

## Part 5

### Residential, Rural (RR) District

#### §27-501. Purpose and Specific Intent

The purpose of this district is to provide for residential densities typical of an area that contains predominantly residential land use. This district is also intended to promote cluster development with a focus toward well-designed compact dwelling arrangements in balance with designated open space

#### §27-502. Permitted Uses.

1. *Uses by Right.* Within the Rural Residential District, 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 and single-family attached dwellings involving cluster development of five or more lots or dwelling units, in accordance with the “Open Space Provisions,” and the design standards in the Subdivision and Land Development Ordinance [Chapter 22].

B. One single-family detached dwelling per lot, involving conventional lot development, whenever four lots or fewer are created.

C. 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 extension of time for 1-year; 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.

D. Extensive agriculture.

E. Municipal use.

F. Golf course.

G. Limited winery, where the primary agricultural use is viticulture, and subject to the area and bulk and design standards stated in extensive agriculture provisions, and after obtaining all necessary health, fire safety and building permits and/or licenses (where applicable)., A limited winery may engage in the following activities.

- (1) Wine tasting.
- (2) Winery tours.
- (3) Wholesale and retail sales of wine and grape products, limited to existing agricultural buildings.
- (4) Picnic area(s) for winery related activities.
- (5) Bed and breakfast establishment, as herein defined.

2. *Uses by Condition.* Within the Rural Residential 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 of this Ordinance.

A. Church use.

B. Single-family detached dwelling, involving conventional lot development, whenever five or more lots are created, subject to the provisions found in the Area and Bulk Standard of this Part.

C. Educational Use, subject to the provisions found in the Area and Bulk Standard of this Part.

3. *Uses by Special Exception.* Within the Rural Residential 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 special exception in accordance with the provisions of this Chapter.

A. Group home as a community living arrangement, subject to a minimum 1-1/2 acre lot size.

B. Convalescent homes and multi-family retirement residence, subject to a minimum 2-acre lot size.

4. Within the Rural Residential District, a building may be erected, altered or used and land itself may be used for any one of the following accessory uses and no other.

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

B. Home occupations in single-family detached dwellings.

C. A swimming pool, provided that it is located in the rear or side yard of the dwelling to which it is accessory, and located at least 10 feet from any lot line and enclosed with a fence.

**§27-503. Area and Bulk Regulations.**

1. *Standards for Single-Family Detached Conventional Development.*

A. Net lot area (min.) 1.0 acre

B. Building coverage (max.) 10 percent

C. Total impervious coverage (max.) 20 percent

D. Lot width at street line (min.) 50 feet

E. Setbacks:

Minimum front yard	40 feet local street or internal road only, 55 feet collector
Minimum rear yard	30 feet
Minimum side yard	30 feet
Building Height	35 feet or three stories

F. Provided the following conditions are met prior to the issuance of a building permit:

(1) Either public sewage system or individual on-site sewage systems shall be provided.

- (2) Either public water supply or individual on-site water supply wells shall be provided.
- (3) Common stormwater management facilities and maintenance easements shall be provided for conventional development of five or more lots.

2. Clustering is permitted as a use by right in the RR District, contingent upon the requirements of the Open Space Provisions, the Design Standards of the Subdivision and Land Development Ordinance [Chapter 22] and provided the following conditions are met:

A. Any tract of land within the (RR) Rural Residential District is eligible to use the cluster development provisions hereof, provided all applicable controls, regulations and standards of this Part are met.

B. Public sewage systems and public water supply shall be provided for all tracts prior to the issuance of a building permit .

C. When clustering, the applicant shall submit the calculations for the maximum permitted density (number of dwelling units permitted) and the minimum required open space as set forth in the General Design and Performance Standards. Maximum density for clustering shall be the net tract area divided by 43,560 square feet.

D. The dwelling units shall be a minimum of 80 percent single-family detached dwellings, and a maximum of 20 percent single-family attached dwellings in the form of townhouses.

E. If lot areas are proposed for single-family detached dwellings, the following requirements shall apply:

- (1) Lot area (min.) 15,000 square feet
- (2) Building coverage (max.) 20 percent
- (3) Total impervious coverage (max.) 45 percent
  - 30 percent for lots
  - 18,000 square feet
  - or larger

- (4) Lot width at street line (min.) 50 feet
- (5) Lot width at building line (min.) 85 feet
- (6) Setbacks:
  - Front yard (min.) 25 feet
  - Rear yard (min.) 35 feet
  - Side yard (min.) 10 feet
- (7) Building height (max.) 35 feet or 3 stories,  
whichever is less

F. If lot areas are not proposed for single-family detached dwellings, and the dwellings are conveyed by building footprint deed, versus fee simple lot deed, the following requirements shall apply:

- (1) Building separation distances
  - (a) Side to side (min.) 20 feet
  - (b) Front to side (min.) 40 feet
  - (c) Back to back (min.) 70 feet
- (2) Building setbacks from perimeter property line (min.) 75 feet
- (3) Building separation from other on-site improvements included but not limited to: (min.)
  - (a) Stormwater management structures
  - (b) Pump stations
  - (c) Bus stops 50 feet
- (4) Limited private garden area extended from dwelling (max.), which shall not be computed as part of the minimum required community open space 25 feet
- (5) Building coverage of tract (max.) 10 percent
- (6) Impervious coverage of tract (max.) 25 percent

(7) Height 35 feet or 3 stories

G. If townhouses are proposed for up to 20 percent of the total dwelling units in a cluster development, the following requirements shall apply:

- (1) Building separation distances 35 feet
- (2) Building setbacks from perimeter property lines (min.) 55 feet
- (3) Limited private garden area extending from dwelling (max.) which shall not be computed as part of the minimum required community open space 25 feet
- (4) Building coverage of tract (max.) 10 percent
- (5) Impervious coverage of tract (max.) 25 percent
- (6) Height 35 feet or 3 stories

3. The following standards, in addition to Performance Standards, of this Chapter shall apply to all uses within this district authorized as a special exception under the Conditional Uses found in this Part.

- A. Lot area (min.) 1.5 acres
- B. Building coverage (max.) 10 percent
- C. Total Impervious coverage (max.) 20 percent
- D. Lot width at street line (min.) 100 feet
- An unavoidable flag lot (min.) 50 feet
  
- E. Setback, front yard 50 feet along local street or internal road only; 65 feet-collector street
- Rear yard (min.) 50 feet
- Side yard (min.) 40 feet

F. Building height (max.) 35 feet or 3-stories  
whichever is less

4. For extensive agricultural uses the Agricultural Preservation District area and bulk regulations shall apply.

5. In addition to the design standards in the London Grove Township Subdivision and Land Development Ordinance [Chapter 22], the following performance standards shall apply to all uses in the RR 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 this Ordinance, with mitigation measures, shall be required.

B. *Natural Features / Resources Protection.* Shall conform to the appropriate provisions of this Chapter.

C. *Parking.* Shall conform to the provisions of Access, Parking and Internal Circulation Part.

D. *Signs.* Shall conform to the provisions of Sign Part of this Chapter.

E. *Access and Circulation.* Shall conform to provisions of Access Parking and Internal Circulation Part.

F. *Landscaping.* Shall conform to provisions of General Design and Performance Standards of this Chapter.

G. *Screening.* Shall conform to provisions of General Design and Performance Standards of this Chapter.

H. *Utilities.* All utility service shall be placed underground.

7. *Standards for Educational Uses.*

A. Net lot area (min.) 15 acres

B. Lot width (at building setback line)	300 feet
C. Setbacks:	
Minimum front yard	65 feet for parcels having a net lot area of 25 acres or more and 50 feet for parcels having a net lot area of less than 25 acres.
Minimum rear yard	150 feet
Minimum side yard	90 feet for parcels having a net lot area of 25 acres or more and 60 feet for parcels having a net lot area of less than 25 acres.
D. Building coverage of tract (max.)	30%
E. Impervious coverage of tract (max.)	40%
F. Building height (max.)	35 feet or 3 stories, whichever is less



G. Buffer requirements

There shall be a 25 foot landscaped perimeter buffer whenever such use abuts a residential use or residential district, which conforms to the buffer and landscape design standards set forth herein this Code.

**§27-504. Conditional Use Standards and Criteria.**

1. Single-family detached dwelling, involving conventional lot development, whenever five or more lots are created, shall comply with the following:

A. “*Conditional Uses.*” Standards found elsewhere in this Code.

B. The applicant shall demonstrate that a conventional layout of non-clustered lots will have less environmental impact than a single-family cluster development, in terms of less wetland impact, less floodplain impact, less tree removal impact, less steep slope impact, less wildlife habitat impact, less farmland displacement impact, less scenic resource impact, or less historic resource impact. If the applicant cannot demonstrate that the conventional lot development will have less impact, then a cluster development plan in accordance with Cluster Provisions of this Code shall be prepared.

C. Where development of less than the entire tract is intended, or where the tract is intended to be developed at less density than conventional lot development would permit, the Board of Supervisors may require the applicant to restrict further subdivision or development on the remainder of the tract by recorded covenant or restriction.