

ARTICLE 5 - R-2, RURAL RESIDENTIAL DISTRICT**SECTION 500 PURPOSE**

The R-2 District is designed primarily to conserve the character of existing rural residential areas in the Township, while creating the opportunity to subdivide existing lots into smaller lots without significantly changing the character of said areas.

SECTION 501 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. 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.
2. One (1) single-family detached dwelling per lot on tracts developed pursuant to the Conservation Development Option, in accordance with Section 506.
3. Municipal Use.

B. Permitted Accessory Uses

1. Accessory uses on the same lot and customarily incidental to the principal residential uses permitted in Section 501.A. herein, subject to the provisions of Article 19, Section 1909.
2. Parking in accordance with Article 17.
3. Signs in accordance with Article 18.

4. Horses and ponies may be kept on a tract of ten (10) or more acres, including accessory structures therefore, subject to all of the following:
 - a. The keeping of horses and ponies shall not include other livestock (including without limitation, donkeys, mules and burros) or poultry;
 - b. The provisions of Article 19, Section 1912, except for Section 1912.A.2. shall apply (all references in these subsections to livestock and poultry shall be deemed to apply to horses and ponies);
 - c. The operation of equestrian activities open to the general public, including competitions or non-accessory commercial uses, is prohibited.

C. Uses by Special Exception (Refer to Article 21, and 22)

1. Cultural use, religious use, or school in accordance with Section 1927.
2. Quarters for guests, employees of the occupant of the principal dwelling, and relatives by blood or marriage in accordance with Section 1909.B.2.
3. Bed and Breakfast Inn, in accordance with Section 1918.

D. Conditional Uses (Refer to Section 505 and Section 2112)

1. Single-family detached dwellings involving conventional lot development, on tracts of ten (10) or more acres, subject to Section 503.A. and Section 505.
2. Single-family detached dwellings where Open Space Development is to be used, subject to Section 504.

SECTION 502 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.

SECTION 503 AREA AND BULK REGULATIONS**A. Residential Uses on an Existing Lot or Residential Uses Involving Conventional Lot Development**

1. Lot Area - A lot area not less than one and one-half (1 1/2) acres shall be provided for every single-family detached dwelling or other structure erected or used for any other permitted use, provided, however, that 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 one and one-half (1 1/2) acres, but the minimum lot area for an individual lot may be one and one-quarter (1 1/4) acres. Individual lot areas may be larger or smaller than one and one-half (1 1/2) acres, (but not less than one and one-quarter (1 1/4) acres), provided that the average lot size of one and one-half (1 1/2) acres is maintained.
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 9, Section 1900.
4. Impervious Surface and Building Coverage - Not more than twenty-five (25) percent of any lot area shall be covered by impervious surfaces and not more than fifteen (15) 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 (60) feet.

6. Width of Side Yards - On each lot there shall be at least two (2) side yards having a minimum aggregate width of eighty (80) feet, except for corner lots as provided below; and neither side yard shall have a width of less than thirty-five (35) feet. On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than sixty (60) feet.

B. Residential Uses Involving the Conservation Development Option

1. The area and bulk regulations for the Conservation Development Option shall be in accordance with Section 506.

C. 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 504.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 503.A., and subject to Section 505.

D. Uses by Special Exception

1. The area and bulk regulations for uses by special exception shall be as follows:
 - a. The area and bulk standards as set forth in Section 403.A.1. to 6. shall apply to Quarters for guests and for employees, and to Bed and Breakfast Inn.
 - b. For Cultural or Religious Uses, the following shall apply:

(1) Minimum Lot Area: 7 Acres

503.D.1.b.(2)

504.A.5.

- (2) Minimum Lot Width at Building Line: 300 feet
- (3) Minimum Lot Width at Street Line: 100 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: 75 feet

SECTION 504 OPEN SPACE DEVELOPMENT

A. The following criteria shall be met:

- 1. The property shall not be less than ten (10) acres.
- 2. Subject to the provisions of Article 20:
 - a. a minimum of forty (40) percent of the net acreage shall be designated as and devoted to open space for 25,000 square foot lots; or
 - b. a minimum of fifty-five (55) percent of the net acreage of the tract shall be designated as and devoted to open space for 10,000 square foot lots.
- 3. Designated open space shall be owned and maintained in accordance with the provisions of Section 2006.
- 4. Public water shall be provided.
- 5. Within the development area, the applicant shall demonstrate that community sewage disposal systems can operate and function in a safe and efficient manner if public sewer is not proposed. In so doing, such systems shall operate and be maintained to serve the needs of the residents of the development area and safeguard adjoining and neighboring properties and residents, provided

that such systems shall be operated, maintained and guaranteed to the satisfaction of the Township and further provided that capped sewers are installed and ready to be connected to a public sewer system which has been approved by the Board of Supervisors in accordance with the Edgmont Township Sewer Plan (Act 537 Plan). Public sewer facilities shall become operational if community systems cannot operate in a safe and efficient manner as determined by the Board of Supervisors.

6. The proposed development shall conform to all standards and criteria for Conditional Uses in Article 20, Section 2007, Article 21, Section 2112, and all other articles, chapters, sections, ordinances and regulations referred to therein. If the Board of Supervisors determines the proposed development does not conform to such standards and criteria, or to the requirements of this Section, the application for the approval of the Conditional Use may be denied.

B. When Open Space Development is used, the area and bulk regulations for single-family detached dwellings may be reduced, as follows:

1. For lots with public water:
 - a. A lot area of not less than 25,000 square feet shall be provided.
 - b. A lot width of not less than eighty-five (85) feet at the building line shall be provided.
 - c. 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.
 - d. Not more than forty-five (45) percent of any lot shall be covered by impervious surfaces and not more than twenty-five (25) percent shall be occupied by buildings.

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- e. There shall be a front yard and a rear yard on each lot, neither having a depth of less than twenty-five (25) feet.
- f. On each lot there shall be two (2) side yards having a minimum aggregate width of forty (40) feet, except for corner lots as provided below; and neither side yard shall have a width of less than fifteen (15) feet.

On each corner lot there shall be two (2) front yards, both of which shall have a width of not less than twenty-five (25) feet.

- 2. For lots with public water and public sewer or community sewage disposal systems:
 - a. Minimum Lot Area: 10,000 square feet
 - b. Minimum Lot Width at the Building Line: 65 feet
 - c. Minimum Lot Width at Street Line: 50 feet
 - d. Minimum Front Yard Depth: 15 feet
 - e. Minimum Rear Yard Depth - 35 feet
 - f. Minimum Individual Side Yard Width: 10 feet
 - g. Minimum Aggregate Side Yard Width: 25 feet
 - h. Maximum Impervious Surface Coverage: 50%
 - i. Maximum Building Coverage: 25%

C. When computing the number of lots permitted for Open Space Development, the following shall apply:

- 1. The maximum number of dwelling units that may be permitted shall be determined on the basis of one (1) dwelling unit for every 30,000 square feet of net tract area, minus the area to be deducted for

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the 40% minimum required open space, and one (1) dwelling unit for every 23,000 square feet of net lot area, minus the area to be deducted for the 55% minimum required open space, subject to the requirements of Article 20 for the calculation of open space areas.

- 2. A sample calculation is as follows for the 40% open space requirement:

Hypothetical Example:

| | |
|----------------------------|---|
| 20 Acres | gross tract area |
| - 1 Acre | deduct for road and utility rights-of-way |
| <hr style="width: 100%;"/> | |
| 19 Acres | Net Tract Area |
| - 8 Acres | deduct for required 40% open space subject to Article 20 requirements |
| <hr style="width: 100%;"/> | |
| 11 Acres | Net, Net Area |
| ÷ 30,000 | square feet per dwelling unit |
| <hr style="width: 100%;"/> | |
| 15 Lots | |

- 3. A sample calculation is as follows for the 55% open space requirement:

Hypothetical Example:

| | |
|----------------------------|---|
| 20 Acres | gross tract area |
| - 1 Acre | deduct for road and utility rights-of-way |
| <hr style="width: 100%;"/> | |
| 19 Acres | Net Tract Area |
| - 11 Acres | deduct for required 55% open space subject to Article 20 requirements |
| <hr style="width: 100%;"/> | |
| 8 Acres | Net, Net Area |
| ÷ 23,000 | square feet per dwelling unit |
| <hr style="width: 100%;"/> | |
| 15 Lots | |

SECTION 505

ELIBILITY REQUIREMENTS FOR CONVENTIONAL LOT DEVELOPMENT ON TRACTS OF TEN (10) OR MORE ACRES

- A. The proposed development shall conform to all standards and criteria for Conditional Uses in Section 2007, 2112, and all other articles, sections, ordinances and regulations referred to therein.

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- B.** The Applicant shall demonstrate that a conventional layout of non-Open Space Development will have less environmental impact than a single-family Open Space Development, 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. If the Applicant cannot demonstrate that the conventional lot development will have less impact, then a plan for Open Space Development in accordance with Section 504 and Article 20 shall be prepared and submitted to better conserve or preserve critical environmental, natural, and cultural resources, or a plan for a Conservation Development Option may be submitted.
- C.** 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 Board of Supervisors shall require the Applicant to file a plan for the entire parcel or shall require the Applicant to restrict further subdivision or land development on the remainder of the tract by recorded covenant or restriction, as necessary to implement the intent of the Ordinance as set forth in Section 505.B.

SECTION 506 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

506.B.

506.B.

- B.** The Applicant shall restrict further subdivision or land development of the lots by recorded covenant or restriction.