

**TOWNSHIP OF CECIL**  
**WASHINGTON COUNTY, PENNSYLVANIA**

ORDINANCE NO. 4-2025

**AN ORDINANCE OF THE TOWNSHIP OF CECIL, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING THE FOLLOWING SECTION OF ORDINANCE NO. 5-00, ENTITLED "CECIL TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE," AS AMENDED: SECTION 902, TO REMOVE CLUSTER HOUSING SUBDIVISIONS AS A CONDITIONAL USE WITHIN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT OF CECIL TOWNSHIP.**

**WHEREAS**, the Cecil Township Board of Supervisors ("**Board**") has the power to protect the health, safety, and welfare of the people and property in Cecil Township ("**Township**"); and

**WHEREAS**, the Board desires to amend Section 902 of Ordinance No. 5-00, also known as the "Cecil Township Unified Development Ordinance," as amended, which may also be referred to as Section 240-23 of the Cecil Township Zoning Ordinance, (referred to hereinafter as "**Section 902 of the Cecil Township Unified Development Ordinance**"); and

**WHEREAS**, the Board finds that it is in the best interest of the residents and citizens of the Township to amend Section 902 of the Cecil Township Unified Development Ordinance, as amended; and

**WHEREAS**, the Township seeks to amend Section 902 of the Cecil Township Unified Development Ordinance as set forth herein (the "**Amendment**") as follows by removing Cluster Housing Subdivisions as a Conditional use within the R-1 Low Density Residential District of Cecil Township; and

**WHEREAS**, the Amendment was sent to the Township Planning Commission on January 21, 2025; and

**WHEREAS**, the Amendment was sent to the Washington County Planning Commission on January 21, 2025; and

**WHEREAS**, the Board held a duly advertised public hearing on March 3, 2025 to consider the enactment of the Amendment; and

**WHEREAS**, the Board has given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the citizens of the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** and it is hereby ordained and enacted by the Board of Supervisors of the Township of Cecil, Washington County, Pennsylvania as follows:

**SECTION 1.** Amendment.

The Board hereby amends the following subsection of Section 902 of the Cecil Township Unified Development Ordinance by repealing certain sections that permit cluster housing subdivisions as follows:

- A. Subsection 902(B)(6) of the Cecil Township Unified Development Ordinance, which may also be referred to as Subsection 240-23(B)(6) of the Cecil Township Zoning Ordinance, permitting cluster housing subdivisions as a conditional use within the R-1 Low Density Residential District of Cecil Township is hereby repealed in full, including without limitation all subsections, subparts, paragraphs, sentences, clauses, phrases, portions, tables, and figures set forth therein.
- B. A true and correct copy of Section 902 of the Cecil Township Unified Development Ordinance showing the amended text in redline is attached hereto.

**SECTION 2.** Full Force and Effect.

Except as specifically amended by this Ordinance, the Cecil Township Unified Development Ordinance, as amended, shall remain in full force and effect and shall not be deemed in conflict with any provisions of this Ordinance.

**SECTION 3.** Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

**SECTION 4.** Severability.

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

**SECTION 5.** Effective Date.

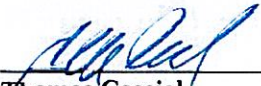
This Ordinance shall take effect five (5) days after the date of adoption by the Board of Supervisors of Cecil Township, set forth below.

**ORDAINED, ADOPTED AND ENACTED**, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the 3<sup>rd</sup> day of March, 2025.

ATTEST



BOARD OF SUPERVISORS  
TOWNSHIP OF CECIL

  
Thomas Casciola  
Chair, Cecil Township Board of Supervisors

adequate open space and recreational opportunity; and to provide for low- and moderate-income housing;

- I. To promote the most desirable use of land and direction of building development in accordance with a well-considered subdivision plan; to promote stable residential development; to protect the character of any district and its peculiar suitability for particular uses; to conserve the value of land and buildings; and to protect the Township tax revenues.

## **SECTION 902. R-1, LOW-DENSITY RESIDENTIAL DISTRICT**

### **A. Uses by Right**

In this district, the land may be used and buildings and structures may be erected, altered, or used by right for the following purposes and no other:

1. Farms, subject to Section 1209, Agricultural Regulations.
2. Single-Family Detached Dwelling
3. Customary Accessory Uses, including:
  - a. Private garages
  - b. Private recreational uses.
  - c. Private satellite dishes
  - d. Private greenhouses
  - e. Private sheds
  - f. Private dog house or private dog pen
4. Home Office
5. Essential Services

### **B. Conditional Uses**

The following Conditional Uses shall be approved by the Board of Township Supervisors upon meeting the listed express standards and criteria and any other conditions deemed necessary by the Township Supervisors following the Conditional Use hearing:

1. Personal Care Boarding Homes
  - a. The minimum lot size required shall be 21,780 square feet (1/2 acre).
  - b. The site shall have direct access to a street classified in the Comprehensive Plan as an arterial or collector.
  - c. The site shall be serviced by public water and public sewer.
  - d. The facility shall be licensed by the Commonwealth and twenty-four (24) hour supervision shall be provided by staff qualified by the sponsoring agency.
  - e. Adequate provision shall be made for access by emergency, medical and fire vehicles, as determined through Site Plan review and after receipt of written recommendation from the Fire Chief of jurisdiction.
  - f. Adequate open space opportunities shall be provided for recreation consistent with the needs of the residents and the area shall be secured by a fence with a self-latching gate.

g. Where applicable, licensing or certification by the sponsoring agency shall be prerequisite to obtaining an Occupancy Permit and a copy of the annual report with evidence of continuing certification shall be submitted to the Zoning Officer in January of each year.

h. Parking shall be provided in accordance with Article 13 of this Chapter.

2. Day Care Center

a. The minimum lot size required shall be 43,560 square feet (1 acre).

b. The site shall be serviced by public water and public sewer.

c. The facility shall be licensed by the Commonwealth.

d. Safe access and areas for discharging and picking up children shall be provided, as approved through Site Plan review.

e. Outdoor play areas shall be provided and shall be secured by a fence with self-latching gates. Fence must be a minimum of thirty six (36) inches high, and shall be attached to the building at two points.

f. The general safety of the site proposed for the day care center shall be evaluated as it relates to the needs of small children.

g. Play areas shall be screened from adjoining residential properties by a buffer area at least three (3) feet deep and six (6) feet high, as defined by Section 1506 of this Chapter.

h. Parking shall be provided in accordance with Article 13 of this Chapter.

3. House of Worship

a. No principal building shall be located within 100 feet of any property line.

b. Landscape buffers shall be provided in accordance with Section 1506 of this Chapter.

c. Off-street parking shall be provided in accordance with Part 13 of this Chapter and shall require both perimeter and interior landscaping in accordance with Section 1505 of this Chapter.

d. A lighting plan shall be submitted in conjunction with application for Site Plan approval.

4. Primary and Secondary Schools

a. No structure shall be located within one hundred (100) feet of any structure on another lot.

b. Landscaping buffers shall be provided as required in Section 1506 of this Chapter.

- c. No off-street parking area, including drives, shall be located closer than ten (10) feet to any lot line. Off-street parking areas shall include both interior and perimeter landscaping as required in Section 1505 of this Chapter.
- d. A lighting plan shall be approved as part of site plan approval. Such lighting shall not infringe upon other properties, pursuant to Section 1606 of this Chapter.
- e. Noise shall not infringe upon other properties.

5. Communications Facilities, subject to the requirements of Section 1212 of this Chapter.

~~6. Purpose and intent for Cluster Housing Subdivision provisions.~~

~~Cluster housing subdivisions are permitted and encouraged throughout Cecil Township to protect its valuable natural resources, and recognizes that controlled development is necessary to achieve the Township's goals and objectives.~~

~~The cluster housing subdivision provisions will accomplish the Township's goals and objectives by:~~

- ~~• Providing flexible development options to preserve existing natural features including wooded slopes, quality stands of trees, stream valley corridors, wetlands, wildlife habitats, and other natural features;~~
- ~~• Permitting the construction of housing on small parcels with large common open space areas to maintain the rural village-like atmosphere which exists in the Township;~~
- ~~• Providing flexible development options in those areas where standard rectilinear development patterns are not suitable due to physical conditions;~~
- ~~• Creating a system of integrated walking and biking trails to connect new developments with natural areas and existing neighborhoods to encourage alternate means of travel to the automobile;~~
- ~~• Providing open space areas, which will provide the residents with active and passive recreational opportunities, and permit some innovative community living projects;~~
- ~~• Providing alternate methods for dealing with wastewater disposal from several households (small flows treatment systems) as compared to individual on-site septic systems.~~

~~a. Principles Governing Use & Authorization Districts.~~

~~The goals of both the cluster housing and open space subdivisions are similar. Their use in Cecil Township is dependent upon the size of the parcel (or parcels) of land planned for development, and the location of the parcel (or parcels) in the Township's residential (R-1) district.~~

- ~~i. Acreage Requirements – In an R-1 district, cluster housing is permitted on any parcel, or parcels joined together, with a minimum size of two acres.~~

~~b. Definitions~~

~~GRASS SITE AREA – The total area of the site within property boundaries, counting land devoted, or to be devoted for public rights-of-way and easements, wooded slopes, wetlands, floodplains, etc.~~

~~NET SITE AREA~~ The total land area of a site adjusted to eliminate the following undevelopable land areas from the calculation: existing rights of way for streets, public utility easements including overhead transmission lines, areas designated as steep slopes (25% or greater), land classified as flood prone by FEMA, wetlands and quality strands of trees.

~~c. Authorized Uses~~

~~i. Permitted Uses~~

~~Agriculture~~  
~~Single-family~~

~~d. Design Standards~~

- ~~i. Housing Density~~ — The overall cluster housing subdivision project may not exceed the density allowed by the underlying zoning district as shown on the following table.

~~The gross site area of the development site will be used to determine the number of permitted dwelling units.~~

~~Table VI-I Density Requirements Cluster Housing Subdivision Developments~~

<del>R-1 Residential Agricultural District</del>	<del>2 dwelling units per acre</del>
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~~ii. Area and Bulk Requirements~~

- ~~(a.) Good design principles shall govern the siting of each dwelling unit, and standards for building spacing should be based on providing privacy for each unit, and ensuring that adequate light and air is provided for each room in every dwelling unit. Variation in lot sizes and widths are encouraged to avoid a mass-produced, dull streetscape, and to promote the individuality of each building lot. The proposed locations for all housing sites must be indicated on the preliminary subdivision plan in sufficient detail to verify that all development standard can be satisfied.~~
- ~~(b.) The requirements of the PA Dept of Environmental Protection shall be satisfied concerning the location of on-site septic systems and individual wells.~~
- ~~(c.) Lot sizes may vary in size, but in no case shall the minimum lot size be less than ten-thousand eight hundred ninety (10,890) square feet (or ¼ acre) per dwelling unit.~~
- ~~(d.) The minimum lot widths for single family detached dwellings shall be sixty-five (65) feet and the maximum lot width shall be one hundred twenty (120) feet. The minimum lot width is intended to provide privacy, light and air to each of the dwelling units; the maximum lot width is intended to prevent the creation of large, land-consuming lots which are expensive to develop, and against the purposes of this article.~~
- ~~(e.) Front yard depths for all permitted dwelling types shall vary, but in no case may the distance between the dwelling unit and the street right-of-way be less than twenty-five~~

~~(25) feet. The minimum front yard is intended to provide privacy. The developer is encouraged to provide privacy by other means other than a large front yard. Reducing traffic flow through street layout, or by screening or planting, or by facing the structure towards open space or a pedestrian way, are other ways of ensuring privacy. Where attached garages are placed on the lot, they are required a 20' setback. Providing adequate visibility must be provided for safe back out onto the street from the driveway.~~

~~(f.) Flag lots are permissible as long as the access road to the dwelling unit is at least twenty-four (24) feet wide, and the total lot size exceeds ½ acre. Flag lots may not comprise more than ten percent of the total lots. For example, if there are ten lots in the development, only one flag lot may be created.~~

~~(g.) The minimum required distance between each dwelling unit buildings is 15 feet. With no individual side yard being less than 5 feet.~~

~~(h.) The maximum building height shall be thirty-five (35) feet. Accessory structures to residential buildings shall not exceed fifteen (15) feet in height.~~

### ~~iii. Buffer Yard~~

~~A landscaped buffer yard area, measuring a minimum of twenty-five (25) feet, must be provided around the perimeter of all cluster housing and open space subdivisions. The purpose of the buffer yard area is to provide a visual screen between the proposed development and other existing, or proposed developments, particularly when the project abuts other nonresidential uses. The landscape buffer yard only applies to the edge of the cluster home development area which abuts adjacent parcels and is not required to buffer the required open space and common area.~~

~~The buffer yard shall provide an all-year visual screen measuring a minimum of six feet in height, and, to the greatest extent possible, shall utilize natural features to obtain this result. Where this cannot be accomplished with existing site features, landscaped area, shall be planted and maintained to produce the same effect with trees, shrubs, bushes, grass, ground cover, or other natural landscaping material, and shall consist of a mix of types and sizes of plant material. A landscaping plan, showing the buffer yard area and plantings, shall be submitted to the Township Supervisors prior to final subdivision approval. The landscaping plan shall be prepared by a Registered Landscape Architect, and shall be prepared in sufficient detail to demonstrate that the purposes of this paragraph will be satisfied.~~

## ~~e. Standard for Location & Maintenance of Common Open Space~~

### ~~i. Requirements for Common Open Space~~

~~All cluster housing subdivision must provide common open space areas within the limits of the proposed development in accordance with the requirements established by this section. In no case may property owned outside the limits of the proposed development be considered as common open space acreage to fulfill the open space requirements. All common areas shall be reserved as permanent open space.~~

- ~~(a.) Cluster Housing: A 50% minimum of the gross site area must be dedicated to common open space, which is to remain in a natural and undisturbed condition in perpetuity.~~

~~ii. Preservation of Water Features~~

- ~~(a.) Water features, such as drainage ways and streams, must be left in a natural state unless altered to improve the stormwater drainage. Water features must be in common ownership unless otherwise approved during the subdivision review process.~~

~~iii. Recreational Facilities in Common Open Space Areas~~

~~Public and private recreational facilities or structures, and their accessory uses, located in common open space areas, shall be considered improved open space, as long as the facilities are appropriate to the natural setting and the total impervious surface area constitutes not more than two percent (2%) of the total common open space. No public or private recreation facilities or structures or grading may occur in a dedicated common area without Township approval.~~

~~iv. Community Subsurface Disposal Systems~~

~~Community subsurface disposal systems may be located within the common open space areas as long as the system is designed to serve residents with ownership in the common space area, and an easement is provided for inspections and system maintenance.~~

~~v. Ownership of Common Open Space~~

~~Common open space in cluster housing subdivisions or open space subdivisions may be owned by one of the following methods. The method of ownership shall be indicated during the review process, and documentation verifying the form(s) of ownership shall be required prior to final plan approval.~~

- ~~(a.) Dedicated to public use if the Township (or another public agency) indicates it is willing to accept such dedication.~~
- ~~(b.) Provide for and establish one or more organizations for the perpetual ownership and maintenance of all common open space.~~

~~In the case of v. (b.) above, each organization shall be a non-profit home-owners corporation, unless the developer demonstrates that a community open space trust is a more appropriate form of organization. In cases where the township will not be accepting ownership of recreation and open space areas, the landowner shall provide for an organization or trust for ownership and maintenance. If the open space is deeded to a homeowner's association or a non-profit corporation established on a membership basis, the developer shall file a declaration of covenants and restrictions that will govern the association, and provide for perpetual undisturbed green open space.~~

- ~~(c.) If a homeowner's association or open space trust is formed, it shall be governed according to the following regulations:~~
  - ~~(1.) The organization must be set up by the developer before the sale of any lots and, if necessary, it must operate with financial subsidy by the developer.~~

- ~~(2.) All land not to be sold or developed will be shown on the final recorded plan as "common open space" and will be conveyed to the organization at the time of formation and labeled "undisturbed" in perpetuity.~~
- ~~(3.) Membership in the organization is mandatory for all purchasers of homes therein and their successors.~~
- ~~(4.) The organization shall be responsible for administration, maintenance, insurance and taxes on common open space.~~
- ~~(5.) The members of the organization shall share equitably the costs of maintaining common open space, in accordance with procedures established by them.~~
- ~~(6.) The organization shall have or hire adequate staff to administer common facilities and maintain common open space.~~
- ~~(7.) The organization shall not be dissolved nor shall it dispose of the common open space by sale or otherwise, except to another organization conceived and established to own and maintain the common open space, without first offering to dedicate the same to the public.~~
- ~~(8.) In the event that the organization established to own and maintain a common open space or any successor organization, shall at any time after establishment of the homeowner's association, fail to maintain the common open space in reasonable order and condition in accordance with the development plan, the Township may serve written notice and may take the necessary actions to correct the deficiencies and assess the cost incurred in accordance with Article VII of the Municipalities Planning Code.~~

~~f. Procedures for Approval~~

~~i. Review Process~~

~~Cluster housing plans are subject to the subdivision review process defined by the Township's Subdivision and Land Development Ordinance.~~

~~ii. Five-Step Decision Process~~

~~Open space subdivisions shall be designed according to a five-step process as defined in paragraphs 1 through 5, below. The Planning Commission will review each step of this process. At the completion of Steps 1 through 5, the developer will prepare final plans for approval by the Township's Board of Supervisors, and for recording in the Washington County Recorder's Office, in accordance with the procedures outlined in the Township's Subdivision and Land Development Ordinance.~~

~~It is recommended that the developer meet with the Planning Commission prior to developing any plans to discuss his intentions and the requirements of this section. At a minimum, the developer shall submit plans to the Planning Commission following the completion of Step 3 and Step 5.~~

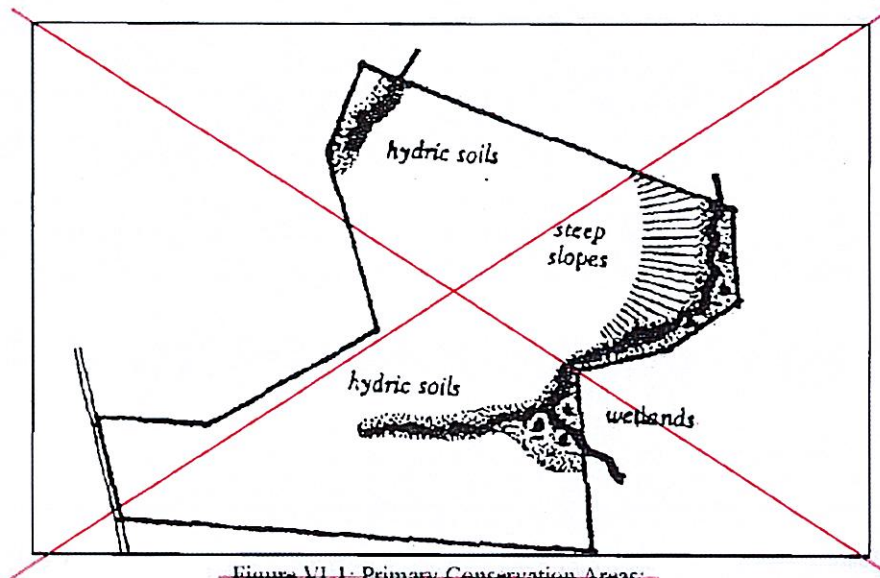
~~(a.) Step 1: Determine Number of Houses~~

~~Determine the number of potential houses in the development using the density guidelines established in Paragraph 901.D.1. For example, a landowner with fifty (50) acres in the R-1 district would be permitted to construct one hundred (100) homes given the density provisions of two units/acre stated in 901.D.1.~~

~~(b.) Step 2: Prepare Existing Features and Site Analysis Plan~~

~~Prepare and Existing Features and Site Analysis Plan to identify all special characteristics associated with the property to be developed including:~~

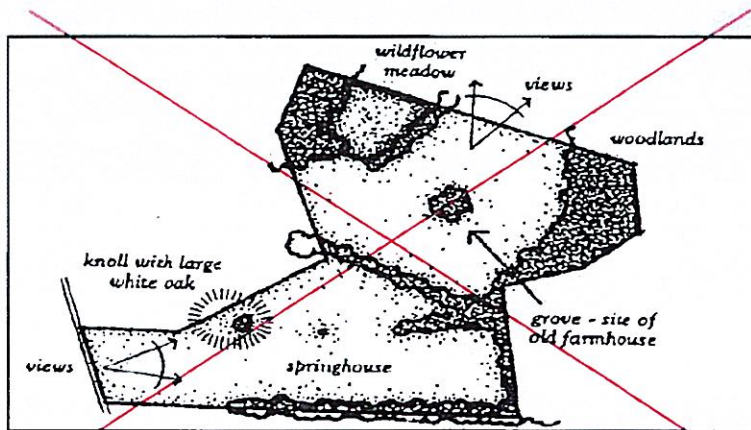
- ~~(1.) Primary Conservation Areas: Includes areas such as wetlands, floodplains, and steep slopes (See Fig. VI-1)~~



~~Figure VI-1: Primary Conservation Areas:~~

- ~~(2.) Secondary Conservation Areas: Includes developable land areas worthy of conservation for preservation of mature, or healthy and diverse woodlands, wildlife habitats critical for breeding or feeding, hedgerows and prime farm land, scenic views into and out of the site, and historic buildings in their rural context. (See Fig. VI-2)~~

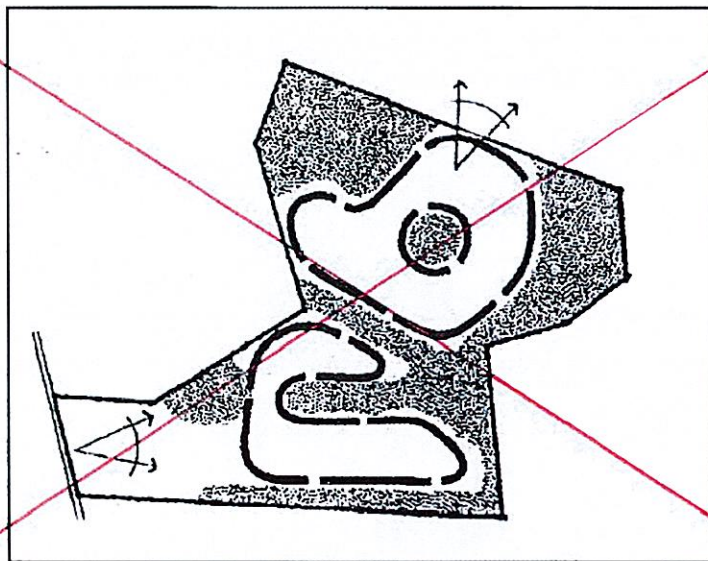
- ~~(3.) Any other feature requested by the Planning Commission for its resource value, or for its potential negative impact on development.~~



~~Figure VI-2: Secondary Conservation Area~~

~~(c.) Step 3: Prepare a Conservation and Development Plan.~~

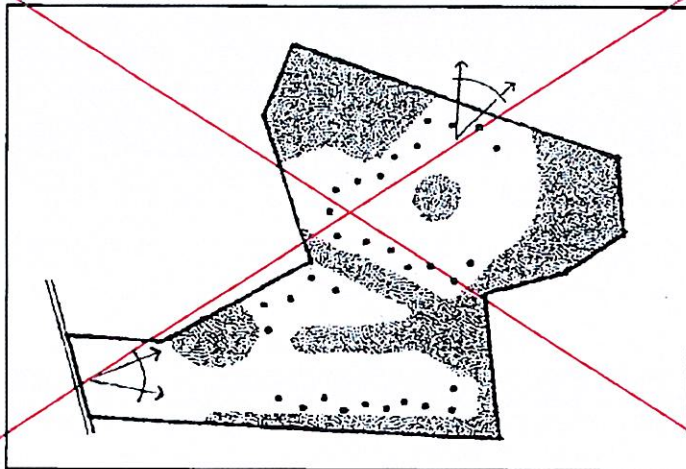
~~Prepare Conservation and Development Plan to demonstrate those land areas identified as primary and secondary conservation areas in the existing features and Site Analysis Plan and the remaining land areas, which are potential development areas. (See Fig. VI-3)~~



~~Figure VI-3: Potential Development Areas~~

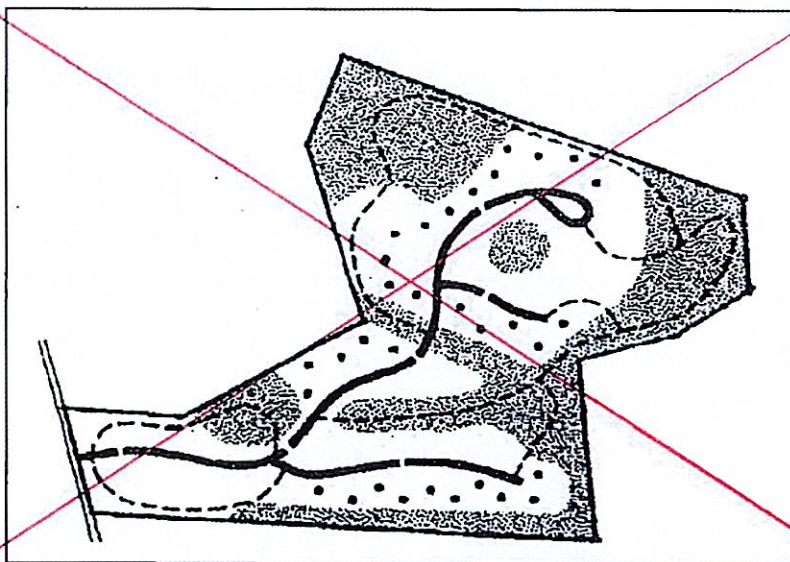
~~(d.) Step 4: Locate Individual House Sites and Align Streets and Trails.~~

- ~~(1.) Locate the approximate sites for individual houses in close proximity to the common open space areas. To the greatest extent possible, design each site to maximize access to common open space areas. The maximum number of home sites shall be limited to the number identified in step 1. See Fig. VI-4)~~



~~Figure VI-4: Locating House Sites~~

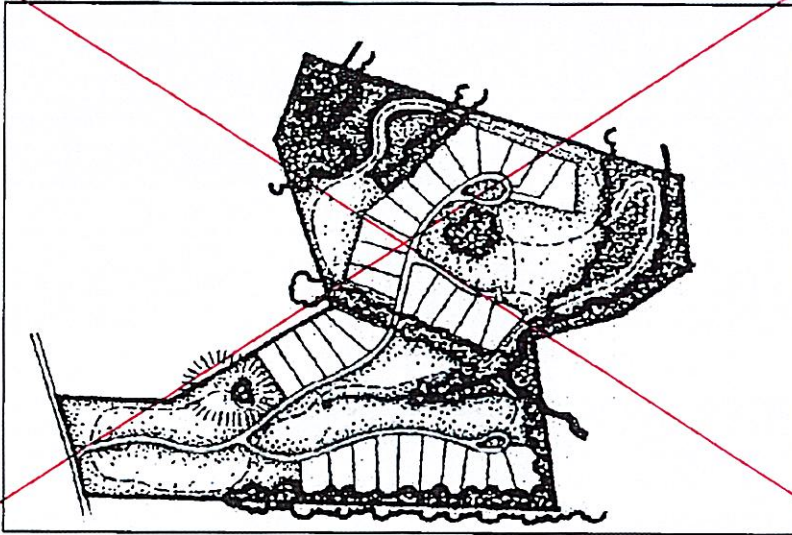
- ~~(2.) Delineate a street system to serve each of the housing sites and connect them as a neighborhood to the abutting public street. Delineate informal footpaths to provide the means to travel throughout the subdivision by foot or by bicycle. (See Fig. VI-5)~~



~~Figure VI-5: Aligning Streets~~

- ~~(e.) Step 5: Develop the Lot Lines~~

~~With the housing sites and streets in place, develop the lot lines for each site and prepare final subdivision plan. (See Fig. VI-6)~~



**C. Special Exceptions**

The following uses by Special Exception shall be permitted by the Zoning Hearing Board in accordance with the procedure specified in Part 4, Section 404.B. and the respective express standards and criteria below.

**1. Home Occupation**

- a. No more than one (1) employee, other than members of the family residing in the dwelling, shall be permitted.
- b. There shall be no display or sign other than a single nameplate not exceeding one square foot in area.
- c. No retail sales are permitted.
- d. No activity associated with a home occupation shall be conducted in an accessory structure.
- e. No accessory structure shall be erected or brought to the site to accommodate or otherwise augment a home occupation business.
- f. There shall be no storage of materials or equipment outside an enclosed building.
- g. There shall be no use of materials or equipment that are not normally used on single-family residential property.
- h. There shall be no external construction features that are not customary to single-family residential dwellings. An existing separate entrance may be used for the conduct of the home occupation, but no additional and separate entrance shall be constructed for the purpose of conducting the home occupation.
- i. The use shall not create additional environmental impact other than those impacts normally resulting from single-family residential use.
- j. Adequate areas for off-street parking shall be provided.
- k. There shall be no exterior display of merchandise available for sale on the premises.
- l. No more than fifteen percent (15%) of the floor area of the dwelling shall be devoted to the conduct of a home occupation.

**2. Day Care Home**

- a. The minimum lot size required shall be one (1) acre.
- b. Public water and public sewer shall not be required if a private water source is available, provided the quantity and quality of water is approved by an inspector certified by the Department of Environmental Protection and a septic system or its equivalent is approved by the Sewage Enforcement Officer.
- c. The facility shall be licensed by the Commonwealth.

- d. Safe access and areas for discharging and picking up children shall be provided, as approved through Site Plan review.
- e. Outdoor play areas shall be provided and shall be secured by a fence with self-latching gates.
- f. The general safety of the site proposed for the day care center shall be evaluated as it relates to the needs of small children.
- g. Play areas shall be screened from adjoining residential properties by a buffer area as defined by Section 1506 of this Chapter.
- h. Parking shall be provided in accordance with Part 13 of this Chapter.
- i. No more than one (1) employee, other than members of the family residing in the dwelling, shall be permitted.
- j. There shall be no exterior display or sign other than a single nameplate not exceeding one square foot in area.
- k. No activity associated with a day care home shall be conducted in an accessory structure.
- l. There shall be no storage of materials or equipment outside an enclosed building.
- m. There shall be no use of materials or equipment not normally used on single-family residential property.
- n. There shall be no external construction features not customary to single-family residential dwellings. An existing separate entrance may be used for the conduct of the day care home activities, but no additional and separate entrance shall be constructed for the purpose of conducting the day care home activities.
- o. The use shall not create additional environmental impact other than those impacts normally resulting from single-family residential use.

### 3. Kennel

- a. Kennels in Residential Districts shall be permitted only when accessory to a farm as defined by this Chapter.
- b. Kennels shall be subject to Section 1209, Agricultural Regulations.
- c. Outdoor runs and similar facilities shall be constructed for easy cleaning, shall be adequately secured by a fence with a self-latching gate, and shall be screened along all sides facing adjoining properties by a buffer area, as defined by this Chapter, which is at least six (6) feet in depth and height. The kennel and run facilities shall be constructed closer to the primary structure on the lot on which such structure is erected, than to the nearest primary structure on the adjacent lots.
- d. The use shall not create any adverse odor or noise that negatively impacts on the neighboring properties.

4. Bed & Breakfast Establishments, subject to the same standards and criteria set forth in Section 1216 of this Chapter, and the same are incorporated herein by reference as fully as though set forth at length.

**D. Area and Bulk Regulations**

Minimum Lot Size	Farm: 10 acres Single-Family Residence with public sewer: 21,780 sq. ft. without public sewer: 43,560 sq. ft.
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Front Yard Setback	35 feet
Minimum Side Yard Setback	All structures (except pools): 10 feet
Minimum Rear Yard Setback	Principal Structure: 40 feet Accessory Structures (except pools): 10 feet
Maximum Building Height	2 1/2 stories or 35 feet
Maximum Lot Coverage	35%
Pools - side & rear setback	15 feet
- front setback	prohibited
Pet Housing and Pens	prohibited
- front setback	
- side & rear setback	closer to owners' dwelling than to nearest neighbors' dwelling

**SECTION 903. R-2, MEDIUM-DENSITY RESIDENTIAL DISTRICT**

**B. Uses by Right**

1. Farms, subject to Section 1209, Agricultural Regulations
2. Single-Family Detached, Attached, and Semi-Detached Dwelling
3. Two-Family Dwelling
4. Multi-Family Dwelling
5. Planned Residential Developments
6. Customary Accessory Uses, including:
  - a. Private garages
  - b. Private recreational uses
  - c. Private satellite dishes
  - d. Private greenhouses
  - e. Private sheds or other storage buildings
  - f. Private doghouse or private dog pen.
7. Home Office
8. Essential Services

**C. Conditional Uses**

The following Conditional Uses shall be approved by the Board of Township Supervisors upon meeting the listed express standards and criteria: