

**ARTICLE 8  
PLANNED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT (PRND)**

**SECTION 8.0 INTENT**

It is the intent of the Planned Residential and Non-Residential Development (PRND), to provide flexible land use and design regulations through the use of performance criteria so that small-to-large scale neighborhoods or portions thereof may be developed within the Township that incorporate a variety of residential types and non-residential uses, and contain both individual building sites and common property which are planned and developed as a unit. The PRND designations is subject to site plan approval, and may be applicable to any area of the Township where the applicant can demonstrate that the characteristics of his holdings will meet the objectives of the Article.

**SECTION 8.1 GRANT OF APPROVAL POWER**

Pursuant to Section 702 of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, the Wyalusing Township Supervisors grants the power and authority to review and approve Planned Residential and Non-Residential Developments to the Township Planning Commission. The Planning Commission shall comply with the procedures and provisions of this statute when considering a Planned Residential and Non-Residential Development.

**SECTION 8.2 PERMITTED USES**

The following uses and their accessory or associated uses are permitted subject to the development's approval under the provisions of Article 7 of this Ordinance:

- A. ALL RESIDENTIAL TYPES. In developing a balanced community, the use of a variety of housing types shall be deemed most in keeping with this district to this end, single-family, two-family, and multi-family residential uses shall be permitted.
- B. COMMERCIAL, SERVICE AND OTHER NON-RESIDENTIAL USES. All business uses as specified in Section 4.0.3.

**SECTION 8.3 STANDARDS GOVERNING A PRND**

Any development proposal to be considered as a Planned Residential and Non-Residential Development shall conform to the following standards, which shall be regarded as minimum requirements, in addition to all applicable standards in other sections of this Ordinance.

- A. This provision shall apply only to land which shall be a contiguous parcel fifty (50) acres in size. Where the applicant can demonstrate that his holding will meet the objectives of this Article, the Planning Commission may consider projects with less acreage.
- B. The gross density of any parcel shall not exceed ten (10) dwelling units per acre.
- C. All parcels shall be serviced by either public water and sanitary sewer systems or private systems designed to service the entire district. The applicant shall provide evidence that the Planned Residential and Non-Residential Development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility.
- D. All undeveloped lands including all required yard areas shall be designated for open space purposes. A minimum area of 400 square feet per dwelling unit containing two bedrooms or more may be required to be set aside for open space/recreation purposes.
- E. When such development is proposed adjacent to any existing residence, a buffer of at least 150 feet in width shall be maintained within the proposed development along any lot line that abuts existing residential development. The 150 foot buffer shall be maintained as permanent open space.
- F. Single-family detached dwelling units shall meet the following standards which shall be considered minimum:
  - 1. Minimum lot size per dwelling unit: 10,000 sq. ft.
  - 2. Yard requirements:
    - a. Front yard - 30 feet

- b. Side yard - 15 feet
  - c. Rear yard - 25 feet
  - 3. Maximum lot coverage: 15%
  - 4. Maximum building height: 35 feet
- G. Townhouses and multi-family developments shall comply with standards set forth in Section 11.14(Townhouse and Multi-family Development).
- H. At least fifty percent (50%) of all proposed dwelling units shall be of a townhouse and/or multi-family design.
- I. All proposed development will be to provide for the most efficient network of roads and other services and the provision of the greatest amount of open space/undeveloped lands.
- J. The design and layout of building, structures and support services shall be sensitive to the existing site features, and shall preserve and retain, in an undeveloped state, environmentally sensitive areas.

**SECTION 8.4 SPECIAL PROVISIONS APPLYING TO THE PLANNED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT (PRND)**

The special provisions applying to a PRND shall be as specified in Section 7.4.

**SECTION 8.5 PROCEDURES FOR ESTABLISHING A PRND**

The procedures for establishing a PRND shall be as set forth in Section 7.5 of this Ordinance.