

PART 5
RURAL DISTRICT

§ 27-501. Uses Permitted By Right. [Ord. 2000-03, 9/14/2000, Art. V, § 501; as amended by Ord. 2003-001, 1/9/2003, § 1; and by Ord. 2003-05, 6/12/2003, § 5]

1. Single-family detached dwellings.
2. Churches and similar places of worship.
3. Cemeteries.
4. (Reserved)
5. Farming including pasturing, truck gardening, horticulture, and similar enterprise.
6. Animal husbandry.
7. Public conservation areas and associated structures for the conservation of open space, water, soil, forest, and wildlife resources.
8. Public municipal building and facilities, including libraries.
9. Animal hospitals and veterinary offices.
10. Plant nursery (retail sales permitted only as a conditional use below).
11. Greenhouses (retail sales permitted only as a conditional use below).
12. Aviaries, hatcheries, and apiaries complying with all state and federal regulations.
13. Commercial communications antenna.
14. Kennel or stable.
15. Customary accessory uses and building incidental to any of the permitted uses, including nonpermanent roadside stands for the sale of "home grown" or "homemade" products when located not less than 20 feet from the cartway of any road. More than 50% of the items offered for sale must have been raised and/or harvested by the seller.
16. Commercial forestry.
17. No-impact home-based business.

§ 27-502. Uses Permitted By Conditional Uses. [Ord. 2000-03, 9/14/2000, Art. V, § 502; as amended by Ord. 2003-001, 1/9/2003, § 1; and by Ord. 2004-07, 6/22/2004, § 2]

The following uses will be considered by the Board of Supervisors as conditional uses subject to the procedures in this chapter:

- A. Commercial communication tower.
- B. Golf courses and country clubs.
- C. Campgrounds.
- D. Private educational institutions and schools.
- E. Private clubs, not including rifle, shooting, and target ranges.
- F. Commercial swimming pools.
- G. Bed-and-breakfast.
- H. Retail sales in greenhouses and nurseries.
- I. Publicly owned educational institutions.
- J. Single-family cluster development (subject to provisions of § 27-1534.)

§ 27-503. Land Development Plan Approval. [Ord. 2000-03, 9/14/2000, Art. V, § 502]

Land development plan review by the Planning Commission and approval by the Board of Supervisors shall be required for all uses as required by the Township Subdivision and Land Development Ordinance [Chapter 22] and the Municipalities Planning Code (MPC).

§ 27-504. Area, Yard and Height Regulations. [Ord. 2000-03, 9/14/2000, Art. V, § 504]

Lot area, yard and height requirements (except as otherwise noted).

Maximum Regulations	Farming and Animal Husbandry	Single-Family Detached Dwelling	Kennel/Stable	All Other Uses
Building Height	35 feet	35 feet	35 feet	35 feet
Lot Coverage	10%	20%	10%	15%
Minimum Regulations				
Lot Area	10 acres	1 acre	6 acres	2 acres
Lot Width At Street Line	150 feet	100 feet	150 feet	150 feet

Maximum Regulations	Farming and Animal Husbandry	Single-Family Detached Dwelling	Kenel/Stable	All Other Uses
At Building Setback Line	200 feet	150 feet	200 feet	200 feet
Building Setback	50 feet	50 feet	50 feet	50 feet
Rear Yard	50 feet	30 feet	50 feet	50 feet
Side Yard				
Total	100 feet	50 feet	100 feet	100 feet
One Side	50 feet	25 feet	50 feet	50 feet

§ 27-505. General and Specific Regulations. [Ord. 2000-03, 9/14/2000, Art. V, § 505]

All uses are subject to the applicable regulations of Parts 14 and 15.

Chapter 180. Zoning

Article II. Zone Regulations

§ 180-16. Agriculture/Rural Residential Zone (A/RR).

- A. Purpose. It is the purpose of this zone to promote residential areas and requirements for low-density uses and to permit agriculture, conservation, recreation and other open space purposes. It is the intent of this zone to provide for residential development at densities that maintain a rural, open character and continue to rely upon on-site facilities; to provide for adequate housing opportunities by allowing a variety of housing choices; to provide sufficient light, air and privacy through adequate regulation of building density and placement and size; and to allow for the continuation of agriculture to promote the development of open space and recreation activities. This zone closely reflects current land use trends and densities within the Township.
- B. Permitted uses:
- (1) Agriculture, including one single-family detached dwelling contained on the site but excluding commercial livestock operations and concentrated animal operations as limited below.
[Amended 4-21-2009 by Ord. No. 2009-2]
 - (2) Commercial livestock operations and concentrated animal operations (CAO), subject to the following:
[Amended 4-21-2009 by Ord. No. 2009-2; 4-27-2010 by Ord. No. 2010-4]
 - (a) Any commercial livestock operation that uses or produces manure that is not a concentrated animal operation (CAO) shall comply with Department of Environmental Protection's requirements applicable to such operations, including the requirements specified in 25 Pa. Code § 91.36 and the manuals and guides referenced in that provision.
 - (b) Any concentrated animal operation (CAO) must fully comply with the Pennsylvania Nutrient Management Act (N.M.A.), Act of July 6, 2005, P.L. 112, No. 38 (Act 38) and the regulation implementing the N.M.A., which are codified at 25 Pa. Code Chapter **83**, Subchapter D and generally went into effect on October 1, 1997. To the extent any provisions of this Zoning Ordinance are inconsistent with the Nutrient Management Act, the provisions of the Nutrient Management Act shall prevail.
 - (c) The Pennsylvania Nutrient Management Regulations require an operation classified as a concentrated animal operation (CAO) to submit a complete nutrient management plan for approval to the Northampton County Conservation District. A CAO plan must be implemented according to the schedule in the approved plan.
 - (d) Any commercial livestock operation that is not a CAO may voluntarily submit a nutrient management plan for approval to the Northampton County Conservation District. Operations with voluntary plans will only receive the benefits of the plan to the extent that the plan is implemented.

- (3) Horticulture and commercial forestry related uses.
- (4) Membership clubs.
- (5) Outdoor recreation.
- (6) Plant nurseries and greenhouses.
- (7) Public and nonprofit parks and playgrounds.
- (8) Public uses and public utility structures.
- (9) Single-family detached dwellings.
- (10) Single-family detached dwellings to be constructed on flag lots, subject to the standards of § **180-31** of this chapter.
- (11) Accessory uses customarily incidental to the above permitted uses, including but not necessarily limited to the following:
 - (a) Roadside stands, as an accessory use to a farm, for the sale of agricultural products, subject to the following:
 - [1] Any structure used to display such goods shall not exceed 2,000 square feet in size and shall be located at least 25 feet from any property line;
 - [2] At least half of the products displayed for sale must have been produced on the premises;
 - [3] Off-street parking shall be provided for all employees and customers; and
 - [4] Not more than one sign, not to exceed six square feet per face, shall be displayed in season when products are on sale. A freestanding sign shall not exceed a height of five feet, and an attached sign shall not extend above the height of the building or structure to which it is attached.
 - (b) Manure storage facilities, as an accessory use to a farm, subject to the following regulations:
 - [1] All manure storage facilities shall be designed in compliance with the guidelines outlined in the publication Manure Management for Environmental Protection, Bureau of Water Quality Management Publication No. 43, and all revisions, supplements, and replacements thereof, published by the Pennsylvania Department of Environmental Protection, copies of which are available from the Bureau of Water Quality Management, Pennsylvania Department of Environmental Protection;
 - [2] The design of all waste storage facilities shall be reviewed by the Northampton County Conservation District; the applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility; and
 - [3] Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design; each design change during construction or subsequent operation will require that the applicant obtain another review by the Northampton County Conservation District.
 - (c) Beekeeping, on any farm within the zone, subject to the following:
 - [1] The applicant shall obtain a zoning permit from the Zoning Officer;
 - [2] It shall be the duty of the applicant to maintain each colony so as not to create a public

nuisance;

- [3] Colonies shall be maintained in movable frame hives;
- [4] All beehives shall be maintained in a healthy condition using locally approved beekeeping management procedures;
- [5] All hives shall be at least 50 feet from a public road or shall have a minimum five-foot-high fence or vegetative obstruction between the apiary and the road or shall be elevated above the roadway so as to direct bee flight above traffic or pedestrians;
- [6] There shall be a source of water within 1/2 mile of the apiary; and
- [7] New apiaries of 10 hives or more shall not be established within 150 feet of any property line.

(12) Accessory solar energy system.
[Added 10-23-2012 by Ord. No. 2012-2]

(13) Group home (see § **180-77**).
[Added 10-14-2014 by Ord. No. 2014-4]

C. Special exception uses (subject to the review procedures listed in § **180-119C** of this chapter):

- (1) Accessory apartments (see § **180-55**);
- (2) Bed-and-breakfasts (see § **180-62**);
- (3) Campgrounds (see § **180-65**);
- (4) Churches and related uses (see § **180-67**);
- (5) Communication towers, antennas, and equipment (see § **180-71**);
- (6) Family day-care facilities, only as an accessory use to a single-family detached dwelling occupied by the proprietor of the family day-care facility (see § **180-74**);
- (7) Farm occupations (see § **180-75**);
- (8) (Reserved)^[1]
[1] Editor's Note: Former Subsection C(8), which listed group homes as a special exception, was repealed 10-14-2014 by Ord. No. 2014-4. See now Subsection B(13).
- (9) Home occupations (see § **180-82**);
- (10) Intermediate care facility and ICF/MR (see § **180-84**);
- (11) Personal care facilities (see § **180-92**);
- (12) Public and private schools (see § **180-94**);
- (13) Restaurants, but excluding drive-through or fast-food restaurants or nightclubs (see § **180-96**);
- (14) Stables and kennels (see § **180-100**); and
- (15) Temporary farm employee housing (see § **180-101**).

D. Conditional uses (subject to the review procedures listed in § **180-128** of this chapter):

- (1) Airports/heliports (see § **180-57**).

- (2) Community center (see § 180-72).
- (3) Golf courses (see § 180-76).
- (4) Mineral extraction (see § 180-87).
- (5) Cluster development (see § 180-67.1).
[Added 2-28-2006 by Ord. No. 2006-2]
- (6) Principal solar energy systems (see § 180-107).
[Added 10-23-2012 by Ord. No. 2012-2]

E. Design standards.

[Amended 4-21-2009 by Ord. No. 2009-2; 6-14-2011 by Ord. No. 2011-1]

Use	Minimum Yard Setbacks (feet)								
	Min. Lot Area (acres)	Min. Lot Width (feet)	Max. Lot Coverage (percent)	Max. Building Height (feet)	Minimum Yard Setbacks (feet)				Special
					Front	One Side	Both Sides	Rear	
Agricultural, horticultural and forestry related uses	10	140	10%	85 ¹	50	50	100	50	See Footnote 2
Single-family detached dwellings	1	140	20%	35	50	20 ³	40 ³	50	See Footnote 4
Public uses/utility structures	No minimum or maximum criteria for lot area, lot width, lot and public coverage, building height or yard setbacks for this use								
All other principal uses ⁵	1	140	20%	35	50	50	100	50	N/A
Residential accessory uses		N/A		20	Not permitted in front yard	15 ⁶	30 ⁶	10 ⁷	N/A
All other accessory uses		N/A		20	Not permitted in front yard	Same as principal use	Same as principal use	Same as principal use	Same as principal use

NOTES:

¹The maximum building height is 85 feet for uninhabitable accessory farm structures and 35 feet for all other structures.

²Special setback requirements. Agricultural fences that are used to contain agricultural livestock shall be set back a minimum of six feet from all property lines.

³Side yard setbacks are 20 feet each, total 40 feet, except that side yard with abutting street is 50 feet, total 70 feet.

⁴In addition to the setbacks above, every single-family detached dwelling unit, other than a farm dwelling, proposed within the A/RR Zone shall comply with the following setbacks. Required setback distances shall be measured as a straight line between the closest point of the proposed dwelling and the specified use:

Two-hundred-foot setback. This setback shall be required between a proposed single-family

detached dwelling and any area used for farm-related businesses; facilities or areas used for the storage or processing of manure, garbage, or spent mushroom compost; and structures for the cultivation of mushrooms or the raising or housing of livestock.

The Zoning Hearing Board may, as a special exception, however, reduce the two-hundred-foot special setback where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust, or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback to less than 100 feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety, and general welfare of residents of proposed single-family detached dwellings.

One-hundred-fifty-foot setback. This setback shall be required between a proposed single-family detached dwelling and all beehives and/or areas utilized as apiaries.

⁵All other permitted by right, special exception, or conditional use, except where greater restrictions are imposed within Article **III**, **IV** or **V** of this chapter.

⁶Side yards for residential accessory structures are 15 feet each or to the limit of any drainage and utility or other easement, whichever is greater, total 30 feet or greater as dictated by the existence of any drainage and utility or other easements; side yard with abutting street, 50 feet.

⁷Rear yard for residential accessory structures is 10 feet or to the limit of any drainage and utility or other easement, whichever is greater.

- F. All uses permitted within this zone shall also comply with the requirements of Articles **III** and **IV** of this chapter. In addition, all uses permitted by conditional use or special exception shall also comply with the requirements of Article **V**, Specific Criteria, of this chapter. In any case of conflict among the requirements of this article, Article **III**, Article **IV** and/or Article **V**, the most stringent requirement for the specific use shall apply.

§ 200-17. Rural Agricultural District (RA).

A. Purpose. The purpose of this district is to preserve contiguous areas of agricultural land to promote agricultural activities, to provide for limited amounts of residential development in locations that will preserve agricultural lands and/or natural features, and to avoid conflicts with agricultural uses.

B. Uses permitted by right. The following principal uses and their accessory uses are permitted by right in the RA District by the Zoning Officer, provided that the use type, dimensional and all other applicable requirements of this chapter are satisfied:

- (1) Agriculture.
- (2) Animal husbandry.
- (3) Place of worship.
- (4) Greenhouse/nursery.
- (5) Modular home.
- (6) Orchard.
- (7) Park.
- (8) Single-family detached dwelling.
- (9) Forestry. (See § 200-22.A-4.)

C. Special exception uses. The following principal uses and their accessory uses may be permitted in the RA District by the Zoning Hearing Board in accordance with standards contained in § 200-22 and 200-23 of this chapter:

- (1) Animal hospital.
- (2) Commercial crop storage.
- (3) Commercial outdoor recreation.
- (4) Golf course.
- (5) Government services and facilities.
- (6) Gun club.
- (7) Kennel.
- (8) Nursery school/day-care center.

- (9) Riding stable.
- (10) Slaughterhouse.
- (11) Swimming club.
- (12) Tennis club.
- (13) Utility substation.
- (14) Veterinarian office.
- (15) General home occupation.
- (16) Public and retail use accessory to a vineyard or winery.
- (17) Intensive agriculture.
- (18) Commercial communications tower or antenna.
- (19) Garden center.
- (20) Solar electric facility.

D. Conditional uses. The following principal uses and their accessory uses may be permitted in the RA District when authorized by the Board of Supervisors in accordance with standards in § 200-22 and 200-24 of this chapter:

- (1) Airport.
- (2) Emergency services.
- (3) Post office
- (4) School.
- (5) Temporary building, structure or use.

E. Accessory uses.

(1) Except as otherwise regulated in § 200-22 and 200-25, all accessory buildings, structures and uses shall comply with the minimum yard requirements for the principal uses.

(2) The following accessory buildings, structures and uses shall be permitted in the RA District only if such use complies with the relevant standards contained in § 200-22 and 200-25 of this chapter:

- (a) Farm pond.

- (b) No-Impact Home Based Business
 - (c) Keeping animals or fowl.
 - (d) Noncommercial swimming pool.
 - (e) Recreation vehicle.
 - (f) Residential or agricultural accessory building, structure or use.
 - (g) Solar energy system.
 - (h) Tennis court.
 - (i) Windmill.
- (3) The following accessory uses are prohibited in the RA District:
- (a) Any use which violates a provision of Article IV or V.
 - (b) Commercial or industrial outdoor storage or display.

F. Lot area, width, building coverage and height regulations. The following dimensional requirements apply to each use in the RA District, subject to further applicable provisions of this chapter:

RA Principal Use	Minimum Lot Area* (acres)	Minimum Lot Width (feet)	Maximum Land Coverage By Buildings	Maximum Land Coverage By Total Impervious Cover	Maximum Building Height (stories)	Maximum Building Height (feet)
Animal husbandry	3	350	6.5%	13%	2.5	35
All other permitted uses	1	200	13%	20%	2.5	35

* A two (2) acre minimum lot area is required when an A/B Soil System (ABS) or Drip Irrigation System is proposed as the primary absorption area on the lot.

G. Minimum yard requirements. The following minimum yard requirements apply to each use in the RA District, subject to further applicable provisions of this chapter:

RA Principal Use	Front Yard* (feet)	Side Yards		Rear Yard (feet)
		One (feet)	Both (feet)	
All permitted uses	50	30	60	40

* The depth at which the minimum lot width shall be measured.

H. Minimum floor area and dwelling unit widths. The following dimensional requirements apply to each residential use in the RA District:

RA Principal Use	Minimum Habitable Floor Area (square feet)	Minimum Dwelling Unit Width (feet)
All residential uses		18
Efficiency	500	
1-bedroom dwelling unit	600	
Each additional bedroom	120	

§ 200-18. Rural Residential District (RR).

A. Purpose. The purpose of this district is to provide for low density residential neighborhoods that are primarily composed of single-family detached dwellings, to protect these areas from incompatible uses, and to protect and preserve natural resources in the Township. The predominant land uses in the district are agricultural, other open space uses and rural residential. The regulations for this district are designed to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses and to control development which requires highways and public services in excess of those required by rural uses.

B. Uses permitted by right. The following principal uses and their accessory uses are permitted by right in the RR District by the Zoning Officer, provided that the use type, dimensional and all other applicable requirements of this chapter are satisfied:

- (1) Agriculture.
- (2) Place of Worship.
- (3) Library.
- (4) Modular home.
- (5) Park.
- (6) School.
- (7) Single-family detached dwelling.
- (8) Forestry. (See § 200-22.A-4.)

C. Special exception uses. The following principal uses and their accessory uses may be permitted in the RR District by the Zoning Hearing Board in accordance with standards contained in § 200-22 and 200-23 of this chapter:

- (1) Animal hospital
- (2) Government services and facilities.
- (3) Nursery school/day-care center.
- (4) Swimming club.
- (5) Utility substation.
- (6) General home occupation.
- (7) Public and retail use accessory to a vineyard or winery.