

## SECTION 202 RURAL RESIDENTIAL ZONE (RR)

### 202.1. Purpose

This Zone acknowledges rural residential development that has occurred within the Township's agricultural landscape. These areas provide for only limited infilling around existing homes. Because no public utilities exist or are planned, overall permitted densities are low. Nonetheless, the Zone employs flexible lot design requirements to facilitate small groupings of dwellings.

### 202.2. Permitted Uses

1. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance, ***excluding*** intensive commercial livestock operations and mushroom operations;
2. Single-family detached dwellings;
3. Municipal uses; (Rev. 4/02)
4. Public uses;
5. Public utility conveyance facilities; and,
6. Accessory uses customarily incidental to the above permitted uses, including, but not limited to:
  - A. Family day-care facilities, as defined herein;
  - B. ECHO housing, as defined herein, subject to approval by the Lancaster County Planning Commission as a land development;
  - C. Noncommercial keeping of livestock, as defined herein, and driving horse boarding subject to the standards of Section 201.2.11.E. of this Ordinance. (Rev.11/00) (Rev 7/10)

### 202.3. Special Exception Uses

(Subject to the review procedures of Section 604.3.)

1. Churches and related uses (see Section 410);
2. Reserved; (Rev. 7/10)
3. Two-family conversion (see Section 455); and,
4. Short- Term Rental (see Section 459). (revised 6/20)
5. Home Occupations subject to the standards of Section 429 of this Ordinance. (Rev. 9/98)

202.4. **Conditional Uses**

1. Public utility structures (see Section 445); and,
2. Nursing, rest or retirement homes (see Section 437).

202.5. **Minimum Lot Area Requirements**

Unless otherwise specified, all uses within this Zone shall contain a minimum area of one (1) acre; however, the minimum required lot size may be increased to accommodate the use of on-lot sewers as determined by the PA DEP.

202.6. **Minimum Lot Width**

One hundred (100) feet at the building setback line and seventy (70) feet at the street frontage, with the exception of flag lots.

202.7. **Maximum Lot Coverage**

Twenty percent (20%).

202.8. **Minimum Setback Requirements**

1. Principal buildings and structures:
  - A. Front yard setbacks for all principal and accessory buildings - see Section 316;
  - B. Side yard setbacks - Fifteen (15) feet on one side, with a combined setback for both side yards of no less than thirty (30) feet; and,
  - C. Rear yard setback - Forty (40) feet.
2. Accessory buildings and structures:
  - A. Front yard setback - No accessory use (except permitted signs) shall be located within the front yard;
  - B. Side yard setbacks - Ten (10) feet on each side; and,
  - C. Rear yard setback - Ten (10) feet.

202.9. **Agricultural Setback Requirement**

On any separate nonfarm parcel, no tree shall be planted within thirty (30) feet of any land used for principal agricultural purposes.

202.10. **Maximum Permitted Height**

1. Principal buildings and structures - Thirty-five (35) feet; and,
2. Accessory buildings and structures - Twenty (20) feet.

202.11. **Applicability of General Provisions**

All uses permitted within this Zone shall also comply with the General Provisions contained in Article 3 of this Ordinance.

202.12. **Flag Lots**

Within this Zone, the use of flag lots is permitted for single-family detached dwellings, subject to the following requirements:

1. The use of such flag lots would reduce the loss of productive farmlands and/or the conversion of other significant features (e.g., steep slopes, floodplains, wetlands, woodlands, rock outcroppings, sinkholes, caves, wildlife habitats). The applicant must demonstrate by credible evidence that the use of flag lots would better protect these natural features than would development under the Zone's conventional design standards;
2. All flag lots shall comply with the applicable regulations of the Subdivision and Land Development Ordinance. For the purpose of establishing minimum required setbacks, all yards upon a flag lot shall be considered rear yards; (Rev. 3/2016)

## **SECTION 203 VILLAGE RESIDENTIAL ZONE (VR)**

203.1. **Purpose**

The purpose of the Village Residential Zone is to encourage compact residential development consistent with the traditional densities and historic rural character of the Township's only village, Refton. The Zone permits a range of housing types and densities, emphasizing integration with existing development and a pedestrian-orientation, to promote a sense of community. Strong incentives are provided to encourage developer-provision of alternative wastewater facilities and community water supplies. Such development will occur through the conditional use process, subject to a high degree of site planning. Where alternative wastewater facilities and community water supplies do not exist, traditional low-density, single-family development may be permitted.

203.2. **Permitted Uses**

1. Agricultural, horticultural and forestry-related uses, subject to the standards listed in Section 201 of this Ordinance, ***excluding*** intensive commercial livestock operations and mushroom operations;
2. Single-family detached dwellings;