

ARTICLE VI - RESIDENTIAL STANDARDS

6.100 CLUSTER DEVELOPMENT

Cluster development is permitted as a conditional use in certain Districts. In addition to the Conditional Use Criteria set forth in §11.800, the following criteria shall apply to cluster developments:

6.101 Procedure

Cluster development conditional use applications shall be processed concurrently with the subdivision approval procedures set forth in the Palmyra Township Subdivision and Land Development Ordinance and all applicable development requirements for major subdivisions of said Ordinance shall apply.

6.102 Minimum Size

A minimum parcel size of ten (10) acres shall be required and all lands proposed for a cluster development shall be contiguous.

6.103 Lots

Individual building lots may be reduced to an area of one fourth (.25) acre. The total number of units permitted shall be determined by Useable Land Area in accord with §6.302,C.

6.104 Open Space

All areas of a cluster development not conveyed to individual lot owners and not occupied by required or proposed development improvements shall remain permanent open space and shall be preserved in accord with Article X of this Zoning Ordinance.

6.105 Water and Sewage

All cluster developments shall be served with off-site sewage facilities and water supplies as defined in the Township Subdivision Ordinance. Developers proposing the use of either community sub-surface sewage disposal or treatment involving a stream discharge shall have first investigated and determined that land application of effluent is not feasible. Effluent disposal areas shall not be placed upon individual lots and shall be a minimum of 100 feet from any public road right-of-way or exterior development property line.

6.106 Bulk Requirements

The yard requirements for principal structures in a cluster development may be reduced in the same proportion as the individual lot is reduced from two (2.0) acres; but in no case shall a side or rear yard be reduced to less than ten (10) feet and a front yard to less than twenty (20) feet. Minimum lot width may be reduced to not less than eighty (80) feet and lot coverage area may be increased to not more than forty (40) percent.

6.107 Buffer Area

A buffer area of twenty-five (25) feet shall be provided between all individual building lots and exterior property lines.

6.108 Entrance/Exit

No cluster development shall be served by more than one entrance and one exit from any public highway, unless topographic or other physical circumstances would preclude the use of a single entrance in a safe manner.

6.109 Access to Individual Lots

Access for individual building lots shall be provided by development roads only and no individual driveways shall be permitted to encroach upon any public right-of-way.

6.200 TWO FAMILY DWELLINGS

Where permitted by the Schedule of Uses, two-family dwellings shall comply with the requirements of this §6.200

and other applicable standards in this Ordinance.

6.201 Common Wall

In cases where a two-family dwelling is a duplex involving a common (i.e. party) wall and common property line, said wall shall be located on the common property line separating the adjoining lots. The area of each lot and minimum lot dimensions shall not be less than required by the Schedule of Development Standards in Article IV of this Zoning Ordinance for a single-family dwelling..

6.203 Over/Under Units

In cases where the two-family dwelling consists of two (2) dwelling units constructed with one(1) unit located on the second floor above a first floor dwelling unit, the lot size shall twice the size required for a single-family dwelling by the Schedule of Development Standards in Article IV of this Zoning Ordinance and minimum lot dimensions shall comply with the said Schedule of Development Standards. If such a two-family dwelling is proposed on two (2) or more separate lots of record, said lots shall be combined into one (1) lot prior to the issuance of a Zoning Permit.

6.204 Conversions -- See §6.400 of this Ordinance.

6.300 MULTI-FAMILY DWELLINGS

Multi-family projects are permitted in certain districts in accord with the Schedule of Uses in order to provide the opportunity for the development of a variety of housing types in the Township.

6.301 Project Design Process and Procedure

- A. Subdivision and Land Development - Multi-family projects shall be considered major subdivisions and land developments also subject to the Township Subdivision and Land Development Ordinance. This "major subdivision" classification shall apply to all subdivision of property in connection with the development, regardless of whether or not the same are connected with building development, and the approvals required shall be requested and acted upon concurrently as one subdivision.
- B. Site Plan - A proposed site plan showing all necessary information to include at a minimum, location of all buildings and improvements including roads, parking areas, planting strips, signs, overall grading plan with storm drainage facilities, water supply and distribution systems, sewage treatment and collection systems and the specific areas provided as open space pursuant to the requirements of this Ordinance. Building layouts, floor plans and profiles shall also be provided indicating building dimensions, numbers, and sizes of units, common ownership or use areas, lighting and such other information as shall be required to determine compliance with the design standards contained herein and any other building standards which may be applicable in the Township. Setbacks from property lines, improvements, and other buildings shall also be specifically shown.
- C. Open Space - Open space area shall be preserved to the maximum extent possible in accord with a schedule or plan, and proposed agreement(s) either with the Township or a property owners' association, for the purpose of preserving the open space in accord with Article X of this Ordinance.

6.302 Parcel Configuration; Bulk and Density Standards

- A. Parcel Configuration - All land proposed for a particular multi-family dwelling project shall be part of the same parcel and contiguous.
- B. Bulk and Density - Bulk and density factors listed on Table 6.302 shall apply to multi-family dwellings and projects.

TABLE 6.302 MULTI-FAMILY DWELLING STANDARDS			
PROJECT STANDARDS	Townhouses	Garden Apartments	Apartment Buildings
Minimum size for project parcel (acres)	6	4	2
Density -- number of dwelling units per acre of useable land area (See §§C below for useable land area)	1.3	1.3	1.3
Maximum number of dwelling units per building	6	8	12
Maximum building height (feet)	35	35	35
Maximum lot coverage (percent)	--	40	50
ADDITIONAL TOWNHOUSE STANDARDS			
Minimum lot size for townhouse units for individual sale	1,000 square feet		
Minimum lot width at house location	18 feet		
Minimum front and rear yard setback	10 feet front / 15 feet rear		
Minimum side yard setback for end unit	15 feet		
Maximum lot coverage for individual townhouse parcels	75%		

C. Useable Land Area - Determination of the maximum number of permitted dwelling units on any given property shall be based upon the Useable Land Area of the site. The Useable Land Area shall be determined by multiplying the acreage classified as being in the categories of constrained land (described below) by the numerical density factor for that category of constrained land.

1. The following areas of constrained land shall be deducted from the total (gross) tract area:
 - a. All land within the rights-of-way of existing public streets or highways, or within the rights-of-way for existing or proposed overhead rights-of-way of utility lines.
 - b. All land under existing private streets.
 - c. Wetlands: multiply the acreage of designated wetlands by 0.95.
 - d. Floodway: multiply the acreage within the floodway by 1.0.
 - e. Floodplains: multiply the non-wetland portion of the 100-year floodplain by 0.50.
 - f. Steep Slopes: multiply the acreage of land with natural ground slopes exceeding 25 percent by 0.80.
 - g. Extensive Rock Outcroppings: multiply the total area of rock outcrops and boulder-fields more than 1,000 square feet by 0.90.
 - h. Moderately Steep Slopes: multiply the acreage of land with natural ground slopes of between 15 and 25 percent by 0.60.
 - i. Ponds, lakes and streams: multiply the acreage of ponds, lakes and streams by 1.0.

2. If a portion of the tract is underlain by more than one natural feature subject to a deduction from the total tract acreage, that acreage shall be subject to the most restrictive deduction only.
3. Since acreage that is contained within the public or private rights-of-way, access easements or access strips is excluded from developable lot area, any portion of these items that also contains a natural feature subject to a deduction from the total tract acreage should not be included when calculating the adjusted tract acreage.

6.303 Design Criteria

The following design criteria shall apply to multi-family projects:

- A. Setbacks - No structure in a multi-family dwelling project shall be constructed within twenty (20) feet of the edge of the shoulder of any access drive (without a designated right-of-way) to or through the development or within ten (10) feet of any parking area. Setbacks of multi-family project buildings from access roads through the project shall meet these minimums, however, setbacks of adjacent buildings shall be varied so that adjacent buildings have a setback variation of not less than five (5) feet. A setback of fifty (50) feet for any structure shall be maintained from all existing or proposed public or private road rights-of-way and the boundary line of the entire project parcel.
- B. Road Standards - Access roads through the development shall comply with the street requirements of the Township Subdivision Ordinance for minor roads. Access drives serving twelve (12) units or less shall be considered driveways and need not meet minor road standards. Direct access of individual parking spaces to a minor road shall not be permitted, and any such access drive shall remain private. (See §5.508 for access road and parking area setbacks.)
- C. Building Separation - All principal multi-family structures shall be separated by a distance as may be required by any applicable building code, but in no case less than twenty (20) feet.
- D. Landscaped Buffers - Buffers, not less than fifteen (15) feet in width shall be provided in accord with §7.101 of this Ordinance where multi-family structures adjoin existing one-family dwellings, two-family dwellings or any R or S District. In all cases, a landscaping plan shall be prepared and submitted by the developer for approval by the Township.
- E. Pedestrian Access - Walkways of such design and construction as approved by the Township shall be provided from all buildings and/or units to their respective parking area and shall meet the requirements for sidewalks as set forth in the Township Subdivision Ordinance.
- F. Trash Storage - Exterior storage areas for trash and rubbish shall be screened from public view on three sides and shall be contained in covered, vermin-proof containers. Interior storage areas for trash shall at all times be kept in an orderly and sanitary fashion.
- G. Architectural Renderings - Preliminary architectural renderings, models or photos for multi-family dwelling projects of more than ten (10) dwelling units shall be provided at the time of submission of the conditional use application. The exterior appearance of the building(s) shall be unified in type, design, and exterior wall treatment, and so constructed and maintained, in order to retain the residential character of the neighborhood. Fire escapes, when required, shall be in the rear of the building and shall not be located on any wall facing a street unless any building, fire or other code so requires.
- H. Townhouses: Facade Changes - A minimum of two (2) changes in the front wall plane with a minimum offset of four (4) feet shall be provided for every attached grouping of townhouses in one (1) building. This can be met by varying setbacks among different dwellings or varying setbacks along the front of a dwelling, or dwellings set back farther than attached private garages.

- I. Parking - Parking for multi-family dwelling projects shall comply with §5.500 of this Ordinance. (See §5.508 for access road and parking area setbacks.)
- J. Fire Protection - A plan for fire protection shall be provided in accord with §7.120 of this Zoning Ordinance.

6.304 Non-Residential Use

Non-residential uses and home occupations which employ other than unit residents shall not be permitted in a multi-family dwelling. Such ancillary facilities as laundry areas, service buildings, recreational facilities and the like for the use of the residents of the project shall be permitted.

6.305 Conversions of Existing Structures

Conversions of any existing structures to multi-family dwelling use, regardless of whether such conversions involve structural alteration, shall be subject to the provisions of this §6.300, including but not limited to §6.302. (See also §6.400).

6.306 Common Property Ownership and Maintenance

In cases where the ownership of common property is involved, evidence of arrangements for the continuous ownership and maintenance of same shall be provided by the developer for approval by the Township in accord with Article X of this Ordinance. The developer shall also submit evidence of compliance with the PA Condominium Law or an attorney's opinion that said Law does not apply to the subject project.

6.307 Water Supply and Sewage Disposal

All multi-family dwelling projects shall be served by a community water supply and a community sewage disposal system.

6.400 CONVERSION TO DWELLINGS (See also §9.603 for conversion of nonconforming structures.)

Any conversion of any building to a residential use or the conversion of any dwelling to accommodate additional dwelling units shall comply with the standards in this §6.400 and the other requirements applicable to the dwelling type to which conversion is proposed. The conversion of any building into a dwelling or the conversion of any dwelling so as to accommodate an increased number of dwelling units, or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Ordinance, and only when the resulting occupancy will comply with the requirements governing new construction in such district with respect to dwelling unit, living space, lot coverage, dimensions of yards and other open spaces, off-street parking, and other applicable standards.

6.500 GROUP HOMES

Group homes shall be permitted in any lawful single-family dwelling unit in accord with the Schedule of Uses, this §6.500 and other applicable standards of this Zoning Ordinance.

6.501 Definition

See definition in Article III.

6.502 Supervision

There shall be adequate supervision as needed by an adequate number of person(s) trained in the field for which the group home is intended.

6.503 Certification

The use shall be licensed or certified under an applicable State, County or Federal program for group housing, if applicable. A copy of any such license or certification shall be filed with the Township, and shall be required to be shown to the Zoning Officer in the future upon request. The group home shall notify the Township within fourteen (14) days if there is a change in the type of clients, the sponsoring agency, the maximum number of residents or if an applicable certification/license expires, is suspended or is withdrawn.

6.504 Registration

The group home shall register its location, general type of treatment/care, maximum number of residents and sponsoring agency with the Zoning Officer. Such information shall be available for public review upon request.

6.505 Counseling

Any medical or counseling services provided on the lot shall be limited to residents and a maximum of three (3) nonresidents per day.

6.506 Parking

One off-street parking space shall be provided for each employee on duty at any one time, and every two (2) residents of a type reasonably expected to be capable of driving a vehicle. Off-street parking areas of more than five (5) spaces shall be buffered from adjacent existing single family dwellings by a planting screen meeting the requirements of §7.101 of this Zoning Ordinance.

6.507 Appearance

If the group home is within a residential district, the building shall be maintained and/or constructed to ensure that it is closely similar in appearance, condition and character to the other residential structures in the area. No exterior signs shall identify the type of use.

6.508 Bulk and Density

The construction of new group homes shall comply with the minimum lot size and other bulk and density requirements applicable to single-family residential dwellings.

6.509 Number of Residents

The following maximum number of persons shall reside in a group home, including the maximum number of employees/supervisors and/or care providers routinely in the group home at any point in time:

- A. Single Family Detached Dwelling with minimum lot area of one (1) acre and minimum building setbacks from all "residential lot lines" of fifteen (15) feet: eight (8) total persons.
- B. Any other lawful dwelling unit: six (6) total persons.

6.5010 Visitors

Employees of the group home shall be prohibited from having visitors on the premises, except for visitation necessary for the operation of the group home and except for emergencies.

6.600 Reserved

6.700 MOBILE HOME PARKS

Mobile home parks are permitted in certain districts in accord with the Schedule of Uses in order to provide the opportunity for the development of a variety of housing types in the Township.

6.701 Project Design Process and Procedure

- A. Subdivision and Land Development -Mobile home parks shall be considered major subdivisions and land developments also subject to the Township Subdivision and Land Development Ordinance and the Township Mobile Home Park Ordinance. This "major subdivision" classification shall apply to all subdivision of property in connection with the development, regardless of whether or not the same are connected with building development or home placement, and the approvals required shall be requested and acted upon concurrently as one subdivision.

- B. Site Plan - A proposed site plan showing all necessary information to include at a minimum, location of all mobile home sites, buildings and improvements including roads, parking areas, planting strips, signs, overall grading plan with storm drainage facilities, water supply and distribution systems, sewage treatment and collection systems and the specific areas provided as open space pursuant to the requirements of this Ordinance. Building layouts, floor plans and profiles shall also be provided indicating building dimensions, numbers, and sizes of units, common ownership or use areas, lighting and such other information as shall be required to determine compliance with the design standards contained herein and any other standards which may be applicable in the Township. Setbacks from property lines, improvements, and other buildings shall also be specifically shown.
- C. Open Space - Open space area shall be preserved to the maximum extent possible in accord with a schedule or plan, and proposed agreement(s) either with the Township or a property owners' association, for the purpose of preserving the open space in accord with Article X this Ordinance.

6.702 Parcel Size; Density; Mobile Home Sites

- A. All land proposed for a particular mobile home park shall be part of the same parcel and contiguous.
- B. The minimum parcel size for a mobile home park shall be ten (10) acres and the overall density of a mobile home park shall not exceed four (4) units per acre as determined by Useable Land Area in accord with §6.302,C.
- C. Each mobile home site shall have a minimum area of five thousand (5,000) square feet for exclusive use of the occupants of the mobile home placed upon the lot. Minimum lot widths and depths shall be forty-five (45) feet. Each mobile home lot shall be defined by metes and bounds on a survey and shall be shown as such on the development plan, and markers shall be installed at each corner of every lot.

608 MOBILE HOMES ON INDIVIDUAL LOTS

Mobile homes placed on lots not in a mobile home park shall comply with all Township regulations applicable to single-family residential dwellings and:

- A. Shall be constructed in accordance with the Safety and Construction Standards of the U.S. Department of Housing and Urban Development. These standards supersede the BOCA Code for the actual construction of the unit itself.
- B. Shall have a site graded to provide a stable and well-drained area.
- C. Shall have the hitch mechanisms removed. The wheels and axles shall be removed or screened from view.
- D. Shall be securely attached to the ground in such as way as to prevent overturning, shifting or uneven settling of the home.
- E. Shall be enclosed from the bottom of the home to the ground or stand using industry-approved skirting material compatible with the home, or if a slab foundation is used, masonry walls underneath the home with soil backfill to result in the surrounding ground level being flush or one (1) normal step height below the first floor elevation. If masonry walls are used, then an appropriate service access area shall be provided.
- F. Homes shall have a pitched instead of a flat roof.
- G. Shall be attached to a permanent foundation.

6.900 Reserved

6.1000 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are considered conditional uses in certain districts as set forth in the Schedule of

Uses and shall comply with the following standards in addition to all other applicable standards in this Zoning Ordinance.

- A. Adequate off-street parking is provided in accord with this Ordinance with the minimum number of parking spaces provided as follows: one (1) space for each rentable room; one (1) space for each non-resident employee, and two (2) spaces for the dwelling unit.
- B. Not more than three (3) rooms shall be rented for bed and breakfast establishments in the MR District and not more than five (5) rooms in other districts where permitted.
- C. The owner or manager of the bed and breakfast must reside on the premises.
- D. Sewage disposal meeting the requirements of the Township and PA DEP is provided.
- E. Bed and breakfast establishments shall not be permitted on lots which are nonconforming in minimum area.

6.1100 HOTELS, MOTELS, AND RESORT FACILITIES

This Section is intended to provide specific conditional use standards for the development of hotels, motels, seasonal cottages and other resort facilities at unit densities that allow full use of the project parcel. Specific performance standards are provided to allow for flexibility of design and to insure the protection of adjoining properties and the public health, safety and general welfare.

6.1101 Density

Density of units and facilities shall be determined by the character of the project parcel and compliance with the standards in this §6.1100 and this Ordinance, and other applicable Township regulations. However, the number of rentable units shall not exceed ten (10) per acre.

6.1102 Design Criteria

- A. Yard, building height, lot width and depth, and lot coverage ratios applicable to the District shall be maintained.
- B. In cases where the project parcel adjoins a Residential or Mixed Residential District or where a project structure(s) exceed(s) fifteen-hundred (1,500) square feet in total floor area, larger front side and rear yards may be required.
- C. No structure shall be erected within a distance equal to its own height of any other structure.
- D. Rental units of hotels, motels, seasonal cottages and resort facilities shall not be utilized as a permanent residence as defined by Pennsylvania Law.
- E. All facilities in a hotel, motel or resort facility project shall be on the same parcel of property and shall clearly be intended to serve the tourist trade and shall not contain any commercial facility unless such commercial facility is otherwise permitted in the subject property or it is clearly demonstrated such commercial facility is intended solely for the lodging guests of the resort facility.
- F. A plan for fire protection shall be provided in accord with §7.120 of this Zoning Ordinance.