

ARTICLE VI. SINGLE FAMILY RESIDENTIAL DISTRICT “R-1”

Section 601. INTENDED PURPOSE

It is the intent of this Ordinance to designate certain portions of the Township exclusively for low density, single-family dwellings. Certain complementary religious, educational and recreational facilities may also be permitted.

Section 602. PERMITTED USES

The following uses of land and structures shall be permitted in a Single Family Residential District:

- A. Single family dwelling unit.
- B. Publicly owned parks, playgrounds, community centers, governmental, administration or service buildings, including fire stations and other public service facilities which are owned and operated by a governmental agency or nonprofit organization.
- C. Accessory uses to the above - permitted uses.
- D. Essential services.
- E. Home Occupations. (see Section 1815)

Section 603. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a Single Family Residential District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII.

- A. Churches with a parish house.
- B. The use of open lands and waters for privately owned and operated parks, picnic grove, golf courses and similar facilities for outdoor exercise and recreation but not including race tracks or miniature golf courses.
- C. Boat liveries
- D. Community facilities and public utility uses directly related to and necessary for essential services within the district or Township.

Section 604. LOT AREA WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “R-1” District:

Minimum Lot Area:	12,000 square feet
Minimum Lot Width:	100 feet
Minimum Front Yard:	30 feet
Minimum Side Yard:	15 feet
Minimum Rear Yard:	25 feet

Corner lot owners should also see Section 1814.

Section 605. BUILDING HEIGHT AND AREA REGULATIONS

The following building height and floor area requirements apply to the “R-”1 District:

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| Minimum Floor Area: | a. 1,000 square feet |
| | b. 600 square feet for ground floor of dwellings having more than one story |

Maximum Building Height:	35 feet
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Section 606. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XIII, Section 1807 and 1818 of this Ordinance.

Section 607. OFF STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

Section 608. SIGNS

Sign requirements will be in accordance with the provisions of Article XIX of this Ordinance.

Section 609. SUPPLEMENTAL STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.