

ZONING

285 Attachment 4

Township of West Lampeter

**R-1 Low Density Residential Zoning District
Section 285-37**

Purpose. Low-density residential lands are appropriate for multilot residential development and are generally found within the growth boundaries, although some significant areas of low-density residential land can be found outside the growth boundaries. New developments within low-density residential lands should provide public sewer and water to serve development units. They should also provide the required road improvements necessary to permit sufficient ingress and egress without increasing congestion or safety hazards on adjacent roadways. Appropriate uses include single-family detached dwellings and accessory structures; public uses may be permitted by right while other civic uses may be permitted by conditional use and the provision of open space and parkland should be encouraged.

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

| | | |
|---------------------------------------|------------------------------|--|
| Primary: | | |
| Single family-dwelling | Communications antenna | Community recreation center or library |
| Golf course | Group home | Maintenance facility for residential community |
| Nature preserve/education center | Public recreation park | Township government |
| Accessory: | | |
| Accessory day care | Accessory roof-mounted solar | Bus shelter |
| Crop farming and wholesale greenhouse | Home occupation (no impact) | Retail sales of agricultural products |
| Stable (household) | Timber harvesting | |

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

| | | |
|---------------------------|------------------------------|--|
| Primary: | | |
| Bed-and-breakfast | Government facility | Place of worship |
| Public utilities facility | Swimming pool (nonhousehold) | |
| Accessory: | | |
| Accessory dwelling unit | Home occupation (general) | Raising of livestock (not intensive and intensive) |
| Stable (nonhousehold) | | |

Conditional Uses — (The Use needs the permission of the Board of Supervisors)

| | | |
|---|------------------------------|-----------------------------------|
| Ten or more new single-family dwellings | Farm-related business | Groundwater/spring water withdraw |
| Medical residential campus | 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 |
| On-lot | 1 acre | 150 | 30/40 | 2.5/40 | 35 | 15 | 30 | 35 |
| One public utility | 39,000 feet | 150 | | | | | | |
| Public water and sewer | 15,000 feet | 100 | | | | | | |
| Accessory use | | | 2 structures or 1,000 sq. ft. | 2/25 | | 10 | 20 | 10 |
| Other principal use | 1 acre | 150 | | | | | | |