

ARTICLE 4 - R-1, RURAL RESIDENTIAL/AGRICULTURAL DISTRICT

SECTION 400 PURPOSE

The R-1 District is designed primarily to create: opportunities for the preservation, conservation and protection of important farmlands and natural, cultural and environmental resources and features; opportunities to achieve a system of open space in accordance with the purposes set forth in Article 20, Section 2000; and, opportunities for new residential development consistent with the rural character of the Township, west of the Ridley Creek State Park, wherein on-lot or community sewage disposal systems are utilized to conserve groundwater resources.

SECTION 401 USE REGULATIONS

A building may be erected altered or used, and land may be used or occupied, subject to the provisions of Article 15 and Article 16, for any and only one (1) of the following uses and no other:

A. Permitted Principal Uses

1. Agricultural uses and buildings subject to the provisions of Sections 402 and 403, and Article 19.
2. One (1) single-family detached dwelling per lot on an existing lot, and one (1) single-family detached dwelling per lot on tracts of less than ten (10) acres involving Conventional Lot Development.
3. One (1) single-family detached dwelling per lot on tracts developed pursuant to the Conservation Development Option, in accordance with Section 406.
4. Municipal use.

B. Permitted Accessory Uses

401.B.1.

401.C.3.

1. Accessory uses on the same lot and customarily incidental to the permitted principal residential uses.
2. Accessory uses on the same lot and customarily incidental to the permitted agricultural uses in Section 401.A. (subject to Article 19), except for those conditional uses set forth in Section 401.C.
3. The sale of farm products on properties located within the Township's Agricultural Security Area, provided that a minimum of fifty percent (50%) of such products are produced on the property, subject to the provisions of Article 19, Section 1909.A.2.
4. The keeping of livestock animals, on lots of four (4) acres or more in size, subject to the provisions of Article 19, Section 1912.
5. Parking in accordance with Article 17.
6. Signs in accordance with Article 18.

C. Conditional Uses in conjunction with permitted agricultural uses in Section 401.A. (Refer to Article 21, Section 2112)

1. The sale of farm products on properties that are not located within the Township's Agricultural Security Area, provided that a minimum of fifty percent (50%) of such products are produced on the property, subject to the provisions of Article 19, Section 1909.A.2.
2. The sale of farm products on properties that are located within the Township's Agricultural Security Area and on which more than fifty percent (50%) of the products sold are not produced on the property.
3. Hayrides, corn mazes, seasonal sales, the sale of seasonal items, and uses of the same general character, traditionally related to the primary

agricultural use and operation of the subject lands and necessary for income production outside of the primary growing season, and subject to the provisions of Article 19.

- D.** Other Conditional Uses (Refer to Article 21, Section 2112)
1. Single-family detached dwellings where Open Space Development is proposed, subject to Section 404.
 2. Single-family detached dwellings, involving Conventional Lot Development on tracts of ten (10) or more acres, subject to Section 403.B. and Section 405.
 3. Education Resource Center subject to Article 19, Section 1925 in connection with the conservation and preservation of land through low-density residential development and/or the restriction of development of land.
- E.** Uses by Special Exception (Refer to Article 21 and 22)
1. Quarters for guests, employees of the occupant of the principal dwelling, and relatives by blood or marriage in accordance with Section 1909.B.2.
 2. Bed and Breakfast Inn, in accordance with Section 1918.
 3. Private Kennel on lots of not less than four (4) acres, and in accordance with Article 19.
 4. Cultural or Religious Use.

SECTION 402 HEIGHT REGULATIONS

The maximum height of dwellings and other structures erected, enlarged or used shall be thirty-five (35) feet, except as provided in Article 19, Section 1903. The height of structures used in agricultural operations may be increased to a maximum of sixty-five (65) feet, provided that for every foot of height in excess of thirty-five (35)

feet, there shall be added to each yard requirement two (2) corresponding feet of depth or width.

SECTION 403 AREA AND BULK REGULATIONS

A. Agricultural Uses

1. Lot Area - A lot area of not less than four (4) acres shall be provided for every agricultural use and building wherein the raising, maintenance and/or breeding of livestock and poultry is conducted, subject to the provisions of Article 19, Section 1912.A.
2. Lot Width at Building Line - A lot width of not less than two hundred (200) feet at the building line shall be provided.
3. Lot Width at Street Line - A lot width of not less than fifty (50) feet at the street line shall be provided, except as set forth in Article 19, Section 1900.
4. Impervious Surface and Building Coverage - Not more than twenty (20) percent of any lot area shall be covered by impervious surfaces and not more than ten (10) percent of any lot area shall be occupied by buildings.
5. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither having a depth of less than one-hundred (100) feet.
6. Width of Side Yards - On each lot there shall be at least two (2) side yards having a minimum aggregate width of one hundred thirty (130) feet, except for corner lots as provided below; and neither side yard shall have a width of less than sixty (60) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than one hundred (100) feet.

B. Residential Uses on an Existing Lot or Residential

Uses Involving Conventional Lot Development

1. Lot Area - A lot area of not less than two(2) acres shall be provided for every single-family detached dwelling or other structure erected or used for any other permitted use, provided, however,
 - a. In the case of two (2) or more lots, the lot sizes may be averaged. As such, the average size of lots shall not be less than two (2) acres, but the minimum lot area for an individual lot may be one and one-half (1 1/2) acres, provided that the average lot size of two (2) acres is maintained.
 - b. Acreage for existing utility rights-of-way may be included in the calculation of the minimum required lot area for single-family building lots.
 - c. Where a two (2) lot subdivision is proposed for a lot, held in single and separate ownership at the effective date of the provisions of this Ordinance, which is at least four (4) gross acres but less than six (6) gross acres:
 - (1) The acreage for the road rights-of-way may be included in the calculation of the minimum required lot area for single-family building lots, even though the title line of the lot extends into such right-of-way.
2. Lot Width at Building Line - A lot width of not less than one hundred fifty (150) feet at the building line shall be provided for every single-family detached dwelling or other use.
3. Lot Width at Street Line - A lot width of not less than fifty (50) feet at the street line shall be provided, except as set forth in Article 19, Section 1900.

403.B.4.

403.D.3.a.

4. Impervious Surface and Building Coverage - Not more than twenty (20) percent of any lot area shall be covered by impervious surfaces and not more than ten (10) percent of any lot area shall be occupied by buildings.
5. Depth of Front and Rear Yards - There shall be a front yard and a rear yard on each lot, neither yard having a depth of less than sixty-five (65) feet.
6. Width of Side Yards - On each lot there shall be at least two (2) side yards having a minimum aggregate width of ninety (90) feet, except for corner lots as provided below; and neither side yard shall have a width of less than forty (40) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than sixty-five (65) feet.

C. Residential Uses Involving the Conservation Development Option

1. The area and bulk regulations for the Conservation Development Option shall be in accordance with Section 406.

D. Conditional Uses

1. The area and bulk regulations for single-family detached dwellings where Open Space Development is used, shall be as set forth in Section 404.B.
2. The area and bulk regulations involving Conventional Lot Development, on tracts of ten (10) or more acres, shall be in accordance with Section 403.B., and subject to Section 405.
3. The area and bulk regulations for an Educational Resource Center pursuant to Section 401 D.3. shall be as follows:
 - a. Height regulations in accordance with Section 402.

- b. The maximum area occupied by buildings of a lot containing an Educational Resource Center shall not exceed two and one-half percent (2½%) of the lot area. The impervious surfaces shall not exceed six percent (6%) of the lot area.
- c. All buildings shall be set back a minimum of two hundred (200) feet from the lot boundary lines surrounding the interior periphery of the lot occupied by an Education Resource Center. The two hundred (200) foot set back area shall remain free of buildings and structures except for access drives, parking and fences. Where the Education Resource Center lot abuts a residential lot, a buffer shall be provided consistent the requirements of Section 1004 of this Ordinance; provided, that the preservation and use of existing vegetation for the buffer or a portion thereof shall be permitted.
- d. Compliance with the tract and lot requirements of Article 19, Section 1925.

E. Uses by Special Exception

- 1. The area and bulk regulations for uses by special exception shall be as follows:
 - a. All regulations of Section 403.A.1. to 6. shall apply to Private Kennels.
 - b. The area and bulk standards set forth in Section 403.A.1. to 6. shall apply to Quarters for guests and for employees, and to Bed and Breakfast Inn.
 - c. For Cultural or Religious Uses, the following shall apply:
 - (1) Minimum Lot Area: 7 Acres
 - (2) Minimum Lot Width at Building Line:

300 feet

- (3) Minimum Lot Width at Street Line: 150 feet
- (4) Maximum Building Coverage: 20 percent
- (5) Maximum Impervious Surface Coverage: 40 percent
- (6) Minimum Front and Rear Yards: 150 feet
- (7) Minimum Width of Side Yards: 100 feet

SECTION 404 OPEN SPACE DEVELOPMENT

A. An application for Open Space Development shall include and encompass no less than the entire tract. The following standards and criteria shall, in addition to any other applicable requirements, apply and be demonstrated by the applicant whenever the Open Space Development Option is proposed by an applicant:

- 1. An applicant proposing Open Space Development shall, prior to the filing of any application for the use or development of a tract, walk the subject tract with representatives of the Township to assist the Township in understanding the tract and any natural and environmental resources and features of the tract. The walk of the tract shall take place no more than thirty (30) days following the Township's receipt of the applicant's written request for the walk.
- 2. A minimum of fifty (50) percent of the tract shall be designated as and devoted to open space.
- 3. No more than fifty (50) percent of the required fifty (50) percent open space shall be comprised of lands which contain wetlands, flood plain, water courses, very steep slopes and other natural and environmental resources and features.
- 4. No more than twenty (20) percent of the required

fifty (50) percent open space shall be used for common elements of the proposed development such as sanitary sewer or stormwater facilities. Any proposal to locate common elements in open space shall first require a demonstration by the applicant that there are no feasible alternatives to the location of the common elements in open space.

5. Each Open Space Development shall have at least one (1) centrally located and publicly accessible area of Open Space of at least 5,000 square feet with public street frontage of at least 70 feet. This "green" area shall be prepared as a part of the proposed development for the common use of the residents of the development and may have a configuration as depicted in Appendix O of the Township Subdivision and Land Development Ordinance.
6. The open space shall be made available and accessible to all lots within the development by means of common access points.
7. The required open space shall include facilities for active recreation, which may include trail system, picnic areas, community pavilion, playfields, and exercise areas.
8. Except as provided herein to the contrary, the provisions of Article 20 shall apply to Open Space Development. In the event of a conflict between the provisions of this Section 404 and Article 20, the provisions of this Section 404 shall control.

B. Area and Bulk Regulations.

1. A minimum tract area of not less than ten (10) acres shall be provided.
2. A lot width of not less than one hundred (100) feet at the building line shall be provided.

3. A lot width at the street line of not less than fifty (50) feet shall be provided, except as set forth in Article 19, Section 1900.
4. Not more than thirty-five (35) percent of any lot shall be covered by impervious surfaces and not more than fifteen (15) percent shall be occupied by buildings.
5. There shall be a front yard and a rear yard on each lot, neither having a depth of less than thirty-five (35) feet.
6. On each lot there shall be two (2) side yards having a minimum aggregate width of fifty (50) feet, except for corner lots as provided below; and neither side yard shall have a width of less than twenty (20) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than thirty-five (35) feet.
7. The maximum number of dwelling units that may be permitted shall be determined on the basis of one (1) dwelling unit for every 87,120 square feet of the tract.

SECTION 405 ELIGIBILITY REQUIREMENTS FOR CONVENTIONAL LOT DEVELOPMENT ON TRACTS OF TEN (10) OR MORE ACRES

- A.** A conditional use application for Conventional Lot Development may only be approved by the Board of Supervisors when an applicant can affirmatively demonstrate to the satisfaction of the Board that use of the Conventional Lot Development will result in greater preservation and protection of the natural, cultural and environmental resources and features of the tract, in terms of less wetland impact, less floodplain impact, less tree removal impact, less steep slope impact, less wildlife habitat impact, less farmland displacement impact, less scenic resource impact, and/or less historic resource impact than use of Open Space Development. If the Applicant cannot demonstrate that the Conventional Lot Development will

405.A.

406.B.

provide for greater preservation and protection of natural, cultural and environmental resources, then a plan for Open Space Development in accordance with Article 4 shall be prepared and submitted demonstrating the protection, conservation and preservation of critical environmental, natural, and cultural resources consistent with the intent of Article 4 or a plan for development under the Conservation Development Option may be submitted.

- B. Where development of less than the entire tract is intended, or where the tract is intended to be developed at less density than Conventional Lot Development would permit, the Applicant shall file a plan for the entire parcel or shall restrict further subdivision or land development on the remainder of the tract by recorded covenant or restriction.
- C. The applicant shall, in addition, demonstrate that the proposed Conventional Lot Development complies with all other zoning requirements governing such use, including without limitation, Sections 2007 and 2112.

SECTION 406 CONSERVATION DEVELOPMENT OPTION

- A. The following area and bulk regulations shall apply:
 - 1. Minimum Lot Area: ten (10) acres
 - 2. Minimum Lot Width at Building Line: 400 feet
 - 3. Minimum Lot Width at Street Line: 100 feet
 - 4. Maximum Impervious Surface Coverage: 20 percent
 - 5. Maximum Building Coverage: 10 percent
 - 6. Minimum Front and Rear Yards: 100 feet
 - 7. Minimum Width of Side Yards: 100 feet
- B. The Applicant shall restrict further subdivision or land development of the lots by recorded covenant or restriction.