

ZONING

370 Attachment 4

Township of North Coventry

APPENDIX D

Summary of Development Options - RC, RR and R-1 Districts [Amended 2-26-2007]

Note: Article XIV, Residential Design Options, and the applicable Zoning District Article, should be consulted for specific requirements for each design option. Where a conflict exists between this chart and the Zoning Chapter text, the Zoning Chapter shall take precedence.

District and Design Option	By-Right	Cond. Use	Density (Dwellings/Tract)	Minimum Lot Size	Minimum Separation ¹	Open Space	Notes:
<i>RC Resource Conservation</i>							
RC-1 Conservation Design Option			.33 x ATA = max. allowed du's	n/a	50 feet from rear wall, 20 feet all others	70%	Allow for off-lot individual sewage systems to be located in open space.
RC-2 Country Properties Option			.10 x GTA = max. allowed du's	3 acres	n/a	see S&LDO ²	Trail easements may be required.
Other Uses			n/a	5 acres	n/a	n/a	Consult Zoning Chapter - Lot sizes vary for some uses.
<i>RR Rural Residential</i>							
RR-1 Conservation Option			0.5 x ATA = max. allowed edu's	n/a	50 feet from rear wall, 20 feet all others	60%	Allow for off-lot individual sewage systems to be located in open space.
RR-2 Rural Lots Option			.20 x GTA = max. allowed du's	2 acres	n/a	see S&LDO	Trail easements may be required.
Other Uses			n/a	5 acres	n/a	n/a	Consult Zoning Chapter- Lot sizes vary for some uses.
<i>R-1 Residential</i>							
R1-1 Open Space Design Option			1.0 x ATA = max. allowed du's	n/a	50 feet from rear wall, 20	50%	Municipal water and sewer required for this option.

¹ Minimum separation distances required between buildings. See §370-114 for complete dimensional and density standards.

² See §320-53 of Chapter 320, Subdivision and Land Development, for open space requirements.

NORTH COVENTRY CODE

District and Design Option	By-Right	Cond. Use	Density (Dwellings/Tract)	Minimum Lot Size	Minimum Separation	Open Space	Notes:
					feet all others		
R1-2 Conventional Subdivision Option			0.6 x ATA = max. allowed du's	30,000 s.f.	n/a	See S&LDO	
Other Uses			n/a	1 acre	n/a	n/a	Consult Zoning Chapter - Lot sizes vary for some uses.

ATA - Density determined through Adjusted Tract Approach (i.e., net-out). GTA - Density based on Gross Tract Area. n/a - not applicable