

ARTICLE XI
R-5 Residential Zone (R-5)

§ 150-68. Purpose.

This zone acknowledges the tightly knit single-family detached dwelling development pattern which has evolved in those areas around West York Borough and in Bair. This zone provides for the infilling of small, undeveloped parcels within these established neighborhoods in a manner consistent with the existing development form and density. In addition, special accessory use setbacks are provided to encourage further improvements on the existing relatively small lots.

§ 150-69. Permitted uses.

Permitted uses shall be as follows:

- A. Single-family detached dwellings.
- B. Family day care,
- C. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- D. B. Accessory uses customarily incidental to the above permitted use.

§ 150-70. Special exception uses.

Subject to the general criteria listed in § 150-302D, special exception uses shall be as follows:

- A. Public utilities. (See § 150-346.)

§ 150-71. Principal buildings with both public sewer and water.

Design standards for principal buildings with both public sewer and public water shall be as follows:

- A. Minimum lot area: four thousand (4,000) square feet.
- B. Minimum lot width: forty (40) feet.
- C. Minimum lot depth: one hundred (100) feet.

D. Minimum setback requirements:

- (1) Front yard setback: ten (10) feet, except that on corner lots, the front yard facing the secondary street (that street on which the lesser number of homes on the block have their front yard orientation to the street) may be reduced to seven (7) feet.
- (2) Side yard setbacks: four (4) feet on each side [total: eight (8) feet].
- (3) Rear yard setback: fifteen (15) feet.

E. Maximum permitted height: thirty-five (35) feet.

F. Maximum building coverage. No principal building shall occupy more than fifty percent (50%) of the total lot area.

§ 150-72. Principal buildings without public sewer and public water.

Design standards for principal buildings without public sewer and public water shall be as follows:

A. Minimum lot area: twenty-thousand (20,000) square feet.

B. Minimum lot width:

- (1) One hundred twenty (120) feet at the front yard setback line.
- (2) One hundred (100) feet at the lot frontage and, if along the turnaround of a cul-de-sac, eighty (80) feet at the lot frontage.

C. Minimum lot depth: one hundred sixty-five (165) feet

D. Minimum setback requirements:

- (1) Front yard setback: thirty-five (35) feet
- (2) Side yard setbacks: twenty (20) feet on each side [forty (40) feet total].
- (3) Rear yard setback: forty (40) feet

E. Maximum permitted height: thirty-five (35) feet

F. Maximum lot coverage: thirty-five percent (35%).

§ 150-73. Accessory buildings or structures.

Design standards for accessory buildings or structures shall be as follows:

A. Minimum setback requirements:

- (1) Front yard setback: the same as those listed for principal buildings.
- (2) Side yard setbacks: the same as those listed for principal buildings, except that the side yard setback can be reduced to a minimum of two (2) feet on each side [four (4) feet total] if the accessory use is visually screened from adjoining properties. Such screening shall be vegetative in composition.
- (3) Rear yard setback: five (5) feet, except that the rear yard setback can be reduced to two (2) feet if the accessory use is visually screened from adjoining properties; provided, however, that no reduction in setback shall be granted for garages with access onto alleys. Required screening shall be vegetative in composition.

B. Maximum permitted height: fifteen (15) feet.

C. Maximum lot coverage. The combination of accessory uses shall not occupy more than twenty percent (20%) of the total area.