

*South Franklin Township & Green Hills Borough*  
Washington County, Pennsylvania

**JOINT ZONING ORDINANCE**

**Effective Date: June 1, 2013**

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INFO DEEMED RELIABLE BUT NOT GUARANTEED.

## Article III. Zoning Districts

### § 185.20. R-1: RURAL RESIDENTIAL DISTRICT

(A) **Purpose.** The R-1 Rural Residential District is intended to provide sites for low-density residential land uses in areas of the township where such activity has been established or is most likely to occur. These regulations are designed to ensure adequate light, air, privacy and open space for dwelling sites consistent with residential use requirements, to maintain desirable residential qualities within the district and to prevent the encroachment of land uses that are not compatible with the existing land uses. As such, the purpose of the R-1 Rural Residential District is to preserve the rural landscape, natural resource areas, farmland, woodlands, and other large areas of undeveloped or open land while permitting residential development at low densities.

(B) **Principal Uses.** The following *Table III.2a* illustrates the permitted principal uses and conditional uses in the R-1 Rural Residential District:

*Table III.2a: R-1: Rural Residential District Principal Uses*

Permitted Uses	Conditional Uses
Dwelling, single-family detached	Assisted living facility
Essential services	Church, place of worship/religious institution
Forestry	Day care center
General agriculture	Educational institution
No impact home based business	Family day care home
Recreation, municipal	Group day care home
Recreation, private	Group residential facility
	Mineral mining adjunct facility
	Noncommercial keeping of farm animals

(C) **Accessory Uses.** Accessory uses shall be permitted, provided that they are:

- (1) Customarily incidental and subordinate to the principal permitted use;
- (2) Located on the same lot as the principal use; and
- (3) Subject to applicable requirements in Article VI: Supplemental Regulations.

## Article III. Zoning Districts

(D) **Dimensional Standards.** The following *Table III.2b* illustrates lot size, setbacks, building heights, and other dimensional requirements in the R-1 Rural Residential District:

**Table III.2b: R-1 Rural Residential District Dimensional Standards.**

<b>Minimum Lot Area</b>		
	General agriculture	10 acres
	Dwelling, detached single family	1 acre
<b>Minimum Lot Width</b>		
	General agriculture	500 feet
	Dwelling, detached single family	150 feet
	All other principal uses	150 feet
<b>Minimum Front Yard</b>		
	Principal and Accessory Structures	50 feet
<b>Minimum Side Yard</b>		
	Principal and Accessory Structures	30 feet
<b>Minimum Rear Yard</b>		
	Principal and Accessory Structures	40 feet
<b>Maximum Building Height</b>		
	Principal Structures	35 feet (3 1/2 stories)
<b>Maximum Lot Coverage</b>		
		30%

## Article III. Zoning Districts

### § 185.21. R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

(A) **Purpose.** The R-2 Medium Density Residential District is intended to provide more intense, suburban style residential development together with such public and semipublic uses and accessory residential activities as may be appropriate and to permit alternatives to single-family housing to diversify the housing opportunities within South Franklin Township and Green Hills Borough while retaining the rural lifestyle that makes South Franklin Township and Green Hills Borough a desirable place to live. These regulations are designed to generate long-term residential growth, to preserve the characteristics of the neighborhood areas, to provide for the efficient extension of community services and facilities and to prevent the encroachment of land uses that are not compatible with permitted land use activities.

(B) **Principal Uses.** The following *Table III.3a* illustrates the permitted principal uses and conditional uses in the R-2 Medium Density Residential District:

*Table III.3a: R-2: Medium Density Residential District Principal Uses*

Permitted Uses	Conditional Uses
Dwelling, Multi-family - Duplex	Church, place of worship/religious institution
Dwelling, Multi-family - Garden apartment	Day care center
Dwelling, Single-family attached	Dwelling, Multi-family - Conversion apartment
Dwelling, single-family detached	Dwelling, Multi-family - High-rise apartment
Essential services	Educational institution
Forestry	Family day care home
No impact home-based business	Group day care home
Recreation, municipal	Group residential facility

(C) **Accessory Uses.** Accessory uses shall be permitted, provided that they are:

- (1) Customarily incidental and subordinate to the principal permitted use;
- (2) Located on the same lot as the principal use; and
- (3) Subject to applicable requirements in Article VI: Supplemental Regulations.

## Article III. Zoning Districts

(D) **Dimensional Standards.** The following *Table III.3b* illustrates lot size, setbacks, building heights, and other dimensional requirements in the R-2 Medium Density Residential District:

**Table III.3b: R-2 Medium Density Residential Dimensional Requirements**

<b>Minimum Lot Area</b>	
Dwelling, detached single family	2 acres without public sewage 1/2 acre with public sewage
Dwelling, attached single family	1 acre with public sewage
Dwelling, duplex	2 acres without public sewage 1/2 acre with public sewage
Dwelling, multi-family (except duplex)	1 acre with public sewage
All other uses	2 acres
<b>Minimum Lot Width</b>	
Dwelling, detached single family with public sewage	100 feet
All other uses	120 feet
<b>Minimum Front Yard</b>	
Principal and Accessory Structures	50 feet
<b>Minimum Side Yard</b>	
Dwelling, detached single family	15 feet
All other principal uses	25 feet
<b>Minimum Rear Yard</b>	
Principal and Accessory Structures	25 feet
<b>Maximum Building Height</b>	
Dwelling, multi-family (except duplex)	65 feet (6 1/2 stories)
All other principal and accessory structures	35 feet (3 1/2 stories)
<b>Maximum Lot Coverage</b>	
Dwelling, detached single family	45%
Dwelling, attached single family	60%
Dwelling, duplex	45%
Dwelling, multi-family (except duplex)	60%
All other uses	40%