

## ARTICLE 7

### **R - RESIDENTIAL DISTRICT**

#### **Section 701. PURPOSE**

The Residential District (R) provides areas for low and medium density residential development. The district is located in areas suitable for expansion of future public sewer service as identified in the Lykens Township Comprehensive Plan. Single lot developments or subdivision of low and medium density are anticipated when appropriate public facilities are available. The regulatory mechanisms in this district are designed to encourage a mix of residential uses, protect and maintain residential development characteristics, and promote well designed residential neighborhoods.

#### **Section 702. PERMITTED USES**

A building may be erected and a lot may be used or occupied for any of the following purposes:

- A. Apartment, Conversion
- B. Apartment, Efficiency
- C. Apartment, Garden
- D. Boarding House
- E. Cemetery
- F. Child/Adult Day Care
- G. Church
- H. Community Center
- I. Congregate Care Residence
- J. Day Care Home
- K. Dwelling, Condominium
- L. Dwelling, Duplex
- M. Dwelling, Garden Apartment
- N. Dwelling, Industrialized Housing
- O. Dwelling, Manufactured
- P. Dwelling, Mobile Home
- Q. Dwelling, Multi-Family
- R. Dwelling, Patio Home
- S. Dwelling, Quadruplex
- T. Dwelling, Single-Family, Detached
- S. Dwelling, Single-Family, Semi-Detached
- U. Dwelling, Single-Family Attached
- V. Dwelling, Townhouse
- W. Dwelling, Triplex
- X. Dwelling, Two Family

- Y. Electric Substation
- Z. Electric Transmission and Distribution Facilities
- AA. Farm
- BB. Government Uses
- CC. Nursing or Convalescent Home
- DD. Playground
- EE. Private Infrastructure
- FF. Public Infrastructure
- GG. Public Utility Facilities
- HH. Recreation, Public
- II. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

**Section 703. ACCESSORY USES**

The following accessory uses are permitted. Specific standards and requirements for accessory uses are outlined in Article 19.

- A. Accessory Apartment
- B. Antenna
- C. Antenna, Satellite Dish
- D. Common Open Space
- E. Concession Stand
- F. Fences
- G. Garage/Yard Sales
- H. Garden Structures
- I. Home Occupations
- J. Off Street Parking
- K. Ornamental Ponds and Wading Pools
- L. Personal Motor Vehicle Repair
- M. Private Garage
- N. Private Greenhouse
- O. Private Swimming Pools
- P. Private Wells
- Q. Signs
- R. Storage Buildings
- S. Tennis Courts
- T. Any accessory use determined by the Zoning Officer to be of the same general character as the above listed accessory uses.

**Section 704. CONDITIONAL USES**

When authorized by the Lykens Township Board of Supervisors, the following conditional uses are permitted in accordance with the specific standards and requirements set forth in Article 20.

(This Section is reserved for future use)

**Section 705. HEIGHT REGULATIONS**

The height of a principal building shall not be greater than thirty-five (35') feet. The height of an accessory building shall not exceed fourteen (14') feet, except accessory buildings used for agricultural purposes shall be exempt from height restrictions.

**Section 706. LOT AREA AND LOT WIDTH REGULATIONS**

A. The following minimum standards for lot area and lot width shall apply to lots **not served** by public sewage facilities:

1. Residential Lots

**TABLE 7-1**

<b>Dwelling Type</b>	<b>Minimum Lot Area per Dwelling Unit</b>	<b>Minimum Lot Width at Street Right-of-Way Line (ft.)</b>
Single-family detached	1 acre (43,560 sq. ft.)	100'
Single-family semi-detached	1 acre (43,560 sq. ft.)	75' per d.u.
Two-family duplex	1 acre (43,560 sq. ft.)	125'
Other Dwelling Types	1 acre (43,560 sq. ft.)	100'

2. Non-Residential Lots

The minimum lot area for non-residential uses shall be one (1) acre, and minimum lot width shall be one hundred and fifty (150') feet measured at the street right-of-way line. Additional lot area shall be required as determined on the basis of yard, off-street parking, loading and unloading, and coverage standards.

B. The following standards shall apply to lots served by both public sewerage and water facilities, or private community water and sewer facilities designed and constructed in accordance with Township and/or PA Department of Environmental Protection specifications.

1. Residential Lots

**TABLE 7-2**

<b>Dwelling Type</b>	<b>Minimum Lot Area per Dwelling Unit</b>	<b>Minimum Lot Width at Street Right-of-Way Line (ft.)</b>
Single-family Attached (townhouse)	3,000 sq. ft.	20'
Single-family Detached	15,000 sq. ft.	75'
Single-family Semi-detached	6,000 sq. ft.	40'
Two-family - Duplex	15,000 sq. ft.	75'
Multi-Family Apartments	5,000 sq. ft.	50'

2. Non-Residential Lots

The minimum lot area for non-residential uses shall be twenty thousand (20,000) square feet, and minimum lot width shall be one hundred (100') feet measured at the street right-of-way line. Additional lot area shall be required as determined on the basis of yard, off-street parking, loading and unloading, and coverage standards.

C. Maximum Density

The maximum density in this District shall not exceed eight (8) dwelling units per acre.

**Section 707. YARD REGULATIONS**

Each lot shall have front, side, and rear yards of not less than the depth and width indicated below:

- A. Front yard depth: forty (40') feet from any major collector street as defined in the Lykens Township Comprehensive Plan.
- B. Front yard depth, all other streets: thirty (30') feet.

C. Side yard width:

1. For Non-Residential Uses, the minimum side yard shall be fifteen (15') feet.
2. For Residential Uses, the minimum width of a side yard shall be not less than ten (10') feet. The total width of the two required side yards shall not be less than thirty (30') feet in width.
3. Interior attached dwellings zero (0') feet.
4. In patio home designs, one side yard may be zero (0') feet. The total width of the required side yard shall be not less than thirty (30') feet.
5. On a corner lot, the side yard abutting the street shall be not less than thirty (30') feet in width.
6. No side yard shall be required where adjoining property owners shall mutually agree in writing. However, in no case shall party walls be permitted between properties or lots of separate ownership. In the case of a series of abutting structures paralleling and abutting a public right-of-way, an open and unobstructed passage for vehicles and pedestrians, of at least twenty (20') feet in width shall be provided at grade level at intervals of not more than four hundred (400') feet.

D. Rear yard depth: twenty-five (25') feet.

E. Multi-family structures shall have a front yard, two (2) side yards, and a rear yard each of not less than thirty (30') feet in width. For land development situations, the distance between any portion of such structures shall be not less than twenty-five (25') feet or the height of the tallest structure, whichever is greater.

**Section 708. COVERAGE REGULATIONS**

The building(s), structure(s), and impervious surface coverage shall not be more than thirty-five (35%) percent.

**Section 709. FLOOD PLAIN PROTECTION OVERLAY**

Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements of Article 11.

**Section 710. ENVIRONMENTAL PROTECTION OVERLAY**

Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the specific requirements of Article 12.

**Section 711. OPEN SPACE DEVELOPMENT**

Open space development standards are available as an option to conventional development design. Open space developments proposed shall conform to the specific standards of Article 13.

**Section 712. DEVELOPMENT STANDARDS**

Construction, developments, and improvements shall meet the requirements and standards set forth in Article 14.

**Section 713. PERFORMANCE STANDARDS**

All developments and uses shall meet the performance standards set forth in Article 15.

**Section 714. MOTOR VEHICLE ACCESS**

Where motor vehicle access is provided from a public or private road to a lot or development, the motor vehicle access requirement shall apply, as set forth in Article 16.

**Section 715. OFF-STREET PARKING**

Off-street parking shall be provided in accordance with the provisions of Article 17.

**Section 716. SIGNS**

Signs shall be provided in accordance with the standards set forth in Article 18.