

### **Section 403. Residential Low Density (RLD)**

- A. Legislative Intent: The regulations for the Residential Low Density District are intended to provide for various types of residential development while at the same time recognizing the potential problems caused by the use of on-lot sewage disposal systems on lots which are of insufficient size to support a replacement on-lot sewage system should the initial system become inoperable. The preservation of the Township's environmental resources, including groundwater, is essential to the public health and safety.
  
- B. Uses and Structures:
  - 1. Permitted:
    - a. Single-Family Detached Dwelling
    - b. Fire House
    - c. Municipal Uses
    - d. Any form of agriculture, subject to the requirements under Section 507 and further provided that the commercial keeping and handling of poultry and livestock shall not be maintained on lots of less than ten (10) acres in size.
    - e. No-Impact Home-Based Businesses.
    - f. Customary accessory uses and buildings incidental to the above permitted uses.
  
  - 2. Special Exceptions – the following uses are permitted, subject to the issuance of a permit by the Zoning Hearing Board:
    - a. Two-Family Dwelling, subject to Section 613
    - b. Townhouse, subject to Section 613
    - c. Apartment, subject to Section 613
    - d. Mobile Home Park, subject to Section 614
    - e. School, subject to Section 607
    - f. Church and related uses, subject to Section 608
    - g. Park or Conservation Area, subject to Section 604
    - h. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.
  
- C. Lot, Yard and Height Requirements:
  - 1. Lot Requirements:
    - a. Minimum Lot Area – One (1) acre.
    - b. Maximum Lot Area – One hundred twenty-five (125) feet.
    - c. Maximum Lot Coverage – Twenty-five (25%) percent.

2. Yard Requirements (unless provided otherwise in Article VI):
  - a. Front Yard Depth – Forty (40) feet. ( 56.5' from center of road )
  - b. Side Yard Depth – Fifteen (15) feet.
  - c. Rear Yard Depth – Forty (40) feet.

3. Building Height:

- a. Principal Building – Thirty-Five (35) feet
- b. Accessory Building – Twenty-Five (25) feet

D. Parking and Loading Requirements: Off-street parking and loading requirements shall be provided in accordance with Section 509 of this Ordinance.

E. Signs: Signs shall be subject to the regulations of Section 508 of this Ordinance.