

ORDINANCE NO. 91
ARTICLE V-B
R-175-B Residential Districts

In R-175-B Residential District, the following regulations shall apply

SECTION 500-B. Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other:

- A. A use permitted in "R-200" Residential Districts:
- B. Any of the following purposes when authorized as a special exception:
 1. House of worship, philanthropic use, excluding correctional or penal institution.
- C. Signs subject to provisions of Article XIII hereof.

SECTION 501-B. Height Regulations. The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III, herein, insofar as applicable to uses permitted in this District.

SECTION 502-A. Area, Width and Yard Regulations.

- A. Minimum Lot Area and Width. A lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.
- B. Front Yard. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.
- C. Side Yards.
 1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than sixty (60) feet, neither side yard having a width of less than thirty (30) feet.
 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way and the side yard not abutting the street having a width of not less than thirty (30) feet.
 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet, and not closer to the front line than one hundred twenty-five (125) feet.
- D. Rear Yards. There shall be a rear yard on each lot, the depth of which shall not be less than forty (40) feet.

SECTION 503-B. Area, Width, and Yard Regulations when the lot is serviced by both public water and public sewerage.

- A. Minimum Lot Area and Width. A lot area of not less than forty thousand (40,000) square feet, and a lot width of not less than one hundred twenty (120) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum requirements may be reduced when authorized as a special exception.
- B. There shall be a front yard on each lot which shall not be less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.

Side Yards.

1. On each interior lot there shall be two (2) side yards having an aggregate width of not less than fifty (50) feet, neither side yard shall have a width of less than twenty-five (25) feet.
 2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having width of not less than thirty feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than thirty (30) feet.
 3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet and not closer to the front lot line than one hundred twenty-five (125) feet.
- D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than forty (40) feet.

Ordained and enacted this 9th day of May , 1983, A.D. by the Board of Supervisors of Worcester Township.