

## Part 4

### Agricultural Residential (AR)

#### §27-401. Purpose and Specific Intent

The purpose of this district is to provide for limited residential uses within the context of an agricultural area. Additional opportunities for agricultural activities consistent with adjacent land use patterns shall be permitted. This district is intended to promote limited large lot single-family residential development utilizing individual on-lot water and sewage facilities.

#### §27.402. Permitted Uses

1. *Uses by Right.* Within the Agricultural Residential District (AR), a building may be erected, altered or used, and land itself may be used by right for any one of the following uses and no other:

- A. Single-family detached dwellings
- B. Extensive agricultural as regulated in the AP District.
- C. Municipal use.
- D. One mobile home for temporary use only on an individual lot, on which a single-family home is being built. Such temporary use shall be for an initial period of 2 years with the optional extensions of time for 1-year increments; provided, that the applicant submits a progress report to the Building Inspector every 6 months, unless the Building Inspector issues an occupancy permit for a non-mobile home and the mobile home is removed within 30 days thereafter. A bond will be required of the applicant by London Grove Township. Said bond shall be used to ensure removal of the temporary residence and shall be released upon completion of the permanent residence.

2. *Uses by Condition.* Within the AR District, a building may be erected, altered or used and land itself may be used for any one of the following uses and no other when authorized as a conditional use by the Board of Supervisors in accordance with the provisions as stated herein.

A. Church use.

3. *Uses by Special Exception.* Within the Agricultural Residential District, a building may be erected, altered or used for any one of the following uses and no other, when authorized as a special exception with the provisions of this Chapter.

A. Group home as a community living arrangement.

4. Within the Agricultural Residential District, a building may be erected, altered or used and land itself may be used for any one of the following accessory uses.

A. Any normal and incidental accessory use to the principal residential use.

**§27-403. Area and Bulk Regulations.**

1. Standards for single-family detached development in the AR District.

- |   |   |
|---|---|
| A. Net lot area (minimum)               | 1.5 acres                                   |
| B. Building coverage (maximum)          | 10 percent                                  |
| C. Total impervious coverage (maximum)  | 15 percent                                  |
| D. Lot width at street line (minimum)   | 50 feet                                     |
| E. Lot width at building line (minimum) | 150 feet                                    |
| F. Setbacks:                            |   |
| Minimum front yard                      | 50 feet                                     |
| Minimum rear yard                       | 75 feet                                     |
| Minimum side yard                       | 25 feet                                     |
| G. Building height (maximum)            | 35 feet or 3 stories,<br>whichever is less. |
| H. Provided the following:              |   |

- (1) Individual on-site sewage systems shall be provided.
  - (2) Individual on-site water supply wells shall be provided.
  - (3) Common stormwater management facilities and maintenance easements shall be provided for development involving five or more lots.
2. In addition to the design standards in the London Grove Township Subdivision and Land Development Ordinance [Chapter 22,] the following performance standards shall be applicable to all development in the AR District.
- A. A complete site analysis in accordance with the Subdivision and Land Development Ordinance [Chapter 22], and an environmental assessment report in accordance with applicable requirements of this Chapter with mitigation measures shall be required.
  - B. *Natural Features / Resources Protection.* Shall conform to the provisions of this Chapter.
  - C. *Parking.* Shall conform to the provisions of this Chapter.
  - D. *Signs.* Shall conform to the provisions of this Chapter.
  - E. *Access and Circulation.* Shall conform to the provisions of this Chapter.
  - F. *Landscaping.* Shall conform to the applicable provisions of this Chapter.
  - G. *Screening.* Shall conform to the applicable provisions of this Chapter.
  - H. *Utilities.* All utility service shall be placed underground.