

§ 250-29. Traffic study.

See § 250-125.

ARTICLE VI, R3 General Residential District

§ 250-30. Purpose.

The purpose of this district is to provide opportunities for establishing mobile home parks in appropriate locations in the Township and allowing for a mix of single-family and two-family dwellings in areas which are served or have the potential to be served by public water and are located on the regional transportation network close to shopping and community services while protecting the Township from congestion and uncoordinated growth.

§ 250-31. Authorized uses.

In the R3 General Residential District, the following uses are authorized:

A. Permitted uses.

(1) Principal uses.

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Townhouses and garden apartments.
- (d) Schools.
- (e) Churches.
- (f) Convent, monastery, rectory or parish house occupied by no more than 10 persons.
- (g) Essential services.
- (h) Conservation developments, subject to Article XIII.
- (i) 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 private, noncommercial greenhouses.
- (f) Keeping of domestic pets.
- (g) Storage of recreational vehicles owned or leased by the residents of the premises.
- (h) Other accessory uses as 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 occupations, subject to § 250-110A(14).

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B. Conditional uses.

(1) Principal uses.

- (a) Conversion apartments, subject to § 250-110A(7).
- (b) Clinics, nursing homes or hospitals, subject to § 250-110A(16).
- (c) Mobile home parks, subject to § 250-110A(21).
- (d) Planned residential developments.
- (e) Golf courses and country clubs, subject to § 250-110A(10).
- (f) Public recreation, subject to § 250-110A(30).
- (g) Noncommercial recreation, subject to § 250-110A(30).
- (h) Public buildings, subject to § 250-110A(4).
- (i) Fire houses, subject to § 250-110A(4).
- (j) Planned retirement complex.
- (k) Facilities housing public emergency services.

(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) Group care facility, personal care boarding home or transitional dwelling, subject to § 250-110A(11).
- (c) Temporary use or structure, other than a temporary dwelling or construction trailer, subject to § 250-110A(39).

§ 250-32. Area and bulk regulations.

In the R3 General Residential District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses or uses by special exception contained in Article XIV:

A. Minimum lot size:

- (1) Single-family dwelling:
 - (a) With public sewers: 14,500 square feet.
 - (b) All others: 30,000 square feet.
- (2) Two-family dwelling: 20,000 square feet.
- (3) Townhouses and garden apartments: one acre.
- (4) All other uses: one acre.

B. Minimum lot width:

- (1) Single- and two-family dwellings:
 - (a) With public sewers: 100 feet.
 - (b) All others: 100 feet.
- (2) All other uses: 150 feet.

C. Maximum lot coverage: 25%.

D. Minimum front yard: 35 feet.

E. Minimum rear yard:

- (1) Principal structures: 40 feet.
- (2) All accessory structures: 15 feet.

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- (3) Accessory structures 120 square feet or less: five feet.
- F. Minimum side yard:
 - (1) Single-family dwellings: 15 feet each side.
 - (2) Two-family dwellings: 15 feet each side.
 - (3) All other uses: 15 feet each side.
 - (4) Accessory structures 120 square feet or less: five feet.
 - (5) Townhouse dwelling, interior lot line: 0 feet. [Added 5-10-2004 by Ord. No. 8-2004]
- G. Special yard requirements: See § 250-115.
- H. Permitted projections into required yards: See § 250-116.
- I. Maximum height:
 - (1) All principal structures: 35 feet and three stories.
 - (2) Single-family, two-family, townhouse, garden apartment: 35 feet and 2 1/2 stories.
 - (3) All accessory structures: 15 feet and one story.
- J. Height exceptions: See § 250-117.
- K. Maximum dwelling unit density:
 - (1) Townhouses and garden apartments: 12 units per acre.
- L. Planned retirement complex lot requirements:
 - (1) Minimum lot size: 50 acres.
 - (2) Maximum buildings: Not to exceed 15 residences/acre.
 - (3) Maximum lot coverage: 25%.
 - (4) Maximum impervious surface coverage: 35%.
 - (5) Front yard: 100 feet.
 - (6) Side yard: 100 feet.
 - (7) Rear yard: 100 feet.
 - (8) Notwithstanding the foregoing, no building may be closer than 100 feet to any property line adjoining the R1 District.
 - (9) Parking shall be provided as set forth in Article XVI, §§ 250-127 to 250-130. Further, off-street parking and aisles shall be prohibited within 75 feet of adjoining property lines, except for the driveway access to a street.

§ 250-33. Parking and loading.

See Article XVI.

§ 250-34. Signs.

See Article XVII.

§ 250-35. Screening and landscaping.

See § 250-113.

§ 250-36. Steep slope controls.

See § 250-114.

§ 250-37. Traffic study.

See § 250-125.

ARTICLE VII, C1 Planned Shopping Center District

§ 250-38. Purpose.

The purpose of this district is to provide retail shopping and service facilities to serve residents of the region and to encourage integrated development of large sites in key locations on the regional transportation network for planned shopping centers.

§ 250-39. Authorized uses.

In the C1 Planned Shopping Center District, the following uses are authorized:

- A. Permitted uses.
 - (1) Principal uses.
 - (a) Any permitted use specifically listed in the C2 and C3 Districts shall be allowed as a permitted use within the site of a planned shopping center which has received conditional use approval in accordance with § 250-110A(27).
 - (b) 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) Fences, subject to § 250-115C.
 - (d) Drive-in facilities, subject to § 250-124.
 - (e) 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.
- B. Conditional use.
 - (1) Principal uses.
 - (a) Drive-in facilities, subject to § 250-124.
 - (b) Planned shopping center, subject to § 250-110A(27).
 - (2) Accessory uses.
 - (a) Telecommunications towers and facilities, subject to Article XIX.
- C. Uses by special exception.
 - (1) Principal uses.
 - (a) Comparable uses not specifically listed, subject to § 250-110A(42).
 - (b) Temporary use or structure, other than a construction trailer, subject to § 250-110A(39).
 - (c) Day-care center or nursery school, subject to § 250-110A(8).
 - (2) Accessory uses.
 - (a) Home occupation in a single-family dwelling which is nonconforming use, subject to § 250-110A(14).