

Part 5
FR FARM RESIDENTIAL DISTRICT

§ 27-501. Specific Intent. [Ord. 147, 8/11/2008, § 500]

It is the intent of this Part and this zoning district to provide for viable areas for agricultural uses and to protect farming operations from the impact of major residential and other developments. It is further the intent of this Part and this zoning district to ensure that lots are of sufficient net area, as defined in this chapter, to accommodate on-lot water supply and sewage disposal facilities consistent with the Township's Act 537 Plan.

§ 27-502. Use Regulations. [Ord. 147, 8/11/2008, § 501; as amended by Ord. 160, 9/14/2009, § I; by Ord. 174, 2/14/2011, § VII; and by Ord. 186, 11/14/2011, § II]

1. Uses Permitted by Right. A building or other structure may be erected or used and a lot may be used or occupied, by right, for any of the following purposes:
 - A. Agriculture, including farm ponds, provided that any structures used for the housing of livestock or poultry shall be located not less than 100 feet from any lot line.
 - B. Single-family detached dwellings.
 - C. Conversion of single-family detached dwellings subject to the provisions of § 27-1312, Subsection 2, of this chapter.
 - D. No-impact home based business.
 - E. Forestry, in accordance with the provisions of § 27-1316 of this chapter.
 - F. Active or passive recreational facilities such as, but not limited to, parks and trails, and related public amenities such as, but not limited to, parking areas and restrooms, which facilities and amenities are owned and operated by a government entity other than East Coventry Township. Such facilities and related amenities shall not subject to bulk, area and dimensional standards set forth in this chapter when approved by the Board of Supervisors. **[Added by Ord. No. 226 , 10/8/2018]**
2. Conditional Uses. A building or other structure may be erected or used, and a lot may be used or occupied, when authorized as a conditional use for any of the following purposes: **[Amended by Ord. 206, 7/11/2016]**
 - A. Wireless communications facility structures, subject to the standards and criteria for wireless communications facilities set forth in Part 20 of this chapter.
 - B. Surface land uses affiliated with transmission pipelines, subject to the standards and criteria for surface land uses set forth in § 27-1338 of this chapter. **[Added by Ord. 209, 12/12/2016]**
3. Special Exceptions. A building or other structure may be erected or used and a lot may be used or occupied when authorized as a special exception for any of the following purposes:
 - A. Electric substations, telephone central offices, other public utilities, and passenger

stations for public transportation; provided, that no exterior storage of equipment, or above ground storage of gaseous or liquid fuel shall be permitted; and, further provided, that any electric transmission lines which may be required shall be located within rights-of-way already owned or leased by the electric utility company. **[Amended by Ord. No. 228, 12/10/2018]**

- B. Cemeteries excluding crematoria provided that such use shall be in accordance with the laws of the Commonwealth of Pennsylvania.
 - C. Private clubs for: swimming, tennis, golf, equestrian activities, including kennels and similar recreational activities but excluding recreation for the use of motorized vehicles or other motorized equipment provided that the principal activity shall not be one that is customarily operated as a business.
 - D. Any use of the same general character as uses specifically permitted in this Subsection 3.
 - E. In-law suite, as defined in § 27-202 and as regulated in § 27-1515.
4. Off-Street Parking. Off-street parking spaces, as defined in § 27-202 of this chapter, in the FR District, shall be provided in accordance with the provisions of § 27-1306 of this chapter. Limited on-street parking may be permitted only in accordance with the provisions of § 27-1306, Subsection 1A(1)(c), of this chapter.
 5. Signs. Signs shall be permitted in the FR District only in accordance with the provisions of § 27-1314 of this chapter.
 6. Accessory Uses. Accessory uses to any of the foregoing permitted uses shall be permitted in the FR District only in accordance with § 27-1319 of this chapter.
 7. Open Space and Recreation. All subdivisions and land developments in the FR District shall comply with the recreation and open space standards of § 22-426 of the Subdivision and Land Development Ordinance [Chapter 22]. The design, disturbance, permitted uses, ownership, maintenance and management of open space shall comply with the applicable standards of § 27-1404 of this chapter.
 8. Trails. Trails shall be provided for all subdivisions and land developments in the FR District in accordance with the Township approved trail plan.

§ 27-503. Area, Bulk and Dimensional Standards. [Ord. 147, 8/11/2008, § 502; as amended by Ord. 196, 8/12/2013, § VII]

1. The following standards shall be applicable to all uses, except where the Conservation Subdivision Design Overlay, Part 11.1, applies in accordance with § 27-11.101, Subsection 3. **[Amended by Ord. No. 2023-260, 6/12/2023]**
 - A. Minimum Net Lot Area, Lot Width and Yards. The required minimum net lot area shall be calculated according to the definition of net lot area in § 27-202 of this chapter.

Minimum Net Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yards	Minimum Rear Yard
2 Acres	200 feet	70 feet	50 feet	70 feet

- B. **Building and Lot (or Site) Coverage.** The maximum lot or site building coverage shall not exceed 10% and the maximum total lot or site impervious coverage shall not exceed 25%.
- C. **Height Regulations.** The maximum height of all buildings and other structures, with the exception of communications towers and antennas, erected or enlarged in this district shall be:
- (1) For any dwelling or any accessory building or structure, 35 feet, not exceeding three stories.
 - (2) For any non-dwelling building or other structure, 35 feet, not exceeding three stories.
 - (3) For farm structures and accessory structures, 35 feet, except that such height may be increased to a maximum of 90 feet; provided, that for every foot of height in excess of 35 feet, there shall be added to each front, side and rear yard, measured from the structure to the property line or ultimate street right-of-way line, one corresponding foot of additional width or depth.