

- E. Except as noted in Subsection C, in the R1 and R2 Districts, a single-family dwelling shall be the only principal structure on the lot. In the R3 District, only one single-family dwelling or one two-family dwelling shall be permitted on the lot. When authorized as a conditional use in the R3 District, two or more townhouses or garden apartment buildings may occupy the same lot. When authorized as a conditional use in the R2 or R3 District, a conversion apartment in an accessory structure may occupy the same lot as the principal structure containing an existing single-family dwelling or two-family dwelling.
- F. In all districts, accessory structures may be located on the same lot with the principal structure to which they are accessory or on a lot which is immediately adjacent to the lot on which the principal structure is located.
- G. In the C1, C2, C3, I1 and I2 Districts, several authorized uses may occupy the same lot or structure, provided all applicable requirements for each of the uses can be met on the lot.
- H. In all districts, the minimum road frontage, as defined by this chapter, for any lot which fronts on any state, county or Township street shall be 50 feet, except as noted in Article XIII.
- I. Group homes shall be allowed as a use by right in all zoning districts that allow single-family homes. [Added 5-10-2004 by Ord. No. 8-2004]

ARTICLE IV, R1 Single-Family Residential District

§ 250-14. Purpose.

The purpose of this district is to provide for higher density residential development in areas which have public water or public sewers or a community sewage disposal system approved by the PADEP available; and to authorize compatible public, semi-public and accessory uses as conditional uses or uses by special exception to complement the residential development.

§ 250-15. Authorized uses.

In the R1 Single-Family Residential District, the following uses are authorized:

- A. Permitted uses.
 - (1) Principal uses.
 - (a) Single-family dwellings.
 - (b) Schools.
 - (c) Churches.
 - (d) Convent, monastery, rectory or parish house occupied by no more than 10 persons.
 - (e) Essential services.
 - (f) Conservation developments, subject to Article XIII.
 - (g) Oil and gas drilling, subject to the zoning certificate required by § 250-158A(5). [Added 3-12-2007 by Ord. No. 01-2007]

- (2) Accessory uses.
 - (a) Signs, subject to Article XVII.
 - (b) Off-street parking and loading, subject to Article XVI.
 - (c) Private residential swimming pools or tennis courts, subject to § 250-115C.
 - (d) Fences, subject to § 250-115C.
 - (e) Gardening as an avocation, including a private, noncommercial greenhouse.
 - (f) Keeping of domestic pets.
 - (g) Storage of recreational vehicles owned or leased by the residents of the premises.
 - (h) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.
 - (i) Home occupation, subject to § 250-110A(14).
- B. Conditional uses.
 - (1) Principal uses.
 - (a) Golf courses and country clubs, subject to § 250-110A(10).
 - (b) Public recreation facilities, subject to § 250-110A(30).
 - (c) Noncommercial recreation, subject to § 250-110A(30).
 - (d) Public buildings, subject to § 250-110A(4).
 - (e) Fire houses, subject to § 250-110A(4).
 - (2) Accessory uses.
 - (a) Bed-and-breakfast, subject to § 250-110A(45).
- C. Uses by special exception.
 - (1) Principal uses.
 - (a) Day-care center or nursery school in a church or school, subject to § 250-110A(8).
 - (b) Temporary use or structure, other than a temporary dwelling or construction trailer, subject to § 250-110A(39).

§ 250-16. Area and bulk regulations.

In the R1 Single-Family Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for specific conditional uses or uses by special exception contained in Article XIV:

- A. Minimum lot size:
 - (1) Single-family lots:
 - (a) With public sewers: 14,500 square feet.
 - (b) All others: 40,000 square feet.
 - (2) All other uses: one acre.
- B. Minimum lot width:
 - (1) Single-family lots: 110 feet.
 - (2) All other uses: 150 feet.
- C. Maximum lot coverage: 25%.
- D. Minimum front yard: 40 feet.
- E. Minimum rear yard:
 - (1) Principal structures: 40 feet.

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- (2) Accessory structures: 15 feet.
- (3) Accessory structures 120 square feet or less: five feet.
- F. Minimum side yard:
 - (1) Residential uses: 15 feet each side.
 - (2) All other uses: 15 feet each side.
 - (3) Accessory structures 120 square feet or less: five feet.
- G. Special yard requirements: See § 250-115.
- H. Permitted projections into required side yards: See § 250-116.
- I. Maximum height:
 - (1) All principal structures: 35 feet and 2 1/2 stories.
 - (2) All accessory structures: 15 feet and one story.
- J. Height exceptions: See § 250-117.

§ 250-17. Parking and loading.

See Article XVI.

§ 250-18. Signs.

See Article XVII.

§ 250-19. Screening and landscaping.

See § 250-113.

§ 250-20. Steep slope controls.

See § 250-114.

§ 250-21. Traffic study.

See § 250-125.