
ARTICLE V, R2 Agricultural/Residential District

§ 250-22. Purpose.

The purpose of this district is to provide for agricultural uses and low density residential development in rural areas where public sewer and/or water facilities may not be available to provide for compatible public, semi-public and accessory uses and conditional uses or uses by special exception.

§ 250-23. Authorized uses.

In the R2 Agricultural/Residential District, the following uses are authorized:

A. Permitted uses.

- (1) Principal uses.
 - (a) Farms.
 - (b) Single-family dwellings.
 - (c) Schools.
 - (d) Churches.
 - (e) Convent, monastery, rectory or parish house occupied by not more than 10 persons.
 - (f) Essential services.
 - (g) Conservation developments, subject to Article XIII.
 - (h) 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) Private stable or hobby farms, subject to § 250-119.
 - (i) Sale of farm products, subject to §§ 250-118D, E and F.
 - (j) 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.
 - (k) Home occupations, subject to § 250-110A(14).

B. Conditional uses.

- (1) Principal uses.
 - (a) Planned residential developments, subject to Article XIII.
 - (b) Conversion apartments, subject to § 250-110A(7).

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- (c) Cemetery, subject to § 250-110A(3).
- (d) Golf courses and country clubs, subject to § 250-110A(10).
- (e) Public recreation, subject to § 250-110A(30).
- (f) Noncommercial recreation, subject to § 250-110A(30).
- (g) Commercial recreation, subject to § 250-110A(6).
- (h) Public buildings, subject to § 250-110A(4).
- (i) Fire houses, subject to § 250-110A(4).
- (j) Clinics, nursing homes or hospitals, subject to § 250-110A(16).
- (k) Planned retirement complex.
- (l) Facilities housing public emergency services.
- (2) Accessory uses.
 - (a) Bed-and-breakfast, subject to § 250-110A(45).
 - (b) Telecommunications towers and facilities, subject to Article XIX.
- C. Uses by special exception.
 - (1) Principal uses.
 - (a) Kennels and veterinary clinics, subject to § 250-110A(18).
 - (b) Horse boarding and riding academies, subject to § 250-110A(15).
 - (c) Greenhouses and tree nurseries, subject to § 250-110A(12).
 - (d) Mineral removal, subject to § 250-110A(20).
 - (e) (Reserved)^{xiii}EN
 - (f) Day-care center or nursery school in a church or school, subject to § 250-110A(8).
 - (g) Temporary use or structure, other than a temporary dwelling or construction trailer, subject to § 250-110A(39).
 - (2) Accessory uses.
 - (a) Kennels and veterinary clinic, subject to § 250-110A(18).
 - (b) Horse boarding and riding academies, subject to § 250-110A(15).

§ 250-24. Area and bulk regulations.

In the R2 Agricultural/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 lots:
 - (a) With public sewers: 43,560 square feet (one acre).
 - (b) All others: 87,120 square feet (two acres).
 - (2) All other uses: two acres.
- B. Minimum lot width:
 - (1) Single-family lots: 110 feet.
 - (2) All other uses: 150 feet.
- C. Maximum lot coverage:
 - (1) Farms: 5%.
 - (2) All others: 25%.
- D. Minimum front yard is 40 feet. However, in the R2 Zoning District, an accessory structure may be built in front of the primary structure, as long as it complies with all

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- area and bulk regulations. [Amended 5-10-2004 by Ord. No. 8-2004]
- E. Minimum rear yard:
 - (1) Principal structures: 40 feet.
 - (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.
 - K. Planned retirement complex lot requirements:
 - (1) Minimum lot size: 50 acres.
 - (2) Maximum buildings: Not to exceed 15 residences per 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 an 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.

§ 250-25. Parking and loading.

See Article XVI.

§ 250-26. Signs.

See Article XVII.

§ 250-27. Screening and landscaping.

See § 250-113.

§ 250-28. Steep slope controls.

See § 250-114.

§ 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).