

ARTICLE V

RR – 1 – RURAL RESIDENTIAL-1 DISTRICT

Section 500. INTENT

In accordance with the objectives of the Southwestern Lehigh County Comprehensive Plan, and in addition to achieving other community development objectives of Section 104, the RR-1, Rural Residential-1 District is intended to provide for limited infill residential development in areas of the Township that are characterized by single-family detached residences on large lots.

Section 501. USE REGULATIONS

A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any one of the following principal uses, together with the permitted accessory uses, by right in accordance with the terms of the Ordinance:

1. Single-family detached dwelling.
2. Agriculture.
3. Forestry, where conducted in compliance with the provisions of Section 1004, 1005 and Section 1200.A.31 of this Ordinance.
4. Conservation uses including woodlands preserve, game preserve, arboretum or other similar use.
5. Nursery, tree farm or similar silvicultural use.
6. Commercial greenhouses excluding on premise retail selling.
7. Home related business.

B. Uses permitted by special exception.

Within the RR-1, Rural Residential-1 District the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with Article XIV, any applicable supplemental regulations of Article XII, and any other applicable provision of this Ordinance. Special Exception uses shall be compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:

1. Membership club or lodge.
2. Residential conversions.
3. Temporary dwelling for family member(s).
4. Non-nuisance industry.
5. Church or other place of worship, Sunday School, parish house.
6. Municipal uses.
7. Stand-alone wind turbine constructed for residential or farm use.

aggregate processing, offices, maintenance garages, and other mining operation structures and facilities, employee parking areas, scales, laydown areas, staging areas, haul roads, access roads, and sedimentation ponds. Land lying in wait of planned mining activities is considered part of the active area of mining except when such operation is approved subject to a phasing schedule, and such land lies within an area subject to a later phase.

ADAPTIVE REUSE – The development of a new use for a building originally designed or used for another purpose.

ADJACENT AREA – Land or water within 1,000 linear feet of an area subject to an open pit mine conditional use application or conditional use approval.

ADULT COMMERCIAL USE – Adult uses shall include the following:

- A. A store or shop where the principal use is devoted to the display and selling of pornographic materials which are pictures, drawings, photographs, films or other depictions or printed matter and paraphernalia which, if sold knowingly to an individual under the age of eighteen (18) years of age, would violate the criminal laws of the Commonwealth of Pennsylvania in effect at the time thereof.
- B. Adult entertainment establishments such as cabarets, nightclubs, movie theaters, bars or similar establishments providing erotic live or media entertainment.
- C. Any other business, establishment or club which offers its patrons services, entertainment, or retail goods or commercial services characterized by an emphasis on activities or matter depicting, describing, relating to, or displaying erotic activities.



AGRICULTURE – The cultivation of the soil and the raising and harvesting of the products of the soil including but not by way of limitation, raising of grains, vegetables and fruits; vineyards; nurserying; horticulture; forestry; beekeeping; and animal husbandry of common domestic animals and birds such as cows, sheep, hogs, goats, rabbits, chickens, ducks, turkeys, pigeons and of other animals and birds including llamas, alpacas, emus, rheas, and similar non-predatory animals and birds. The raising or keeping of minks, or garbage-fed pigs, is prohibited.

AGRICULTURE, INTENSIVE – Agricultural uses involving the processing or production of agricultural products which are likely to emit frequent, reoccurring odors or noises considered obnoxious to a residential environment including but not limited to mushroom production, mushroom composting, Concentrated Animal Feed Operations (CAFOs), feedlots, mink farms, commercial piggeries and poultry houses. Rendering, defined as the melting of fat from bone or other animal parts, is specifically excluded from intensive agricultural uses.


ALTERATION - Any change or rearrangement, other than a repair, in supporting members of an existing building, such as bearing walls, columns, beams or girders, as well as any change in the opening of exterior doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or moving of a building or structure from one location to another.


C.S.A. S 5903) relating to display, sale, lending, distribution or exhibiting of obscene and other sexual material. The term "obscene materials" as used in this Ordinance shall be defined in the same manner as set forth in the aforesaid Statute.

- i. These uses are specifically prohibited in all Districts except the VC District.
- j. Minimum lot area shall be one (1) acre.
- k. Any private viewing booths shall be completely enclosed and limited to one person per booth.
- l. No use may include live actual or simulated sex acts.
- m. Only "lawful" massages as defined by State court decisions shall be performed in a massage parlor.
- n. All employees in a massage parlor or adult movie theater shall wear nontransparent outer garments that cover their "specified anatomical areas".

2. Agricultural Uses.

- a. The cultivation of soil and the raising and harvesting of the products of the soil including but not by way of limitation, raising of grains, vegetables and fruits, vineyards, nurserying, horticulture, forestry, and beekeeping may be conducted on all parcel areas (i.e., without minimum) in all districts where listed as a permitted use.

-  b. Animal husbandry, including the use of barns, animal shelters, or other structures, shall be permitted by-right in the AC, RC, and RR-2 Districts subject to the following standards, but shall exclude any agricultural activity meeting the definition of Intensive Agriculture, which are subject to conditional use approval in accord with Article XII, Section 1200.A.3.

-  1) The minimum parcel area shall be at least ten (10) acres.
- 2) Expansion of animal husbandry existing at the effective date of this Ordinance by additions to such structures, or erection of new structures, is permitted. Any such additions or new structures shall be located at least one hundred fifty (150) feet from all lot lines, seventy-five (75) feet from all street lines, and five hundred (500) feet from all existing dwellings except that of the owner. Such expansion may be on land not abutting the main farm.