

**PART 4:
RESIDENTIAL DISTRICTS**

401. SUBURBAN RESIDENTIAL DISTRICT (R-1)

A. Intent. The intent of the Suburban Residential District is to promote the following:

1. To provide for a variety of low density residential development opportunities;
2. To provide flexibility in neighborhood design options;
3. To provide for density bonus incentives to encourage the maximization of efficient land use and to decrease development pressure on the outlying rural landscape;
4. To ensure a diversity of housing types, sizes, and costs;
5. To meet minimum standards of health and safety by protecting against hazards and nuisances;

B. Criteria and Standards for the Suburban Residential District (R-1)

The R-1 District lot development standards include four options (standard development, open space, traditional neighborhood, and density bonus). The standard development option provides low density residential development opportunities reflective of the existing character of the Nittany Valley's municipalities. The **open space** development option provides an opportunity to protect the rural character of the valley by preserving open space and minimizing infrastructure development while increasing permitted densities. The traditional neighborhood development option provides additional opportunities to increase density while adding community amenities including limited neighborhood scale commercial and recreational options. Finally, the density bonus option allows the applicant to provide for work force housing and the right to build apartments with a greater building height.

C. District Regulations. Only uses listed below shall be permitted in the Suburban Residential District. All uses must conform to the lot, yard setback, and maximum height requirements stipulated herein, as well as other appropriate requirements of this Chapter.

D. Standard Development Option

Permitted Uses	Lot Requirements				Yard Setback and Height Requirements		
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Single family detached unit – without public sewer (requires 2 septic areas per lot)	1 acre	150 at building setback line; 50 at street line	20% bldg. 40% imp.	30 on local and collector streets; 50 on arterial streets	30	30	35
Churches	5 acres		40% bldg. 60% imp.	50	50	75	35
Public and private schools	5 acres						
Public park and recreation areas	4 acres		30% bldg. 40% imp.	50			
Accessory Uses							
Home Occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

1. Residential developments greater than 5 units shall not be required to provide dedicated open space.

E. Open Space Option

Permitted Uses	Lot Requirements				Yard Setback and Height Requirements		
	Maximum Density	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Single family detached unit (with public water and sewer)	2.4 units per acre	75 at building setback line; 50 ft. at street line	20% bldg. 40% imp.	25 on local and collector streets; 50 on arterial streets	10	30	35
Duplex unit (with public water and sewer)					10; 0 at common wall		
Churches	5 acres		40% bldg. 60% imp.	50	50	75	
Public and private schools	5 acres						
Public park and recreation areas	4 acres	20% bldg. 40% imp.					
Accessory Uses							
Home Occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

1. Applicants shall be required to schedule a pre-application conference (see Supplemental Regulations – “Pre-Application Conference”).
2. Residential developments greater than 5 units shall be required to provide a minimum of 20% of the total tract area as dedicated open space (see Supplemental Regulations – “Open Space Dedication”).
3. A minimum of 75% of total developed residential units shall be single family detached units.