



ARTICLE 7

RURAL RESIDENTIAL RECEIVING DISTRICT (RRR)

Section 701 – Purpose

The Rural Residential Receiving District has been created as a receiving area for Development Rights (DR) from the Shrewsbury Township Agriculture Zoning District. It provides low-density residential development using on-lot water and septic **or public water and/or public sewer**. Since this is a development right receiving district, non-agriculture uses require the use or transfer of DR to develop beyond the DR allocation in the Agriculture Zoning District in 1976 (see Section 403 of this Ordinance). All parcels in this zoning district possess by right the number of DR established by Section 403.1, less any rights that have been used.

Section 702 – Use Regulations

1. A structure may be erected or used, and a lot shall be used or occupied, for any of the following purposes and no other; provided

Section 703

All new residential uses in this zone shall utilize on-lot septic and water, excepting that, if public systems are available **to the proposed subdivision or development site, sewage treatment capacity and/or water service exists and the applicant possesses the necessary EDUs or sewage rights and/or water service**, then a lot or lots may be connected provided that all other district regulations are followed including lot size.

- b. All principal uses in this zone shall be built using existing DR as originally allocated in Section 403.1. One (1) DR, as transferred directly or indirectly from the Agricultural District may be utilized to create two (2) permitted principal uses in this district. (No bonus shall be provided to existing DR's originally assigned to a parcel.)
- c. In addition to the provisions set forth in this Article, the following uses shall meet all applicable supplementary and general regulations found in Articles 14 or 15 of this Ordinance.

2. Permitted Principal Uses –

- agriculture (See Section 1404)
- forestry (See Section 1404)
- group home (See Section 1404)
- municipal park or playground or recreational facility (See Section 1404)
- park, non-municipal (See Section 1404)
- single-family detached dwelling

3. Permitted Accessory Uses –

- accessory dwelling unit (See Section 1404)
- alternative energy systems (See Section 1404)
- bed and breakfast (See Section 1404)
- buildings and uses customarily incidental to a permitted principal use
- home occupation (See Section 1404)
- no-impact home based business (See Section 1404)
- portable storage unit (See Section 1404)
- swimming pool, private (See Section 1404)

4. Principal Uses Permitted as Special Exceptions by the Zoning Hearing Board –

- camp & campground (See Section 1404)
- public utility or facility (See Section 1404)

5. Accessory Uses Permitted by Special Exception by the Zoning Hearing Board –

- detention or retention basin
- exotic wildlife (See Section 1404)
- temporary structure or use (See Section 1404)
- buildings and uses customarily incidental to any of the principal uses permitted by special exception.

6. Prohibited Construction – No permanent buildings may be constructed or placed in a Critical Environmental Area (See Article 13).

Section 703 – Dimensional Requirements

In this district, any structure hereafter erected or any lot hereafter used or occupied for any lawful purpose shall provide the minimum dimensions specified below. Should these requirements conflict with the requirements of Articles 14 and 15, as applicable, for any specified use, the requirements of Articles 14 and 15, as applicable, shall take precedence.

Principal and Accessory Dimensions – Rural Residential Receiving District

Single-Family Detached Dwellings			
	without public water and sewer	with public water only or sewer only	with public water and sewer
Dimensions	Specification		
Minimum Lot Area	45,000 – 55,000 50,000 sq. ft.*	35,000 – 45,000 sq. ft. with water <u>or</u> 30,000 – 35,000 sq. ft. with sewer **	25,000 – 35,000 sq. ft. ***
Min. Lot Width	200 feet	150 feet	100 feet
Min. Front Setback – all uses	35 feet	10 feet	10 feet
Min. Side Setback	15 feet	15 feet	15 feet
Min. Side Setback (accessory)	10 feet	10 feet	10 feet
Min. Rear Setback	25 feet	10 feet	10 feet
Min. Rear Setback(accessory)	10 feet	10 feet	10 feet
Maximum Lot Coverage	30%	40%	50%
Maximum Bldg. Height	40 feet	40 feet	40 feet

*One (1) DR must be used for every fifty-five thousand (550,000) square feet or portion thereof.

**One (1) DR must be used for every forty-five thousand (45,000) square feet or portion thereof with public water only or One (1) DR for every thirty-five thousand (35,000) square feet or portion thereof with public sewer only.

***One (1) DR must be used for every thirty-five thousand (35,000) square feet or portion thereof.

Lots larger than set forth above will require use of additional DR.

Section 704 –Approved Subdivision

Each principal use shall be located on a separate, approved lot. Such lots must meet all the requirements of this ordinance, the Township Subdivision and Land Development Ordinance, and all requirements of the Pennsylvania Department of Environmental Protection.

Section 705 – Standards for Uses - In addition to the standards set forth in this Article, all uses permitted within the Rural Residential Receiving District shall also comply with:

1. Landscape, Buffering and Screening. As required in the Shrewsbury Township Subdivision and Land Development Ordinance.
2. Off-Street Parking and Loading. All uses in the Rural Residential Receiving District shall provide off-street parking spaces and off-street loading space according to the provisions set forth in Article 16 of this Ordinance.
3. Signs. Signs may be erected and maintained only when in compliance with the provisions of the Shrewsbury Township Sign Ordinance.

4. All proposed subdivisions and developments shall satisfy the requirements of Article 13, Critical Environmental Areas and Wellhead Protection.
5. Environmental Performance Standards. All uses in the Rural Residential Receiving District shall comply with the Environmental Protection Standards provided for in Article 15 of this Ordinance.