

ARTICLE 9

R-1A, LARGE LOT ONE FAMILY RESIDENTIAL

Preamble

The intent of the Large Lot One Family Residential District is to provide areas of the Township for the construction and continued use of single family dwellings within stable neighborhoods.

The regulations in this district are intended to promote development that preserves the physical characteristics of the land and natural environment to the maximum extent possible, thereby retaining the “rural-like” features of the Township. It is further the intent of this district to prohibit multiple family, office, business, commercial, or industrial use of the land, and to prohibit any other use which would substantially interfere with single family development or affect quality of life in this district. It is the intent to keep neighborhoods relatively quiet and free of unrelated traffic noise.

It is intended that developments in this district be designed to preserve significant natural features. Preservation of open space, protection of flood prone areas, protection of wooded areas, and preservation of other natural features is encouraged.

SECTION 9.01. Principal Uses Permitted

In the R-1A, Large Lot One Family Residential District no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for in this Ordinance:

- A.** One family detached dwellings
- B.** Agricultural uses and facilities, but not including the following agricultural operations:
 - 1. Mushroom growing, subject to Article 26.
 - 2. Production of dairy products,
 - 3. Dairy farming,
 - 4. Livestock farming, including breeding, feeding or grazing, subject to Article 26.
 - 5. Poultry or egg production, and
 - 6. Grain drying operations.
- C.** Agritourism, as defined in Article 2, subject to the following conditions:
 - 1. Agritourism businesses shall have a minimum parcel size of eighty (80) acres.
 - 2. Parking shall be provided entirely on site.
 - 3. Agritourism operations and preserved open space shall have a minimum frontage of 2,640 feet adjacent to a major thoroughfare.
 - 4. If the subject parcel is already developed with residential or farm structures, new structures, including one residential structure and structures related to agritourism operations shall be permitted on the qualifying site. Exempting current structures, any new structures shall be set back at least 100 feet from the edge of the thoroughfare.

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- D. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
- E. Private subdivision parks, subject to Article 26.
- F. Municipal buildings and uses.
- G. Public, parochial and other private elementary, intermediate, and/or high schools offering courses in general education, and not operated for profit, but not including driving schools or educational facilities operated for profit.
- H. Roadside produce stands subject to Article 26.
- I. The keeping of common household pets shall be permitted without a permit provided they are not kept for purposes of breeding, boarding, sale or transfer. However, no more than three (3) dogs or cats, of more than six (6) months old, shall be permitted on any lot or parcel.
- J. Private stables, without a permit, are allowed as an accessory use to one family detached dwellings, provided there is not more than one (1) horse on a lot where said lot is not less than two (2) acres in area and provided further that for each additional horse stabled thereon, one (1) acre of land shall be provided. Confinement areas and/or stables shall be located in the rear yard and shall be usable area. No horse shall be allowed to run at large. Private stables shall be subject further to Article 26.
- K. Family Day Care Homes as provided in Article 26.
- L. Child Foster Family Homes, Child Foster Family Group Homes, and Adult Foster Family Homes.
- M. Roadside Open Space Preservation Housing Developments subject to Article 32.
- N. Home Occupations, subject to Article 26.
- O. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- P. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

SECTION 9.02. Special Land Uses Permitted

The following uses may be permitted by the Planning Commission under the purview of Article 34, after site plan review and a public hearing, and subject to other reasonable conditions which, in the opinion of the Planning Commission, are necessary to provide adequate protection to the health, safety, general welfare, morals, and comfort of the abutting property, neighborhood and Township:

- A. Bed and breakfast establishments, subject to Article 26.
- B. Cemeteries, subject to Article 26.
- C. Farm markets, subject to Article 26.
- D. Golf Course Open Space Option, subject to Article 32.
- E. Golf courses (excluding miniature golf courses).
- F. Places of worship.

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- G.** Large scale institutional uses, subject to Article 26.
- H.** Group day care home, subject to Article 26.
- I.** Lake access, subject to Article 32.
- J.** Plant materials nurseries, subject to Article 26.
- K.** Private, not for profit, recreational facilities located within principally permitted residential subdivisions or principally permitted residential condominium developments including: community buildings; racquet courts (tennis, platform tennis, racquet ball, etc.), provided there is not spectator seating; swimming pools and related facilities; beach facilities; and stables, subject to Article 26.
- L.** Public stables and riding academies, subject to Article 26.
- M.** Residential Open Space (Cluster) Option, subject to Article 32.
- N.** Boat launch facilities on commonly-owned property, subject to Article 32.
- O.** Adult Foster Care Small Group Home.
- P.** Adult Foster Care Large Group Home.
- Q.** Accessory buildings and accessory uses customarily incidental to any of the above special land uses.
- R.** Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

SECTION 9.03. Area, Height and Bulk Requirements

See Article 6, Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.