the lot area shall be maintained with a vegetative cover.

Section 706. **SETBACK REGULATIONS**

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

- A. On-lot well and septic systems:
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 sanitary 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: (Excluding apartments and/or attached dwellings.) Eight (8') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..
 3. Rear yard: (Excluding apartments and/or attached dwellings.) Twenty five (25') feet, or the applicable building set back line from any streets, roads or highways which ever is greater..
 4. Interior yards: (Open space between principal structures) Interior yards shall be provided in accordance with Section 1205 herein.
 5. For apartments and/or attached dwellings of one or two stories, there shall be a front yard, two (2) side yards and a rear yard each of not less than thirty (30') feet. For each story over two (2), five (5') feet of width or depth shall be added to each yard.
- 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 707. **OFF-STREET PARKING/ACCESS**

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