

# ARTICLE VIII

## **(SR) SPECIAL RESIDENTIAL DISTRICT**

### **Section 801. INTENDED PURPOSE**

The (SR) Special Residential District is designed to provide for continued compatible growth within developed residential areas of the Township for purposes of maintaining the existing character of such areas.

### **Section 802. PERMITTED USES**

- A. Single-family detached dwellings.
- B. Family care facility.
- C. Family day care.
- D. Home occupations.
- E. Municipal uses, public libraries, and emergency services facilities.
- F. Public parks, playgrounds and municipal recreation areas.
- G. Public utility and communication uses where operation requirements necessitate locating within the District.
- H. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended.
  - I. Uses and buildings customarily accessory and incidental to any permitted use.

### **Section 803. 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. Radio and television antennas.

### **Section 804. HEIGHT REGULATIONS**

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

### **Section 805. 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. SR-A District**

##### **a. Public Sanitary Sewer**

(1) Single-family detached dwelling: minimum of ten (10,000) square feet.

(2) Nonresidential uses: lot area shall be based upon required setbacks,

coverage, parking and loading/ unloading standards, wastewater disposal, and other applicable standards, but in no instance shall be less than ten thousand (10,000) square feet.

##### **b. On-Site Septic Systems**

(1) Single-family detached dwelling: minimum of one (1) acre.

(2) Nonresidential uses: lot area shall be based upon required setbacks,

coverage, parking and loading/ unloading standards, wastewater disposal, and other applicable standards, but in no instance shall be less than one (1) acre.

2. SR-B District

a. Public Sanitary Sewer

(1) Single-family detached dwelling: minimum of twenty thousand (20,000) square feet.

(2) Nonresidential uses: lot area shall be based upon required setbacks, coverage, parking and loading/ unloading standards, wastewater disposal, and other applicable standards, but in no instance shall be less than twenty thousand (20,000) square feet.

b. On-Site Septic Systems

(1) Single-family detached dwelling: minimum of one (1) acre.

(2) Nonresidential uses: lot area shall be based upon required setbacks, coverage, parking and loading/ unloading standards, wastewater disposal, and other applicable standards, but in no instance shall be less than one (1) acre.

B. Lot Width:

1. SR-A District

a. Minimum lot width: seventy (70') feet

2. SR-B District

b. Minimum lot width: oneone-hundred (100') feet

C. Coverage Regulations:

1. Single-family detached dwellings: maximum of thirty (30%) percent.

2. Nonresidential uses: maximum of forty (40%) percent.

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

## Section 806. **SETBACK REGULATIONS**

The following setback regulations shall 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..

Exception: Where buildings already exist, the setback line of the building to be constructed shall be at least the average of adjoining building already existing, or the distances set forth below which ever is less, subject to the limitation that the structure may not encroach into any federal, state, county, or township right of way without the express written permission of the governmental entity entitled to the right of way:.

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..

Exception: Where buildings already exist, the setback line of the building to be constructed shall be at least the average of adjoining building already existing, or the distances set forth below which ever is less, subject to the limitation that the structure may not encroach into any federal, state, county, or township right of way without the express written permission of the governmental entity entitled to the right of way:

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 807. **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.