

ARTICLE III. DISTRICT REGULATIONS

SECTION 301. FOREST RECREATION (FR)

A. Intended Purposes

The regulations for this District are intended to preserve mountains and woodlands in their natural state, while providing for certain recreational uses commonly found in forested and other natural areas.

B. Uses and Structures

1. Permitted

- a. Public conservation areas
- b. Public park and recreation areas
- c. Farms
- d. Public Utility Structures when absolutely necessary to be located in this District, for public service purposes. [Added by Ord. 051198, 5/11/98, §1.]
- e. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. [Added by Ord. 060903, 6/9/03, §1.]
- f. Municipal Parks [added by Ord. No. 040907, 4/9/07, §3]
- g. Municipal Buildings [added by Ord. No. 040907, 4/9/07, §3]
- h. Game refuges
- i. Customary accessory uses and structures incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted, subject to the issuance of a Special Exception by the Zoning Hearing Board

- a. Private conservation areas
- b. Private park and recreation areas
- c. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. [Amended by Ord. 051198, 5/11/98, §2]
- d. Land fills

- e. Bed and Breakfast Inns [Added by Ord. 01-3-25-85, 3/25/83, §II.]
- f. Fire Houses [added by Ord. No. 040907, 4/9/07, §3]
- g. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures.
- h. Customary accessory uses and structures incidental to the above.

C. Lot and Yard Requirements

1. Lot Requirements

- a. Minimum Lot Area – Twenty-five (25) acres.
- b. Minimum Lot Width – Five Hundred (500) feet.
- c. Maximum Lot Coverage – one-tenth of one percent (1%) unless the Zoning Hearing Board, by Special Exception determines that more lot coverage would not be detrimental to the District or inconsistent with the intent of these regulations.

2. Yard Requirements

- a. Front Yard – One Hundred (100) feet.
- b. Side Yard – Twenty (20) feet except when adjacent to another District and in that event, two hundred (200) feet.
- c. Rear Yard – No minimum.

3. In the case of Municipal Parks and Municipal Buildings only, the minimum and maximum lot size and lot coverage criteria within the FR- Forest Recreation Zoning District shall not apply. [added by Ord. No. 040907, 4/9/07, §3]

SECTION 302. AGRICULTURAL (AG)

Front Yard – twenty-five (25) feet

Side Yard – ten (10) feet

Rear Yard – twenty-five (25) feet

A. Intended Purpose

- 1. Agriculture in Clay Township and Lancaster County is a special non-replaceable resource which needs to be preserved for the benefit of the world and the nation, as well as the County and this Township. This is true because:

- a. The soil and climate of this County and Township enable its farmers to produce the largest value of agricultural goods of any non-irrigated county in the nation. Lancaster County has the greatest concentration of Class I prime agricultural soils of any county in the nation. Over fifty percent (50%) of the non-forest soils in Clay Township are Class I, II, and III prime agricultural soils. [Amended by Ord. 03-121487, 10/8/01, §1.a.]
- b. The Commonwealth of Pennsylvania has, by provisions in the Pennsylvania Municipalities Planning Code, special tax assessments and other legislation, publications of various department, and statements by top officials, shown an interest in preserving agricultural land.
- c. The Lancaster County Planning Commission has determined by its Comprehensive Plan, that there is more than sufficient land available in the county for residential, commercial and industrial needs without infringing upon the agricultural areas. Further, the Clay Township Comprehensive Plan notes that most residential, commercial and industrial development in the Township shall be limited to a corridor along Legislative Route 322 and in small urban villages between Route 322 and the Pennsylvania Turnpike. There is sufficient land available in this part of the Township for residential, commercial and industrial needs, without infringing upon the agricultural areas.
- d. The Clay Township Act 537 Plan and the Clay Township Comprehensive Plan specifically acknowledge that the areas where good farmland exists in Clay Township contain, as a general rule, poor soils for installation of subsurface sewage disposal. Further, malfunctions of subsurface systems in these areas have shown a need to limit any kind of growth that would result in sewage disposal problems.
- e. In the interest of public health, safety and welfare, the Agricultural District is further designed and intended to accomplish the following:
 1. Protect and stabilize agriculture in areas of productive soils as an on-going, viable, major component of the economy of the Township.
 2. Permit only those land uses and activities which are agricultural in nature or incidental thereto.
 3. Encourage the preservation of the most productive farmland within the township as a valuable resource which is lost and not reclaimable once it is developed for building purposes.
 4. Prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development with

agricultural uses. For the farmer, such mixing would cause increased traffic on the narrow roads used to move farm machinery and livestock from possible damage and loss of crops and livestock from theft, mischief, or trespass; and complaints about odors, noise, dust, barbed wire, or electric fences, night operations, and other items which are a normal part of farming. For the residential occupant there are the nuisances and health and safety hazards alluded to above as well as the possible contamination of well water by agricultural chemicals, fertilizers, and animal waste.

5. Guide development protection to existing and future agricultural enterprises.
 6. Provide maximum protection to existing and future agricultural enterprises.
- f. Future population and housing demand projections for the Township have been analyzed, and future population growth and housing needs can be accommodated in other zoning districts, given their size and permitted densities.
2. In the Agricultural District, agriculture is the primary use with any residential uses subject to farm operations. Such residential uses must accept the nuisances and hazards which are a normal adjunct to farming.

B. Uses and Structures

1. Permitted
 - a. Farms
 - b. Non-residential structures customarily accessory to permitted uses on the property.
 - c. Processing of farms products, where such use is solely accessory to the raising or growing of such products and is located on the same property on which the products are raised or grown.
 - ~~d. Intensive Agricultural Production Facilities [deleted by Ord. No. 061107, 6/11/07, §2]~~
 - e. Public utility and communication structures when absolutely necessary to be located in this District for public service purposes. [Amended by Ord. 051198, 5/11/98, §3.]
 - f.
 - i. In addition to all other rights set forth elsewhere herein, for every full fifty (50) acres of contiguous land in single ownership as of the

effective date of this Ordinance, there may be one (1) lot subdivided or utilized for a single family detached dwelling without reference to the soils of the proposed lot or those elsewhere on the Farm.

- ii. For each tract of contiguous land in single ownership that is two (2) acres or more but less than fifty (50) acres, as of the effective date of this ordinance, there may be only one (1) lot subdivided or utilized for a single family detached dwelling.
- iii. A tabular example of the limitation on the subdivision of land set forth in i. and ii above is as follows:

Lot Area	(Acres)	Number of Lots Which	
At Least	Less Than	May Be Subdivided:	
2		100	1
100		150	2
150		200	3
200		250	4

- iv. The provisions of this Section shall apply to all parcels of land legally existing on the effective date of this Ordinance. Regardless of size, no tract of land subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings or lots pursuant to this section. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this ordinance shall be bound by the actions of previous owners in that such current owner may only subdivide for purposes of additional single-family detached dwellings that number of lots, if any, remaining from the original number permitted in this Section.

[Added by Ord. 11-9-92, 12/14/92, §2.]

- g. Display and sale of farm products from a structure on the farm by a person farming land in the Agricultural District, provided that:
 - i. At least 50% (measured by dollars of gross sales), of all products sold must be produced on the premises.
 - ii. Any structure which is used for the display of sale of farm products shall be at least forty (40) feet from any property line or the legal ultimate right-of-way line of any street.

- iii. Off-street parking must be provided in accordance with the requirements of this ordinance.

[Added by Ord 12-09-91, 12-9-91, §2, Amended by Ordinance 11-9-92, 12/14/92, §2.]

- h. Forestry in accordance with the requirements of this Ordinance, specifically Article V, Section 540. *[Added by Ord. 060903, §3, 6/9/03]*
- i. ECHO Housing in accordance with the requirements of this Ordinance, including Article V, Section 541. *[Added by Ord. 060903, §3, 6/9/03]*
- j. Municipal Parks *[added by Ord. No. 040907, 4/9/07, §3]*
- k. Municipal Buildings *[added by Ord. No. 040907, 4/9/07, §3]*
- l. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
- m. Accessory Manure Digesters in accordance with the requirements of this Ordinance including Article V, Section 546, Accessory Manure Digesters.
- n. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
- o. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549.
- p. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V. Section 550 Accessory Wind Energy Systems. *[added by Ord. No. 091211, 9/12/11, §2.A]*
- q. Customary accessory uses and structures incidental to the above permitted uses.

2. Special Exception

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board:

- a. Riding academies or stables
- b. Elementary schools with classes only through grade 8, total enrollment of no more than thirty-five (35) children, and which serve the farming community.
- c. Other occupations customarily pursued by farm operators in order to provide supplemental income, provided that:

- i. The occupation is related to Permitted Uses in the Agricultural District.
 - ii. The occupation is located on the same premises as a residence on the property.
 - iii. The occupation must be conducted by a person in residence on the property.
 - iv. No persons not in residence on the property, or primarily employed in farming operations on the property shall be employed in such occupation.
 - v. The conduct of the occupation shall be secondary to the use of the premises for a Permitted Use in the Agricultural District
- d. Kennels
- e. Other principal uses determined by the Zoning Hearing Board to be of the same general character as those permitted and Special Exception uses which will not be more detrimental than any permitted uses and structures.
- f. Single-family residential dwellings, located on lots containing less than twenty percent (20%) Class I , II and III agricultural soils; shall be permitted by Special Exception upon the following conditions:
- i. The following minimum lot criteria shall be met:
 - (a) Front yard minimum depth – forty (40) feet
 - (b) Side Yard – twenty-five (25) feet
 - (c) Rear yard minimum depth – fifty (50) feet
 - (d) Minimum lot width – one hundred fifty (150) feet
 - (e) Minimum lot depth – one hundred fifty (150) feet
 - (f) Minimum lot area – twenty-two thousand five hundred (22, 500) feet.

[Amended by Ord. 03-121487, 10/8/01, §1.a.]
 - ii. In no event may more than one (1) lot for each twenty-five (25) acres or portion thereof, of farm land be subdivided for single-family residential dwelling purposes.
 - iii. In addition to the foregoing, (2) aforesaid, any lot existing prior to the enactment of this Ordinance, regardless of the type of soil on

such lot, that is not part of a farm, (which lot contains fifty thousand (50,000) square feet or more land) can be subdivided into two (2) lots, as long as all lots and buildings, following subdivision, comply with all minimum lot criteria set forth above.

[Added by Ord. 01-3-25-85, 3/25/85, §II.]

- g. Bed and Breakfast Inns *[Added by Ord. 01-3-25-85, 3/25/85, §II.]*
- h. Cemeteries which predominantly serve the farming community. *[Added by Ord. 11-9-92, 12/14/92, §2.]*
- i. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. *[Added by Ord. 051198, 5/11/98, §4.]*
- j. Fire Houses *[added by Ord. No. 040907, 4/9/07, §3]*
- k. Concentrated Animal Feeding Operations. *[added by Ord. No. 061107, 6/11/07, §3]*
- l. Concentrated Animal Operations. *[added by Ord. No. 061107, 6/11/07, §3]*
- m. Manure Management Facilities. *[added by Ord. No. 061107, 6/11/07, §3]*
- n. Ground Mounted/Free Standing Solar Energy Systems subject to the provisions of Article V, Section 545 and Article VI.
[added by Ord. No. 091211, 9/12/11, §2.B]
- o. Customary accessory uses and structures incidental to the above permitted uses.

3. Conditional Uses

- a. Principal Manure Digester subject to the provisions of Article V, Section 547 and Article XII.

[added by Ord. No. 091211, 9/12/11, §2.C]

C. Lot and Yard Requirements

1. Lot Requirements

- a. Minimum lot area – ten (10) acres
- b. Minimum lot width – four hundred (400) feet
- c. Minimum lot depth – four hundred (400) feet

2. Yard Requirements

All buildings shall be set back from lot lines and the ultimate right-of-way lines of public roads to comply with the following yard requirements. Where more than one principal structure other than non-residential farm structures are erected on a lot, each such structure shall comply with all yard requirements as though it were on an individual lot. Residential accessory structures shall comply with the yard requirements of Section 303 C. of this Zoning Ordinance.

- a. Front Yard – forty (40) feet
 - b. Side Yard – ten (10) feet, unless within fifty (50) feet of an off lot dwelling, in which case the side yard on the side of such dwelling shall be thirty (30) feet
 - c. Rear Yard – ten (10) feet, unless within fifty (50) feet of an off lot dwelling, in which case the rear yard on the side of such dwelling shall be thirty (30) feet
 - d. Maximum Impervious Surface Area. The maximum impervious surface area is that part of the lot which may be covered with impervious surfaces, such as buildings, paved parking areas, driveways, roads, and sidewalks and other areas in concrete or asphalt. In no event shall the maximum impervious surface area for any uses in this district exceed ten percent (10%).
3. Maximum Building Height
- a. Dwelling – thirty-five (35) feet
 - b. Other Buildings – none
4. In the case of single family lots, described in Section 302.B.I.f only, the following Lot Criteria shall apply:
- a. Minimum lots size: one (1) acre
 - b. Maximum lots size: two (2) acres
 - c. Side yard setback on each side: Twenty-five (25) feet
 - d. Rear yard setback fifty (50) feet
 - e. Minimum lot width at the building set back line: one hundred and fifty (150) feet
 - f. Minimum lot depth: one hundred and fifty (150) feet.
 - g. Minimum set back from ultimate right away: forty (40) feet.
 - h. All other provisions of this ordinance relating to set backs from Intensive Agricultural Production Facilities or similar structures shall also apply.

[added by Ord. 11-9-92, 11/9/92, §2.]

5. In the case of Municipal Parks and Municipal Buildings only, the minimum and maximum lot size and lot coverage criteria within the AG- Agricultural Zoning District shall not apply. [added by Ord. No. 040907, 4/9/07, §3]

D. Design and performance Standards

1. Within this District, the following design and performance standards shall apply to all uses and structures:
 - a. All grazing area or pasture areas utilized for grazing shall be fenced.
 - b. Wherever and as much as possible, all structures shall be placed on soils which have the poorest Agricultural Land Capability Classification as defined by the United States Department of Agriculture and all proposed uses shall be situated in a manner reducing to a minimum the amount of productive agricultural land which is converted to the proposed uses. The applicant for a permit shall bear the burden of proving to the Zoning Officer or Zoning Hearing Board, as the case may be, compliance with this paragraph.

SECTION 302.D.1.e. BUFFER PLANNING

1. Whenever there is any intensive agricultural production facility or other uses described in Section 302.c.2(d) hereof. On any lot in this District and any other Zoning district where residential structures exist as Permitted Uses or Special Exceptions on lots which adjoin that same boundary, a landscaped screen shall be provided along the district boundary by the owner of the use being created.
2. Such a screen shall not be required where natural or physical man-made barriers exist which are adequate to meet the intent of these provisions (a Decision to be made by Special Exception by the Zoning Hearing Board), or the District boundary is located more than five hundred (500) feet from the use being created.
3. The landscaped screen shall consist of a planting strip with a minimum width of fifteen (15) feet. Required side and rear yards may be used for this purpose.
4. The planting strip shall be landscaped its full width with a three-row planting of evergreen and densely-branched deciduous vegetation. It shall be designed so that, when the landscaping is mature, it will contain sufficient density so that it cannot be seen through at any time of year and sufficient height so as to constitute an effective visual protection to the abutting zoning district. Other similar species and varieties of plant material of similar size and effectiveness may be acceptable for screening and will be considered for approval therefor by

the Zoning Officer upon the recommendation of professional nurserymen, architects, or landscaped architects.

5. All planting stock and planting methods shall meet the following standards:
 - i. All planting stock and planting methods shall meet the following standards;
 - ii. All stock shall have a normal habit of growth and shall be sound, healthy, and vigorous. All shall be free from disease, insects, insect eggs, and larvae.
 - iii. All planting shall be performed in conformance with good nursery and landscape practice.
 - iv. Requirements for the measurements, branching, grading, quality, balling, and the burlapping of stick shall follow the code of standards recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock ANSIZ60, I1973, as amended.

SECTION 303. AGRICULTURAL TRANSITION (AT) [Amended by Ord. 060903, §2, 6/9/03]

A. Intended Purpose

The regulations for this District are intended to protect the public health, safety and welfare in those areas of the Township that have useful agricultural soils, wooded land, streams, flood plains, steep slopes, and limitations for subsurface sewage disposals systems.

B. Uses and Structures

1. Permitted

- a. Farms
- b. Public park and recreation areas
- c. “Single family detached dwellings, country club or golf course, except no part of any lot upon which any of the aforesaid are erected, shall contain any Class I, II, or III Prime Agricultural Soils. [Ord. 10-08-90, 10/8/90, §2.; Amended by Ord. 03-121487, 10/8/01, §1.a.]
- d.
 - i. In addition to all other rights set forth elsewhere herein, for every fifty (50) acres of contiguous land in single ownership as of the effective date of this ordinance, there may be one (1) lot subdivided or utilized for a single family detached dwelling without reference to the soils of the proposed lot or those elsewhere on the Farm.

- ii. For each tract of contiguous land in single ownership that is two (2) acres or more, but less than fifty (50) acres, as of the effective date of this ordinance, there may be only one (1) lot subdivided or utilized for a single family detached dwelling.
- iii. A tabular example of the limitation on the subdivision of land set forth in (1) and (ii) above is as follows:

Lot Area	(Acres)	Number of Lots Which	
At Least	Less Than	May Be Subdivided:	
2		100	1
100		150	2
150		200	3
200		250	4

- iv. The provisions of this Section shall apply to all parcels of land legally existing on the effective date of this Ordinance. Regardless of size, no tract of land subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings or lots pursuant to this section. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this ordinance shall be bound by the actions of previous owners in that such current owner may only subdivide for purposes of additional single-family detached dwellings the number of lots, if any, remaining from the original number permitted in this Section.
- v. Any land development, the purpose of which is to permit the erection of a permanent single-family detached dwelling on a tract which has been previously improved with a dwelling which also will remain upon the tract, shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the Pennsylvania Municipality Planning Code.

- vi. Any subdivision or land development plan hereafter filed for a tract of land in the Agricultural District shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this Section.

[added by Ord. 11-9-92, 12/14/92, §2.]

- e. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. *[Ord. 051198, 5/11/98, §5.]*
- f. Forestry in accordance with the requirements of this Ordinance, specifically Article V, Section 540. *[Added by Ord. 060903, §3, 6/9/03]*
- g. ECHO Housing in accordance with the requirements of this Ordinance, including Article V, Section 541. *[Added by Ord. 060903, §3, 6/9/03]*
- h. Municipal Parks *[added by Ord. No. 040907, 4/9/07, §3]*
- i. Municipal Buildings *[added by Ord. No. 040907, 4/9/07, §3]*
- j. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
- k. Accessory Manure Digesters in accordance with the requirements of this Ordinance including Article V, Section 546, Accessory Manure Digesters.
- l. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
- m. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549.
- n. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 549 Accessory Wind Energy Systems. *[added by Ord. #091211; 09/12/11; §3]*
- o. Customary accessory uses and structures, incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board if not located on Class I , II, or III Prime Agricultural Soils:

- a. Church, cemeteries
 - b. School
 - c. Private park and recreation areas
 - d. Medicine and dental offices
 - e. Extraction of natural resources
 - f. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. [Amended by Ord. 051198, 5/11/98, § 6.]
 - g. Motel
 - h. Home occupations
 - i. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures are which are not located on Class I , II, or III Prime Agricultural Soils. [amended by Ord. 03-121487, 10/8/01, §1.a.]
 - j. Bed and Breakfast Inns [added by Ord. 01-3-25-85, 3/25/05, §II.]
 - k. Fire Houses [added by Ord. No. 040907, 4/9/07, §3]
 - l. Ground Mounted/Free Standing Solar Energy Systems subject to the provisions of Section 545 and Article VI.
[amended by Ord. #091211; 09/12/11; §3.B]
 - m. Customary accessory uses and structures incidental to the above.
[amended by Ord. 03-121487, 10/8/01, §1.a.]
[former §303.2.h. deleted per Ord. No. 061107, 6/11/07, §2]
3. The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board [without soil restriction]:
- a. Concentrated Animal Feeding Operations. [added by Ord. No. 061107, 6/11/07, §3]
 - b. Concentrated Animal Operations. [added by Ord. No. 061107, 6/11/07, §3]
 - c. Manure Management Facilities. [added by Ord. No. 061107, 6/11/07, §3]
4. Conditional Uses

- a. Principal Manure Digester subject to the provisions of Section 547 and Article XII. [*amended by Ord. #091211; 09/12/11; §3.C*]

C. Lot and Yard Requirements

1. Lot Requirements

- a. Minimum Lot Area – one (1) acre for any dwelling
- b. Minimum Lot Area – as set forth in Section 304 for any other uses
- c. Minimum Lot Width – one hundred fifty (150) feet
- d. Maximum Lot Coverage – twenty percent (20%)
- e. Maximum Building Height:
 - Farm Structures – None
 - Other Building – thirty-five (35) feet

2. Yard Requirements

- a. Front Yard – forty (40) feet
- b. Side Yard – twenty (20) feet
- c. Rear Yard – forty (40) feet

3. In the case of single family lots described in SECTION 303.B.1.d only the following lot criteria shall apply:

- a. Minimum lot size: one (1) acres
- b. Maximum lot size: two (2) acres
- c. Side yard setback on each side: twenty-five (25) feet
- d. Rear Yard setback: fifty (50) feet
- e. Minimum lot width at the building set back line: one hundred and fifty (150) feet
- f. Minimum lot depth: one hundred and fifty (150) feet
- g. Minimum set back from ultimate right away: forty (40) feet

[*added by Ord. 11-9-92, 12/14/92, §2.*]

4. In the case of Municipal Parks and Municipal Buildings only, the minimum and maximum lot size and lot coverage criteria within the AT - Agricultural Transition Zoning District shall not apply. *[added by Ord. No. 040907, 4/9/07, §3]*

SECTION 304. RESIDENTIAL – 1 (R-1)

A. Intended Purpose

The regulations for this District are intended to provide medium density residential areas where on-site water supply and sewage disposal are generally the only types available.

B. Uses and Structures

1. Permitted Uses

- a. Single-family detached dwellings
- b. Municipal buildings
- c. Municipal Parks *[added by Ord. No. 040907, 4/9/07, §3]*
- d. Fire houses
- e. Farms
- f. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. *[added by Ord. 051198, 5/11/98, §7.]*
- g. No-Impact Home-Based Businesses, as defined in the Pennsylvania Municipalities Planning Code, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common interest ownership community. *[added by Ord. 060903, §5, 6/9/03].*
- h. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. *[added by Ord. 060903, §5, 6/9/03].*
- i. ECHO Housing in accordance with the requirements of this Ordinance, including Article V, Section 541. *[added by Ord. 060903, §5, 6/9/03].*
- j. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
- k. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.

- l. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 550 Accessory Wind Energy Systems.
- m. Outdoor Hydronic Heaters in accordance with requirements of this Ordinance, including Article V, Section 549. *[added by Ord. 091211, §4.B, 9/12/11].*
- n. Customary accessory uses and structures incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board.

- a. Single-family semi-detached dwellings
- b. Two-family detached dwellings
- c. School
- d. Church, cemeteries
- e. Medical and Dental Clinics
- f. Private Park and Recreation Areas
- g. Home Occupations
- h. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures.
- i. Bed and Breakfast Inns *[added by Ord. 01-3-25-85, 3/25/85, §11.]*
- j. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI. *[added by Ord. 091211, §4.B, 9/12/11].*
- k. Customary accessory uses and structures incidental to the above uses.

C. Lot Yard and Height Requirements

- 1. Single-family detached dwellings
 - a. Lot Requirements:

Minimum Lot Area with on-lot water and on-lot sewer twenty-two thousand five hundred (22,500) square feet

Minimum Lot Area with public sewer – fifteen thousand (15,000) square feet [Amended by Ord. 01-3-25-85, 3/25/85, §II.]

Minimum Lot Area with public sewer and public water twelve thousand (12, 000) square feet. [Amended by Ord. 01-3-25-85, 3/25/85, §II.]

Minimum Lot Width with on-lot sewer – one hundred (100) feet.

Minimum Lot Width with public sewer – eighty (80) feet.

- b. Maximum Building Height – thirty-five (35) feet.
- c. Maximum Lot Coverage - twenty-five percent (25%)
- d. Yard Requirements:
 - Front Yards – twenty-five (25) feet.
 - Rear Yard – Thirty-five (35) feet.
 - Side Yard – fifteen (15) feet.

2. Single-family semi-detached dwelling

- a. Lot Requirements:
 - Minimum Lot Area with on-lot sewer and on-lot water – eighteen thousand (18,000) square feet.
 - Minimum Lot Area with public sewer – thirteen thousand (13,000) square feet. [Amended by Ord. 01-3-25-85, 3/25/85, §II.]
 - Minimum Lot Area with public sewer and public water ten thousand (10,000) square feet.
 - Minimum Lot Width with public sewer – sixty (60) feet
 - Minimum Lot Width with on-lot sewer – eighty-five (85) feet
- b. Maximum Building Height – thirty-five (35) feet
- c. Maximum Lot Coverage – twenty-five percent (25%)
- d. Yard Requirements:
 - Front Yard – twenty-five (25) feet
 - Rear Yard – thirty-five (35) feet

Side Yard – fifteen (15) feet

3. Two-family detached dwelling

a. Lot Requirements:

Minimum Lot Area with on-lot sewer and on-lot water thirty thousand (30,000) square feet.

Minimum Lot Area with public sewer – twenty-one thousand (21,000) square feet. [Amended by Ord. 01-3-25-85, 3/25/85, §II.]

Minimum Lot Area with public sewer and public water sixteen thousand (16,000) square feet. [Amended by ord. 01-3-25-85, 3/25/85, §II.]

Minimum Lot Width with on-lot sewer – one hundred twenty (120) feet.

Minimum Lot Width with public sewer – one hundred (100) feet.

b. Maximum Building Height – thirty-five (35) feet.

c. Maximum Lot Coverage – twenty-five percent (25%)

d. Yard Requirements

Front Yard – twenty-five (25) feet

Rear Yard – thirty-five (35) feet

Side Yard – twenty (20) feet

4. Farms

a. Lot Requirements

Minimum Lot Area all lots – twenty-five (25) acres per lot [Amended by Ord. 12-13-00, 12/13/00, §II.]

Minimum Lot Width – four hundred (400) feet

b. Maximum Building Height

Dwellings – thirty-five (35) feet

Other Structures – none

c. Maximum Lot Coverage – One Percent (1%) unless the Zoning Hearing Board, by Special Exception, determined that more lot coverage would

not be detrimental to the District or inconsistent with the intent of these regulations.

d. Yard Requirements:

Front Yard – forty (40) feet

Rear Yard – thirty-five (35) feet

Side Yard – thirty (30) feet

5. All Other Uses

a. Lot Requirements:

Minimum Lot Area with on-lot sewer and on-lot water – thirty thousand (30,000) square feet.

Minimum Lot Area (per lot) with public sewer twenty-one thousand (21,000) square feet. [Amended by Ord. 01-3-25-85, 3/25/85, §II.]

Minimum Lot Area (per lot) with public sewer and public water – sixteen thousand (16,000) square feet.

Minimum Lot Width with on-lot sewer – one hundred twenty (120) feet.

Minimum Lot Width with public sewer – one hundred (100) feet.

b. Maximum Lot Coverage – twenty-five percent (25%)

c. Maximum Building Height – thirty-five (35) feet.

d. Yard Requirements:

Front Yard – twenty-five (25) feet

Rear Yard – thirty-five (35) feet

Side Yard – twenty (20) feet

SECTION 305. RESIDENTIAL – 2 (R-2)

A. Intended Purpose

The regulations for this District are intended to provide for various types of medium and high density residential development, and Compact Neighborhood Development consistent with the potential availability of adequate transportation facilities and public

sewage and water service, while providing open space to blend with the general rural character of the Township. *[Amended by Ord. No. 042408, §3, 4/24/08]*

B. Uses and Structures

1. Permitted

- a. Single-family detached dwelling
- b. Single-family semi-detached dwelling
- c. Two-family detached dwelling
- d. Farms
- e. Municipal Buildings
- f. Municipal Parks *[added by Ord. No. 040907, 4/9/07, §3]*
- g. Fire Houses
- h. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. *[Added by Ord. 051198, 5/11/98, § 9.]*
- i. No-Impact Home-Based Businesses, as defined in the Pennsylvania Municipalities Planning Code, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common interest ownership community. *[Added by Ord. 060903, §6, 6/9/03.]*
- j. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. *[Added by Ord. 060903, §6, 6/9/03.]*
- k. ECHO house in accordance with the requirements of this Ordinance, including Article V, Section 541. *[Added by Ord. 060903, §6, 6/9/03.]*
- l. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.
- m. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.
- n. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 550 Accessory wind energy systems.

- o. Outdoor Hydronic Heaters in accordance with requirements of this Ordinance, including Article V, Section 549. *[added by Ord. 091211, §5.A, 9/12/11].*
- p. Customary accessory uses and structures incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board.

- a. Townhouse containing no more than six (6) dwelling units per building.
- b. Apartment containing no more than twelve (12) dwellings units per building.
- c. Retirement and Convalescent facilities.
- d. Mobile Home Park (see Ordinance No. 11)
- e. School
- f. Church, cemeteries
- g. Medical and Dental Clinics
- h. Non-commercial Private Park and Recreation Areas
- i. Home Occupation
- j. Retirement homes, nursing homes, children's homes or clinics or similar facilities including dormitory, group homes, student homes, and other uses which are related to the institution that are owned and/or operated by the institution they serve.
- k. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these Permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures.
- l. Bed and Breakfast Inns. *[added by Ord. 01-3-25-85, 3/25/85, §II.]*
- m. Ground-Mounted/Free-Standing Solar Energy Systems, subject to the provisions of Article V, Section 545 and Article VI.

[added by Ord. 091211, §5.B, 9/12/11].
- n. Customary accessory uses and structures incidental to the above.

3. Conditional Uses

- a. Compact Neighborhood Development, in accordance with the provisions of Section 542, and Article XII. *[added by Ord. 04/24/08, §4, 4/24/08]*

C. Lot, Yard and Height Requirements

1. Single-family detached dwelling

a. Lot Requirements:

Minimum Lot Area with on-lot sewer and on-lot water twenty-two thousand five hundred (22,500) square feet.

Minimum Lot Area with public sewer – fifteen thousand (15,000) square feet.

Minimum Lot Area with public sewer and public water seven thousand (7,000) square feet.

Minimum Lot Width with on-lot sewer – one hundred (100) feet.

Minimum Lot Width with public sewer – seventy (70) feet

- b. Maximum Building Height – thirty-five (35) feet

- c. Maximum Lot Coverage – thirty percent (30%)

d. Yard Requirements:

Front Yard – twenty-five (25) feet

Side Yard – ten (10) feet

Rear Yard – twenty-five (25) feet

2. Single-family semi-detached dwelling

a. Lot Requirements:

Minimum Lot Area with on-lot sewer and on-lot water eighteen thousand (18,000) square feet.

Minimum Lot Area with public sewer – thirteen thousand (13,000) square feet.

Minimum Lot Area with public sewer and public water five thousand (5,000) square feet.

Minimum Lot Width with public sewer – forty (40) feet.

- b. Maximum Building Height – thirty-five (35) feet.
 - c. Maximum Lot Coverage – thirty percent (30%)
 - d. Yard Requirements
3. Two-family detached dwelling
- a. Lot Requirements:
 - Minimum Lot Area with on-lot sewer and on-lot water thirty thousand (30,000) square feet.
 - Minimum Lot Area with public sewer – twenty-one thousand (21,000) square feet.
 - Minimum Lot Area with public sewer and public water – ten thousand (10,000) square feet.
 - Minimum Lot Width with public sewer – eighty-five (85) feet
 - b. Maximum Lot Width with public sewer – thirty-five (35) feet
 - c. Maximum Lot Coverage – thirty percent (30%)
 - d. Yard Requirements
 - Front Yard – twenty-five (25) feet
 - Side Yard – fifteen (15) feet
 - Rear Yard – twenty-five (25) feet
4. Townhouse
- a. Lot Requirements:
 - Minimum Lot Area with on-lot sewer or water – Not Permitted.
 - Minimum Lot Area with public sewer and public water – two thousand (2,000) square feet.
 - Minimum Lot Width with on-lot sewer – Not Applicable
 - Minimum Lot Width with public sewer – twenty (20) feet
 - b. Maximum Building Height – thirty-five (35) feet
 - c. Maximum Lot Coverage – forty percent (40%) (total parcel coverage for townhouse development – thirty (30%) percent).
 - d. Yard Requirements:

Front Yard – twenty-five (25) feet

Side Yard – distance between buildings must be at least thirty (30) feet.

Rear Yard – twenty-five (25) feet.

5. Apartments

a. Lot Requirements:

Minimum Lot Area with on-lot sewer – Not Permitted

Minimum Lot Area with public sewer and water – three thousand (3,000) feet per dwelling unit.

Minimum Lot Width with on-lot sewer – Not Permitted

Minimum Lot Width with public sewer and water – one hundred (100) feet.

b. Maximum Building Height – twenty-five (25) feet

c. Maximum Lot Coverage – forty percent (40%)

d. Yard Requirements:

Front Yard – twenty-five (25) feet

Side Yard – twenty-five (25) feet

Rear Yard – twenty-five (25) feet

6. Farms

a. Minimum Lot Area for all farms – twenty-five (25) acres [Amended by Ord. 12-13-00, 12/13/00, §II.]

Minimum Lot Width for all farms – four hundred (400) feet

b. Maximum Building Height

Dwellings – thirty-five (35) feet

Other Structures – None

c. Maximum Lot Coverage – One percent (1%), unless the Zoning Hearing Board, by Special Exception, determines that more lot coverage not to be detrimental to the District or inconsistent with the intent of these regulations.

- d. Yard Requirements:
 - Front Yard – forty (40) feet
 - Side Yard – thirty (30) feet
 - Rear Yard – thirty-five (35) feet

7. All Other Uses:

- a. Lot Requirements:
 - Minimum Lot Area with on-lot sewer and on-lot water – thirty thousand (30,000) square feet.
 - Minimum Lot Area with public sewer – twenty-one thousand (21,000) square feet.
 - Minimum Lot Area with public sewer and public water ten thousand (10,000) square feet.
 - Minimum Lot Width with on-lot sewer – one hundred twenty (120) feet.
 - Minimum Lot Width with on-lot sewer – eighty-five (85) feet.
- b. Maximum Building Height – thirty-five (35) feet.
- c. Maximum Lot Coverage – thirty percent (30%)
- d. Yard Requirements:
 - Front Yard – twenty-five (25) feet
 - Side Yard – twenty-five (25) feet
 - Rear Yard – twenty-five (25) feet

[amended by Ord. 01-3-25-85, 3/25/85, §II.]

SECTION 306. NEIGHBORHOOD COMMERCIAL (NC)

A. Intended Purpose

The regulations for this District are intended to serve the commercial needs of the surrounding residential village providing goods that meet the needs generally classified as convenience goods and services. New residential development is excluded from the District in order to reserve adequate area for commercial concentration.

B. Uses and Structures