

§ 130.19. R-LI Low Intensity Residential District. [Amended 10-2-95 by Ord. No. 1684]

130.19.1. Purpose. To preserve steep slopes, floodplains, and other sensitive natural areas and to provide opportunities for low-intensity development which respects the natural features and development capability of the LOT.

130.19.2. AUTHORIZED USES.

130.19.2.1. PERMITTED USES BY RIGHT.

130.19.2.1.1. PRINCIPAL USES. **[Amended 8-7-95 by Ord. No. 1677]**

130.19.2.1.1.1. Addition to, alteration of, expansion of, or enlargement of an existing SINGLE-FAMILY DWELLING. **[Added 8-7-95 by Ord. No. 1677]**

130.19.2.1.1.2. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.19.2.1.1.3. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.19.2.1.1.4. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.19.2.1.2. ACCESSORY USES: Any ACCESSORY USE PERMITTED BY RIGHT in the R1 ZONING DISTRICT. See §130.8.2.1.2.

130.19.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in §130.19.3.2. below.

130.19.2.2.1. PRINCIPAL USES

130.19.2.2.1.1. AGRICULTURE and FARM operations.

130.19.2.2.1.2. SINGLE-FAMILY DWELLINGS.

130.19.2.2.1.3. PUBLIC and SEMIPUBLIC USES. **[Amended 4-5-82 by Ord. No. 990]**

130.19.2.2.1.4. HOSPITALS. **[Added 4-5-82 by Ord. No. 990¹]**

¹ Editor's Note: This ordinance also redesignated former Subsection 130.19.2.2.1.4. as Subsection 2.2.1.6.

130.19.2.2.1.5. LONG-TERM CARE NURSING FACILITIES.
[Added 4-5-82 by Ord. No. 990; Amended 10-1-90 by Ord. No. 1453]

130.19.2.2.1.6. MAJOR PERSONAL CARE HOMES.

130.19.2.2.1.7. PRIVATE CLUBS, including country clubs and HEALTH CLUBS.

130.19.2.2.1.8. Golf clubs open to the public including related structures such as club house, maintenance buildings, rest stations, shelters, etc. necessary to operate a golf course. [Amended 3-5-90 by Ord. No. 1430]

130.19.2.2.1.9. RESIDENTIAL ESSENTIAL SERVICES.
[Added 4-6-98 by Ord. No. 1761]

130.19.2.2.2. ACCESSORY USES.

130.19.2.2.2.1. See §130.7.5.

130.19.2.2.2.2. Any ACCESSORY USE customarily incidental to a CONDITIONAL USE other than those USES PERMITTED BY RIGHT in the ZONING DISTRICT shall be authorized by CONDITIONAL USE.

130.19.2.2.2.3. ACCESSORY STRUCTURES incidental to municipal RECREATIONAL ENTERPRISES, including concession stands and STORAGE STRUCTURES.

130.19.2.3. USES BY SPECIAL EXCEPTION.

130.19.2.3.1. PRINCIPAL USES: None.

130.19.2.3.2. ACCESSORY USES.

130.19.2.3.2.1. Private recreational structures accessory to individual DWELLING UNITS limited to TENNIS COURTS, BASKETBALL COURTS and multipurpose sports courts having a gross surface area greater than six hundred (600) square feet, and batting and pitching cages. [Amended 3-6-95 by Ord. No. 1657; 8-4-95 by Ord. No. 1677]

130.19.2.3.2.2. AIR-SUPPORTED STRUCTURES over SWIMMING POOLS or TENNIS COURTS.

130.19.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION.

130.19.3.1. General requirements.

130.19.3.1.1. Maximum DWELLING UNIT DENSITY: One (1) unit per acre.

130.19.3.1.2. Maximum HEIGHT OF STRUCTURE.

130.19.3.1.2.1. All PRINCIPAL BUILDINGS: Two and one-half (2½) STORIES which shall not exceed thirty-five (35) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.19.3.1.2.1.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae, masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.19.3.1.2.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 10-6-97 by Ord. No. 1750]**

130.19.3.1.2.2.1. One (1) STORY which may not exceed fifteen (15) feet in total height.

130.19.3.1.2.2.2. Exception: ACCESSORY STRUCTURES incidental to municipal RECREATIONAL ENTERPRISES and owned by the TOWNSHIP are exempt from the height limitations for ACCESSORY STRUCTURES.

130.19.3.1.3. Minimum LOT AREA.

130.19.3.1.3.1. SINGLE-FAMILY DWELLINGS: One (1) acre.

130.19.3.1.3.2. AGRICULTURE and FARM operations: Five (5) acres.

130.19.3.1.3.3. Golf courses, except par-three: Sixty (60) acres – minimum of 9 holes. **[Amended 3-5-90 by Ord. No. 1430]**

130.19.3.1.3.4. Par-three golf courses: Forty (40) acres.

130.19.3.1.3.5. HOSPITALS: Twenty (20) acres. **[Added 4-5-82 by Ord. No. 990²]**

130.19.3.1.3.6. Vocational-technical schools, colleges and junior colleges: Twenty-five (25) acres. **[Added 4-5-82 by Ord. No. 990]**

130.19.3.1.3.7. All other schools: Five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.19.3.1.3.8. All other PRINCIPAL STRUCTURES: One (1) acre.

130.19.3.1.4. Minimum LOT WIDTH: One hundred ten (110) feet.

130.19.3.1.5. Maximum LOT COVERAGE.

130.19.3.1.5.1. PRINCIPAL STRUCTURES.

130.19.3.1.5.1.1. SINGLE-FAMILY DWELLINGS: Fifteen percent (15%).

130.19.3.1.5.1.2. Agricultural STRUCTURES: Five percent (5%).

130.19.3.1.5.1.3. All other PRINCIPAL STRUCTURES: Twenty percent (20%).

130.19.3.1.5.2. ACCESSORY STRUCTURES. Except for SWIMMING POOLS and TENNIS COURTS, ACCESSORY STRUCTURES may not occupy more than twenty-five percent (25%) of the required REAR YARD.

130.19.3.1.6. YARD requirements. **[Amended 10-6-97 by Ord. No. 1750]**

² Editor's Note: This ordinance also redesignated former Subsection 130.18.3.1.3.5. as Subsection 3.1.3.8.

130.19.3.1.6.1. FRONT YARD of all LOTS. [**Amended 10-6-97 by Ord. No. 1750**]

130.19.3.1.6.1.1. SINGLE-FAMILY DWELLINGS and their ACCESSORY STRUCTURES: Thirty (30) feet.

130.19.3.1.6.1.2. HOSPITALS: One hundred (100) feet. [**Added 4-5-82 by Ord. No. 990³**]

130.19.3.1.6.1.3. All PRINCIPAL and ACCESSORY STRUCTURES: Fifty (50) feet. [**Amended 10-6-97 by Ord. No. 1750**]

130.19.3.1.6.2. SIDE YARDS of all LOTS. [**Amended 10-6-97 by Ord. No. 1750**]

130.19.3.1.6.2.1. SINGLE-FAMILY DWELLINGS and their ACCESSORY STRUCTURES: Ten (10) feet.

130.19.3.1.6.2.2. HOSPITALS: Adjoining a residential ZONING DISTRICT: Two hundred (200) feet; all others: Fifty (50) feet. [**Amended 4-5-82 by Ord. No. 990⁴**]

130.19.3.1.6.2.3. All PRINCIPAL and ACCESSORY STRUCTURES: Thirty (30) feet. [**Amended 10-6-97 by Ord. No. 1750**]

130.19.3.1.6.3. REAR YARD of all LOTS. [**Amended 10-6-97 by Ord. No. 1750**]

130.19.3.1.6.3.1. HOSPITALS: Adjoining a residential ZONING DISTRICT: Two hundred (200) feet; all others: One hundred (100) feet. [**Amended 4-5-82 by Ord. No. 990**]

130.19.3.1.6.3.2. All PRINCIPAL STRUCTURES: Fifty (50) feet. [**Added 4-5-82 by Ord. No. 990⁵; Amended 10-6-97 by Ord. No. 1750**]

³ Editor's Note: This ordinance also redesignated former Subsection 130.19.3.1.6.4.2. as Subsection 3.1.6.4.3.

⁴ Editor's Note: This ordinance also redesignated former Subsection 130.19.3.1.6.5.2 as Subsection 3.1.6.5.3.

⁵ Editor's Note: This ordinance also redesignated former Subsection 130.19.3.1.6.6.2. as Subsection 3.1.6.6.3.

130.19.3.1.6.3.3. ACCESSORY STRUCTURES: Fifteen (15) feet.

130.19.3.1.6.4. Special YARD requirements: Same as R1 ZONING DISTRICT. See §130.8.3.1.6. **[Amended 12-3-84 by Ord. No. 1110; 11-4-85 by Ord. No. 1165]**

130.19.3.1.6.5. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

130.19.3.1.7. Parking requirements.

130.19.3.1.7.1. Minimum PARKING SPACES.

130.19.3.1.7.1.1. See §130.7.6.

130.19.3.1.7.1.2. PRIVATE CLUBS: PRIVATE CLUBS and golf courses open to the public: As determined by the BOARD OF COMMISSIONERS following a parking needs analysis based on permitted occupancy. **[Amended 3-5-90 by Ord. No. 11430; 10-1-90 by Ord. No. 1453]**

130.19.3.1.7.1.3. HOSPITALS: Same as RM-P ZONING DISTRICT. See §130.18.3.1.11.4.. **[Amended 4-5-82 by Ord. No. 990⁶]**

130.19.3.1.7.1.4. LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: Same as for SEMIPUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.7.3. **[Added 11-5-84 by Ord. No. 1104⁷; Amended 4-6-98 by Ord. No. 1761]**

130.19.3.1.7.1.5. All other AUTHORIZED USES: Same as R1 ZONING DISTRICT. See §130.8.3.1.7.

130.19.3.1.7.2. PARKING AREA and DRIVEWAY requirements: See General Regulations, §130.7.17.

⁶ Editor's Note: This ordinance also redesignated former Subsection 130.19.3.1.7.1.3. as Subsection 3.1.7.1.4.

⁷ Editor's Note: This ordinance also redesignated former Subsection 130.19.3.1.7.1.4. as Subsection 3.1.7.1.5.

130.19.3.1.8. **LOADING BERTH** requirements. [**Amended 9-7-93 by No. 1599**]

130.19.3.1.8.1. **SEMIPUBLIC USES**: Same as R1 ZONING DISTRICT. See §130.8.3.1.8. [**Amended 4-6-98 by Ord. No. 1761**]

130.19.3.1.8.2. **HOSPITALS, LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES**, private clubs and golf clubs open to the public: Same as RM ZONING DISTRICT. See §130.17.3.1.8.

130.19.3.1.9. **SIGNS**: See Article V.

130.19.3.1.10. **FENCES and PRIVACY FENCES**: Same as R1 ZONING DISTRICT. See §130.8.3.1.10. [**Amended 10-1-90 by Ord. No. 1453**]

130.19.3.1.11. **Minimum FRONT LOT LINE**. [**Added 12-3-84 by Ord. No. 1110**]

130.19.3.1.11.1. **SINGLE-FAMILY DWELLINGS**: Forty (40) feet.

130.19.3.1.11.2. **PRINCIPAL STRUCTURES**, other than **DWELLINGS**: Thirty (30) feet.

130.19.3.1.12. **STORAGE STRUCTURES**. Same as R1 ZONING DISTRICT. See §130.8.3.1.12. [**Added 10-1-90 by Ord. No. 1453**]

130.19.3.2. Express standards and criteria for granting **CONDITIONAL USES**. All **CONDITIONAL USES** are subject to the general requirements of §130.19.3.1. and to the following express standards and criteria:

130.19.3.2.1. **SINGLE-FAMILY DWELLINGS**.

130.19.3.2.1.1. See §130.7.5.

130.19.3.2.1.2. Where sanitary sewerage is not available, soil tests shall be made by the County Health Department to assure that a septic tank can be installed without danger of water contamination.

130.19.3.2.1.3. **BUILDING** design and placement must be suited to the topography, soil conditions and general character of the area.

130.19.3.2.2. AGRICULTURE and FARM operations: Same as R1 ZONING DISTRICT. See §130.8.3.2.1.

130.19.3.2.3. SEMIPUBLIC USES: Same as R1 ZONING DISTRICT. See §130.8.3.2.2. **[Amended 4-6-98 by Ord. No. 1761]**

130.19.3.2.4. PRIVATE CLUB and golf courses open to the public: Same as C2 ZONING DISTRICT for PRIVATE CLUBS. See § 130.15.3.2.6. **[Amended 3-5-90 by Ord. No. 1430]**

130.19.3.2.5. LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES: Same as R3 ZONING DISTRICT. See § 130.10.3.2.1. **[Added 4-5-82 by Ord. No. 990; Amended 11-5-84 by Ord. No. 1104; 10-1-90 by Ord. No. 1453]**

130.19.3.2.6. HOSPITALS. **[Added 4-5-82 by Ord. No. 990]**

130.19.3.2.6.1. Adequate open space must be provided for outdoor recreational activity, if the HOSPITAL is other than a surgical HOSPITAL.

130.19.3.2.6.2. Outdoor lighting must be shielded from adjacent LOTS and STREETS.

130.19.3.2.6.3. The LOT must be landscaped. A BUFFER AREA at least ten (10) feet in width shall be provided where the LOT adjoins residential LOTS.

130.19.3.2.6.4. The facility must be licensed by the Commonwealth.

130.19.3.2.6.5. Adequate security for the facility must be provided.

130.19.3.2.6.6. The LOT must have direct access to a STREET which is classified as an ARTERIAL or COLLECTOR STREET.

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