

ARTICLE 4 -
"R_L" RESIDENTIAL LIMITED ZONING DISTRICT

Section 400 Purpose

To protect large concentrations of environmentally sensitive features that also have significant value for passive and active recreational pursuits: specifically, forested areas and steep slopes. Permitted uses within this Zone encourage the most appropriate conservation / recreation activities for these areas. Some forms of development are allowed under prescribed criteria. The provisions of this Zone have been specifically formulated to satisfy Section 604(1) of the Pennsylvania Municipalities Planning Code which requires local zoning ordinances to "promote, protect and facilitate the preservation of the natural, scenic and historic values in the environment and preservation of forests."

Section 401 Permitted Uses:

A. Table 4.1 Uses Permitted in the R-L Zone

TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
RESIDENTIAL USES			
Bed and Breakfast Homes (Sec. 1210)	X		
Boarding House (Sec. 1211)	X		
ECHO Housing (Sec. 1222)		X	
Halfway House (Sec. 1229)			X
Independent Mobile Homes	X		
Single-Family Detached Dwellings (including seasonal use)	X		
Special Occasion Homes (Sec. 1259)	X		
OTHER USES			
Adult Related Uses (Sec. 1200)			X
Agricultural Operation (Sec. 1201)	X		
Agricultural, Plant Nursery and Garden Material, Retail Sale of (Sec. 1202)	X		
Airport and/or Heliport (Sec. 1203)			X
Animal Hospital, Veterinary Office and/or Kennel (Sec. 1205)	X		
Campground (Sec. 1212)		X	
Cemetery (Sec. 1214)	X		
Churches	X		
Contractor's Office or Shop	X		
Forestry Operation (Sec. 1225)	X		
Golf Course (Sec. 1227)		X	
Historic Structure Conversion (Sec. 1231)			X
Horticulture	X		
Hunting, Fishing, Boating and Ski Lodges (Sec. 1235)		X	
Motel or Hotel Including Conference Facility (Sec. 1239)			X
Municipal Owned Uses	X		
Natural Areas or Wildlife Refuges	X		
Outdoor Recreation Areas (Sec. 1241)		X	
Plant Nurseries and Greenhouses (not including retail sales)	X		

TYPES OF USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
Private Club (Sec. 1244)			X
Public and non-profit parks and playgrounds (Sec. 1241)	X		
Public Utility Buildings and/or Structures (Sec. 1245)	X		
Quarry (Sec. 1246)			X
Racetrack (Sec. 1247)			X
Restaurant with no drive-thru	X		
Riding Schools and Stables (Sec. 1250)	X		
Sawmill (Sec. 1252)		X	
Schools (Sec. 1253)		X	
Wireless Communication Facility (non-tower) (Sec. 1264)	X		
Wireless Communication Facility (with tower) (Sec. 1264)			X
ACCESSORY USES			
Carpentry	X		
Child Care, Accessory (Sec. 1215)	X		
Child Care, in Home (Sec. 1216)	X		
Home Occupation (Sec. 1233)	X		
No Impact Home Based Business	X		
Outdoor Café	X		
Roadside Stand (for the Sale of Agricultural Products) (Sec. 1251)	X		
Small Engine Repair and/or Welding Shop	X		
Solar Energy Systems, Accessory (Sec. 1257)	X		
Wind Energy Facilities, Accessory (Sec. 1263)	X		

B. Density shall not exceed 12 dwelling units per acre.

Section 402 Area and Design Requirements

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Permitted Building Height
Single-Family Detached Dwelling (including independent mobile home)	20,000 square feet per dwelling unit	100 feet	20%	50 feet	30 feet each	50 feet	40 feet
Motels, Hotels and Restaurants including Conference Facility	20,000 square feet	100 feet	20% May be increased to a maximum of 40% with approval of Borough Council	30 feet	30 feet	30 feet	40 feet
Other	20,000	100 feet	20%	50 feet	30 feet	50 feet	40 feet

Permitted Uses	square feet				each		
Accessory buildings and structures	n/a	n/a	Included with principal use	Not Permitted	3 feet	3 feet	20 feet

Section 403 Woodland Preservation Requirements

- A. Except for forestry uses, wooded areas existing on the effective date of this Ordinance containing steep slopes in excess of 25% or greater shall not be removed or clear cut. Limited tree removal shall be permitted for the construction of improvements permitted above or depicted on an approved Subdivision and Land Development Plan. Only those necessary for the construction of buildings, structures, roads, stormwater management facilities and other work authorized under the plan shall be cleared of existing woodland.
- B. When required by the Pennsylvania Department of Environmental Protection an Erosion and Sedimentation Pollution Control Plan, in acceptable form, must be approved by Mount Holly Springs Borough and by the Cumberland County Conservation District prior to the commencement of logging or the harvesting of forest products on land located in the Conservation District.
- C. Grading plans shall conform with the existing grade as much as possible to limit the required amount of earth and tree removal. Alternate grading plans will be required to preserve large stands of existing trees.
- D. On any lot containing or intended for a residential use, a minimum of fifty (50) percent of the existing number of trees of a minimum trunk caliper of four (4) inches or more measured forty-eight (48) inches above the ground shall not be removed and shall be protected during construction activities or forestry operations.
- E. An applicant shall meet the requirements of Section 1225 for all Forestry Operations.

Section 404 Compliance with General Provisions

All uses shall comply with all applicable General Provisions contained within Article 11 of this Ordinance.