

ARTICLE 6

A-R AGRICULTURAL-RESIDENTIAL DISTRICT

Section 601. PURPOSE

The Agricultural-Residential District is established to provide area for rural residential development that will have limited impact on agricultural lands. The district is located near existing concentrations of residential development as identified in the Township Comprehensive Plan. Future low density residential development is encouraged for these areas.

Due to the limited availability of community facilities, single lot and low density subdivisions are anticipated in these areas. The "A-R" District is located adjacent to agriculture areas. However, agricultural uses are not encouraged because of the smaller lots less desirable for farming. The regulatory mechanisms for this district are designed to protect and stabilize these essential development characteristics and promote and encourage high quality rural development.

Section 602. PERMITTED USES

A building may be erected and a lot may be used or occupied for any of the following purposes:

- A. Agricultural Uses
- B. Animal Services
- C. Bed and Breakfast
- D. Boarding Stable
- E. Cemetery
- F. Church
- G. Commercial Greenhouse
- H. Community Center
- I. Congregate Care Residence
- J. Day Care, Home
- K. Dog Kennel
- L. Dwelling, Industrialized Housing
- M. Dwelling, Manufactured
- N. Dwelling, Mobile Home
- O. Dwelling, Seasonal
- P. Dwelling, Single-Family Detached
- Q. Electric Substation
- R. Electric Transmission and Distribution Facilities
- S. Farm
- T. Forestry
- U. Funeral Home
- V. Government Uses

- W. Membership Organization
- X. Nature Preserve
- Y. Nursery, Horticulture
- Z. Nursing or Convalescent Home
- AA. Playground
- BB. Private Infrastructure
- CC. Public Infrastructure
- DD. Public Stable
- EE. Public Utility Facilities
- FF. Retail, Self Service Station
- GG. Retail, Service Station
- HH. Recreation, Private
- II. Recreation, Public
- JJ. Riding Academy
- KK. School Facility
- LL. Wildlife Preserve
- MM. Wildlife Propagation
- NN. Unattended Self-Service Fuel Facility
- OO. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

Section 603. ACCESSORY USES

The following accessory uses are permitted. Specific standards and requirements for accessory uses are outlined in Article 19.

- A. Accessory Apartment
- B. Animal Grazing and Containment
- C. Antenna
- D. Antenna, Satellite Dish
- E. Common Open Space
- F. Concession Stand
- G. Fences
- H. Garage/Yard Sales
- I. Garden Structures
- J. Home Occupations
- K. Irrigation Facilities
- L. Off Street Parking
- M. Ornamental Ponds and Wading Pools
- N. Personal Motor Vehicle Repair
- O. Private Garage
- P. Private Greenhouse
- Q. Private Stable
- R. Private Swimming Pools

- S. Private Wells
- T. Roadside Stand
- U. Signs
- V. Storage Buildings
- W. Tennis Courts
- X. Wind Energy Conversion Systems
- Y. Any accessory use determined by the Zoning Officer to be of the same general character as the above listed accessory uses.

Section 604. CONDITIONAL USES

When authorized by the Lykens Township Board of Supervisors, the following conditional uses are permitted in accordance with the specific standards and requirements set forth in Article 20.

- A. Country Club
- B. Golf Course
- C. Health Club
- D. Manufactured/Mobile Home Park
- E. Timber Harvesting

Section 605. HEIGHT REGULATIONS

The height of a principal building shall not exceed thirty-five (35') feet. The height of accessory buildings shall exceed twenty-four (24') feet, except that accessory buildings for farm use shall be exempt from height restrictions.

Section 606. LOT AREA AND LOT WIDTH REGULATIONS

The minimum lot area and width shall be not less than one (1) acre; unless the lots are served by public sewer and water in which case the minimum lot size shall not be less than 20,000 square feet.

The lot width at the street right-of-way line shall be not less than one hundred (100) feet

Section 607. YARD REGULATIONS

Each lot shall have front, side, and rear yards of not less than the depth and width indicated below:

- A. Front yard depth: forty (40') feet from any major collector street as defined in the Lykens Township Comprehensive Plan.
- B. Front yard depth, all other street: thirty (30') feet.

- C. Side yard width: fifteen (15') feet each, on interior lot. On a corner lot, the side yard abutting the street shall be not less than thirty (30') feet in width.
- D. Rear yard depth: twenty-five (25') feet.
- E. On a corner lot, the side yard abutting the street shall be not less than thirty (30') feet in width.

Section 608. COVERAGE REGULATIONS

The building(s), structure(s), and impervious surface coverage shall not be more than twenty (20%) percent.

Section 609. FLOOD PLAIN PROTECTION OVERLAY

Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements of Article 11.

Section 610. ENVIRONMENTAL PROTECTION OVERLAY

Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the specific requirements of Article 12.

Section 611. OPEN SPACE DEVELOPMENT

Open space development standards are available as an option to conventional development design. Open space developments proposed shall conform to the specific standards of Article 13.

Section 612. DEVELOPMENT STANDARDS

Construction, developments, and improvements shall meet the requirements and standards set forth in Article 14.

Section 613. PERFORMANCE STANDARDS

All developments and uses shall meet the performance standards set forth in Article 15.

Section 614. MOTOR VEHICLE ACCESS

Where motor vehicle access is provided from a public or private road to a lot or development, the motor vehicle access requirement shall apply, as set forth in Article 16.

Section 615. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the provisions of Article 17.

Section 616. SIGNS

Signs shall be provided in accordance with the standards set forth in Article 18.