

ZONING

250 Attachment 2

Township of Eldred

RR Rural Residential District

[Amended 2-1-2006 by Ord. No. 02.01.2006; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Uses and Structures

Permitted Principal Uses and Structures (Zoning Officer)	Permitted Accessory Uses and Structures (Zoning Officer)	Special Exception Uses and Structures (Zoning Hearing Board)
Single-family detached dwellings, inc. mobile homes (see § 250-402)	Uses and structures customarily incidental to an approved principal use	Conversion apartments (up to 2 dwelling units) (see § 250-403)
Churches or places of worship	Private swimming pools (see § 250-426)	Two-family dwellings, i.e., duplexes (see § 250-402)
Parks or playgrounds	Home occupations (see § 250-427)	Group homes (see § 250-408)
Land cultivation	No-impact home-based business	Day-care centers or group day-care homes (see § 250-410)
Forestry or forest management activities (see § 250-419)	Family day-care homes or accessory group day care homes	Bed-and-breakfast establishments (see § 250-411)
	On-lot storage (see § 250-430)	Personal care homes (see § 250-409)
	Signs (see § 250-703)	Utility supply facilities (see § 250-424)
	Off-street parking and/or loading areas (see Article VIII)	Boarding or raising of livestock or poultry for personal use
		Family care unit

ELDRED CODE

Lot, Yard, and Open Space Requirements

Minimum Lot Requirements (See § 250-501)	Minimum Yard Requirements (See § 250-502)	Maximum Height Requirements (See § 250-503)
Minimum lot area per principal structure or use:	Front yard: 50 feet from edge of road right-of-way	Principal and accessory structures: 40 feet or 2 1/2 stories, whichever is greater
On-lot sewage and water -	Side yards: Principal structures - 25 feet each side Accessory structures - 15 feet each side	
Single-family detached dwellings and other principal uses - 2 acres (87,120 square feet) per dwelling unit or use, except as provided below	Rear yard: Principal structures - 25 feet Accessory structures - 10 feet	
Two-family dwellings or conversion apartments - 1 acre per dwelling unit		
Public or Community Sewer AND Water -		
Single-family detached dwellings and other principal uses - 1 acre per dwelling unit or use, except as provided below		
Two-family dwellings or conversion apartments - 1/2 acre per dwelling unit		
Churches - 2 acres		
All lots shall meet the requirements of the PA Sewage Facilities Act ¹ and all other state or local sewage regulations		
Minimum lot width (measured at building setback line):		
On-lot sewage and water - 200 feet		

¹ Editor's Note: See 35 P.S. § 750.1 et seq.

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Public or community sewer and water - 150 feet		
Maximum building coverage: 15%		