

ZONING

285 Attachment 5

Township of West Lampeter

**R-2 Medium Density Residential Zoning District  
Section 285-38**

Purpose. Medium-density residential lands are generally considered appropriate for multilot residential development. These lands should be located within the growth boundaries and developments should be served with public water and sewer. If public water is not available, a hydrogeologic study or water feasibility study should be required for development to ensure sufficient water is available for residential uses. Appropriate uses in these areas include single-family detached homes, townhomes, and duplexes.

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

<b>Primary:</b>		
Single-family dwelling	Twin dwelling	Duplex dwelling
Community recreation center	Golf course	Group home
Maintenance facility for residential community	Public recreation park	Township government
Nature preserve/education center		
<b>Accessory:</b>		
Accessory day care	Accessory roof-mounted solar	Bus shelter
Crop farming	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)**

<b>Primary:</b>		
Bed-and-breakfast	Day care	Emergency services station
Government facility	Place of worship	Swimming pool (nonhousehold)
<b>Accessory:</b>		
Accessory dwelling unit	Home occupation (general)	Raising of livestock (not intensive)
Stable (nonhousehold)		

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

Ten or more new single-family dwellings, twin, and duplex dwellings		Farm-related business
Communications antenna	Groundwater/spring water withdraw	

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	50/60	2.5/40	30	15	30	30
One public utility	39,000 sq. ft.	150				8	20	
Public water and sewer	9,000 sq. ft.	70				8	20	
Accessory use			2 structures or 1,000 sq. ft.	2/25		5	10	5
Other principal use	20,000 sq. ft.	100				15	30	