

ARTICLE VI

RR-2 – RURAL RESIDENTIAL-2 DISTRICT

Section 600. INTENT

In accordance with the objectives of the Southwestern Lehigh County Comprehensive Plan, and in addition to achieving other community development objectives of Section 104, the RR-2, Rural Residential-2 District is intended to:

- A. Provide for new residential development in attractive subdivisions designed to conserve land and respect the natural, historic, and scenic qualities of the parcel and surrounding lands;
- B. Discourage conventional, sprawling subdivisions that consume land, create artificial views, and require high amounts of impervious surface;
- C. Serve as the Township's primary residential growth area, although continuing to rely on the use of on-lot water and sewage disposal systems; and
- D. Provide for the receipt of Transferable Development Rights (TDRs).

Section 601. USE REGULATIONS

- A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Ordinance:

- 1. Single-family detached dwelling under any applicable development option.
- 2. Agriculture.
- 3. Forestry, where conducted in compliance with the provisions of Section 1004, 1005 and Section 1200.A.31 of this Ordinance.
- 4. Conservation uses including woodlands preserve, game preserve, arboretum or other similar use.
- 5. Nursery, tree farm or similar silvicultural use.
- 6. Commercial greenhouses excluding on-premises retail selling.
- 7. Home related business.

- B. Uses permitted by special exception.

Within the RR-2, Rural Residential-2 District the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with Article XIV; and the applicable supplemental regulations of Article XII; and any other applicable provision of this Ordinance. Special Exception uses shall be compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:

1. Membership club or lodge.
2. Outdoor recreational use
3. Temporary dwelling for family member(s).
4. Non-nuisance industry.
5. Church or other place of worship, Sunday School, parish house.
6. Municipal uses.
7. Stand-alone wind turbine constructed for residential or farm use.
8. Solar or other alternative energy generation for residential or farm use.

C. Uses permitted as conditional use.

Within the RR-2, Rural Residential-2 District the following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with Article XV, any applicable supplemental regulation of Article XII, and any other applicable provisions of the Ordinance:

1. Single-family dwellings and two-family dwellings in accordance with the Open Space Design Option of Article VIII.
2. The receipt of Transferable Development Rights (TDRs) under the applicable provisions set forth in Article IX.
3. Public or private academic schools.
4. Veterinary hospital, but excluding kennels for commercial boarding.
5. A building, structure, or facility owned and used by an electric, telephone, or other public utility or other government regulated industry, but not including communications towers or communications equipment buildings.
6. Wind energy facility in accordance with the Wind Energy Facilities Ordinance and any amendment thereto.
7. Bed and breakfast.

D. Accessory Uses.

The following accessory uses shall be permitted, where in compliance with all applicable provisions of Article XII, Supplemental Regulations, and Article XIII, General Regulations and Design Standards, and provided that they shall be incidental to any of the foregoing permitted uses:

1. Private garage or private parking area.
2. Other customary accessory structures and uses.
3. Signs.
4. Temporary roadside stand.
5. Home Occupation.
6. Non-commercial swimming pool in compliance with Ordinance No. 53 and any amendment thereto.
7. Outdoor solid fuel burning appliance as an accessory to a single family dwelling pursuant to Article XIII, Section 1300.A.4.

Section 602. AREA, BULK AND DEVELOPMENT REGULATIONS

- A. Conventional Residential Development Option.
 - 1. Conventional Residential Area & Bulk Regulations
 - a. Minimum Lot Area: three (3.0) acres.
 - b. Minimum Lot Width: 150 feet.
 - c. Minimum Front Yard Setback: thirty-five (35) feet.
 - d. Minimum Rear Yard Setback: thirty-five (35) feet.
 - e. Minimum Side Yard Setback: twenty (20) feet one yard, fifty (50) feet aggregate.
 - f. Maximum Lot Coverage: fifteen (15) percent
 - g. Maximum Building Coverage: ten (10) percent.
 - h. Maximum Building Height: thirty-five (35) feet, except as otherwise permitted by Section 1300.F.
- B. Open Space Design Option. Subdivision and development in accordance with the Open Space Design Option shall be permitted for parcels of ten (10) or more acres in size, subject to the provisions of Article VIII.
- C. All Other Uses. The following standards shall apply to tracts or lots used for any principal use permitted by right, special exception or conditional use, not subject to any of the residential development options set forth herein, and except where otherwise provided in this Ordinance:
 - 1. Minimum Lot Area: three (3) acres.
 - 2. Minimum Lot Width: 200 feet
 - 3. Minimum Front Yard Setback: fifty (50) feet
 - 4. Minimum Rear Yard Setback: fifty (50) feet.
 - 5. Minimum Side Yard Setback: fifty (50) feet.
 - 6. Maximum Lot Coverage: fifteen (15) feet.
 - 7. Maximum Building Coverage: ten (10) percent.
 - 8. Maximum building height: thirty-five (35) feet, except as otherwise permitted by Section 1300.F.

Section 603. OTHER APPLICABLE ORDINANCE PROVISIONS

- A. For additional requirements and design standards applicable to uses permitted in this district, refer to the provisions of Article X, Natural Resource Protection Standards; Article XI, Historic Resource Protection Standards; Article XII, Supplementary Regulations; and Article XIII, General Regulations and Design Standards.