

ZONING

285 Attachment 3

Township of West Lampeter

**RR Rural Residential Zoning District
Section 285-36**

Purpose. Rural residential areas are suitable for a number of uses including residential, home occupations, parks and open space, agriculture, and public uses. Residential uses should be limited to single-family homes on individual lots to provide sufficient open space to retain the rural character of the area, protect natural resources, and provide sufficient room for on-lot utilities. Future public infrastructure extensions into these areas should be limited and are not supported by Vision 2040 unless and until specific clusters of need are identified during inspections of OLDS systems. WLT has 502 acres of land designated for rural residential future land use; no major changes are suggested. Many of these lands are adjacent to natural resources, such as Mill Creek and Pequea Creek; therefore, they are particularly suited to less intense residential development.

Permitted Uses (The use is permitted by right in this district)

Primary:		
Single-family dwelling	Cemetery	Communications antenna
Golf course	Group home	Maintenance facility for residential
Nature preserve/education center	Raising of livestock (not intensive)	Recreation park
Township government		
Accessory:		
Accessory day care	Accessory roof-mounted solar	Crop farming and wholesale greenhouse
Home occupation (no-impact)	Retail sales of agricultural products	Stable (household and nonhousehold)
Timber harvesting		

Special Exception Uses - (The use needs the permission of the Zoning Hearing Board)

Primary:		
Bed-and-breakfast	Day care	Government facility
Place of worship	Public utilities facility	Rasing of livestock (intensive)
Retreat center	Short-term rental	Swimming pool (nonhousehold)
Accessory:		
Accessory dwelling unit	Biosolids/sewage sludge	Composting
Home occupation (general)	Keeping of bees	

Conditional Uses - (The use needs the permission of the Board of Supervisors)

Ten or more new single-family dwellings	Camp	Farm-related business
Groundwater/spring water withdraw	School (50 or more students)	Sewage treatment
Windmill		

WEST LAMPETER CODE

Dimensional Requirements

	Minimum Lot Area	Minimum Lot Width at Building Setback (feet)	Maximum Lot Coverage (Building/Maximum) (feet)	Height (No. stories/feet)	Minimum Yard Setbacks (feet)			
					Front	Side	Total Both Sides	Rear
Single-family dwelling	2 acres	200	15/20	2.5/40	50	15	30	50
Accessory use			2 structures or 1,000 sf	2/25		10	20	10