

ARTICLE 5
ZONING DISTRICT REGULATIONS

SECTION 501 - R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

501.1 PERMITTED USES

- Single-family Detached Dwellings
- Communication antennas mounted on an existing public utility transmission tower, building or other structure.
- Day Care Home
- Essential Public Utility Facilities as defined in Article 2 of this Ordinance (excluding storage yards)
- Forestry
- Home Office
- No-Impact Home Based Business
- Accessory Uses to the Above

501.2 USES PERMITTED BY SPECIAL EXCEPTION

- Emergency Services Facility
- Day Care Facility
- Home Occupations
- Place of Worship
- Public Recreational Facilities
- Outdoor Wood-Fired Boiler
- Small Wind Energy Conversion System
- Accessory Uses to the Above

501.3 PROHIBITED USES

- Any use which utilizes and/or stores any hazardous substances as defined in Article 2 of this Ordinance.

501.4 CONDITIONAL USES

- Planned Residential Development
- Any nonresidential use permitted by right or by special exception shall be deemed a conditional use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 40,000 square feet of surface area.
 - (b) the initial or cumulative construction, placement or installation of a building and/or structure which equals or exceeds twenty thousand 20,000 square feet of gross floor area and/or any development which has a

cumulative impervious surface area of which equals or exceeds twenty thousand 20,000 square feet

501.5 DIMENSIONAL REGULATIONS

Each principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State and/or Federal regulations and supplementary regulations and/or standards contained in this Ordinance for a specific proposed use and/or activity.

501.6 RESIDENTIAL

- A. Minimum Lot Area: Each principal building or use shall be located upon a lot having a minimum lot area of not less than 8,500 square feet.
- B. Minimum Lot Width: Seventy-five (75') feet, as measured from a depth of the required front yard setback.
- C. Minimum Front Yard: Twenty-five (25') feet in depth as measured from the front lot line.
- D. Minimum Rear Yard: Thirty (30') feet in depth as measured from the rear lot line.
- E. Minimum Side Yard: Twelve (12') feet on each side.
- F. Maximum Lot Coverage: Not more than 35% of the lot area shall be covered with buildings or structures.
- G. Maximum Building Height: The maximum height of any building shall not exceed two and one-half stories or 35 feet.
- H. Maximum Residential Density: Eight thousand five hundred (8,500) square feet per dwelling unit for detached single family residential developments.

501.7 NONRESIDENTIAL

Any nonresidential use permitted and/or approved within this District shall comply with the following minimum requirements unless more restrictive standards are applicable, including but not limited to State and/or Federal regulations and supplementary regulations and/or standards contained in this Ordinance for a specific proposed use and/or activity.

- A. Minimum Lot Area: Any nonresidential uses permitted within this District shall require a minimum lot size of not less than fifteen thousand 15,000 square feet unless a larger lot area is required under any supplementary provisions of this Ordinance for a proposed specific use and/or activity.
- B. Minimum Lot Width: One hundred-twenty (120') feet as measured from a depth of the required front yard setback.

- C. Minimum Front Yard: Twenty-five (25') feet in depth as measured from the front lot line.
- D. Minimum Rear Yard: Twenty-five (25') in depth as measured from the rear lot line.
- E. Minimum Side Yard: The side yard shall be not less than fifteen (15') feet on each side.
- F. Maximum Lot Coverage: Not more than 35% of the lot area shall be covered with buildings or structures.
- G. Maximum Building Height: The maximum height of any building shall not exceed two and one-half stories or 35 feet.

501.8 SUPPLEMENTARY REGULATIONS. (See Article 8)

501.9 SUBDIVISION AND LAND DEVELOPMENT.

Any property proposed to be divided into parcels or developed in accordance with the definitions of a "subdivision" or "land development," as defined in City of Nanticoke Subdivision and Land Development Ordinance shall also be subject to the governing regulations and provisions of said Ordinance.