

ZONING

285 Attachment 6

Township of West Lampeter

R-3 High Density Residential Zoning District
Section 285-39

Purpose. High-density residential lands are generally considered appropriate for multilot development and should be located within the growth boundaries with developments served by public water and sewer. Appropriate uses include single-family detached homes, duplexes, townhouses, and multifamily dwellings.

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

Table with 3 columns listing permitted uses. Primary uses include single-family dwelling, twin dwelling, duplex dwelling, townhouse, group home, public recreation park, etc. Accessory uses include roof-mounted solar, bus shelter, retail sales, etc.

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

Table with 3 columns listing special exception uses. Primary uses include bed-and-breakfast, boardinghouse, conversion apartment, etc. Accessory uses include dwelling unit, day care, etc.

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

Table with 3 columns listing conditional uses. Includes ten or more new single-family dwellings, farm-related business, communications antenna, groundwater/spring water withdraw, mobile home park, nursing home, medical residential campus, sewage treatment plant.

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	25	15	30	25
Public water and sewer	7,000 sq. ft.	55				5	15	
Accessory use			2 structures or 1,000 sq. ft.	2/25		5	10	5