

Article 3 - Agricultural and Rural Residential District (A-RR)

Section 300. Purpose

The purpose of the A-RR - Agricultural and Rural Residential District is to permit, protect, and encourage the continued use of the land therein for agricultural or silviculture uses while also permitting residential development. Districts designated for A-RR - Agricultural and Rural Residential are to be used for farming, residential and accessory uses until a logical demand occurs for urban-type development in general conformance to the current Comprehensive Plan. This district may accommodate schools, churches, parks and residential uses under certain conditions. This district is established in areas where agriculture is the most prominent use, in areas where no utilities exist, accessibility is difficult, in areas of unique natural beauty or in areas which are presently undeveloped, to conserve the existing character of such areas and to provide for rural residential and agricultural uses. The preservation of open spaces and environmentally sensitive areas should be encouraged.

Section 301. Area of Application

The following regulations shall apply to the areas designated A-RR - Agricultural and Rural Residential District on the Zoning Map.

Section 302. Use and Lot Requirements

Table 3 shows permitted, special exception, and conditional uses, and the lot area requirements for the A-RR District.

Section 303. Building Height Limit

No building shall be erected in excess of thirty-five feet (35') in height, except for silos.

Section 304. Lot Coverage

Not more than twenty percent (20%) of the lot area shall be occupied by buildings, and no more than forty percent (40%) shall be occupied by impervious surface.

Section 305. Standards for Conventional Residential Development

A. Table 3-1 shows uses permitted and special exception uses and lot area requirements for conventional residential development. Table 3-2 provides density requirements for residential development in the A-RR District.

B. Setbacks

Each lot shall meet front, side, rear and interior yard setback requirements not less than the depth or width as follows unless noted otherwise on the attached chart:

1. Front Yard Setback - Forty feet (40')
2. Side Yard Setback - Twenty-five feet (25')
3. Rear Yard Setback - Thirty-five feet (35')
4. Driveway Setback - Three feet (3') from side lot line.

Section 306. Manure Storage Facilities

Manure storage facilities, as an accessory use to a farm shall be subject to the following regulations:

- A. All manure management practices and operations shall comply with the provisions set forth in the *Nutrient Management Act of 1993*, or as amended.
- B. All waste storage facilities' designs shall be reviewed by the Dauphin County Conservation District. The applicant shall furnish a letter from the conservation District attesting to approval of the design of the proposed facility; and,
- C. Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the obtainment of another review by the Dauphin County Conservation District.
- D. Storage of manure, or odor or dust-producing substance shall not be permitted within two hundred (200) feet of a nonfarm district boundary nor a nonfarm residence.

Section 307. Buffers and Screening

Buffers and screening shall be provided in accordance with the requirements contained in Section 1304.

Section 308. Sale of Agricultural Products

Roadside stands may be permitted as an accessory use for the sale of agricultural products subject to the following criteria:

- A. Any structure used to display agricultural products shall not exceed two thousand (2,000) square feet in size and shall be located at least twenty-five feet (25') from any property line.
- B. At least one half of the products displayed for sale must have been produced on the premises.
- C. Off-street parking shall be provided for at least three (3) vehicles.
- D. Only one sign is permitted subject to the following criteria:
 1. Size - Shall not exceed six (6) square feet.
 2. Height - Shall not exceed five (5) feet in height.
 3. Display - Shall only be displayed when roadside stand is open for business.

TABLE 3 -1
A-RR - AGRICULTURAL AND RURAL RESIDENTIAL DISTRICT

Use #	A-RR - Agricultural and Rural Residential District	Front	Rear	Side	Minimum	
		Yard 1	Yard 1	Yard 1	Lot Size	Street Frontage
PERMITTED USES						
1.	Agriculture	40FT.	35FT.	25FT.	2 ACRES	200 FT.
2.	Single Family Detached Dwelling	40FT.	35FT.	25FT.	2 ACRES	200 FT.
3.	Clubs, Loges and Fraternal Organizations	40FT.	35FT.	25FT.	2 ACRES	200 FT.
4.	Veterinary	40FT.	35FT.	25FT.	2 ACRES	200FT.
5.	Signs	See Article 16				
6.	Camps and Campgrounds	40FT.	35FT.	25FT.	2 ACREAS	200 FT.
7.	Natural Production Uses	40FT.	35FT.	25FT.	See Article 1429	
8.	Public and Private Parks and Recreation Areas	40FT.	35FT.	25FT.	1 ACRE	200FT.
9.	Resorts 1	40 FT.	35 FT.	25 FT.	50 ACRES	200 FT.
10.	Mobile Homes - Permanent	40 FT.	35 FT.	25 FT.	2 ACRES	200 FT.
11.	Mobile Homes - Temporary	40 FT.	35 FT.	25 FT.	2 ACRES	200 FT.
12.	Accessory Buildings and Structures	See Section 1301				
13.	Group Homes	40 FT.	35 FT.	25 FT.	2 ACRES	200 FT.
14.	Accessory Agricultural Uses	40 FT.	35 FT.	25 FT.	N/A	N/A
15.	Cemetery	75 FT.	35 FT.	75 FT.	5 ACRES	300 FT.
16.	House of Worship	40 FT.	35 FT.	25 FT.	3 ACRES	200 FT.
17.	Accessory Apartments	Setback per primary use - Single Family Detached Dwelling			Per Primary Use - Single Family Detached Dwelling	
SPECIAL EXCEPTIONS						
18.	Kennel	150 FT.	150 FT.	150 FT.	5 ACRES	200 FT.
19.	Mobile Home Parks	See Municipal Subdivision and Land Development Ordinance and Mobile Home Park Regulations and Section 1426.				
20.	Skeet, Rifle, or Archery Range	150 FT.	150 FT.	150 FT.	5 ACRES	200 FT.
21.	Bed and Breakfast Inn	40 FT.	50 FT.	25 FT.	3 ACRES	200 FT.
22.	Bed and Breakfast Home	40 FT.	50 FT.	25 FT.	3 ACRES	200 FT.
23.	Special Occasion Home	40 FT.	50 FT.	25 FT.	5 ACRES	200 FT.
24.	Riding Academy or Boarding Stable	150 FT.	150 FT.	150 FT.	5 ACRES	200 FT.
25.	Airport/Heliport/Helistop	See Section 1408				
26.	Public and Non-public Schools	40 FT.	50 FT.	25 FT.	5 ACRES	200 FT.
27.	Domiciliary Care Unit	40 FT.	50 FT.	25 FT.	3 ACRES	200 FT.
28.	Confined Livestock Operations	See Section 1415				

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Use #	A-RR - Agricultural and Rural Residential District	Front	Rear	Side	Minimum
		Yard	Yard	Yard	
		Minimum Setback			Lot Size
SPECIAL EXCEPTIONS (Cont'd.)					
29.	Accessory Day Care	Setback per primary use - House of Worship/Non-public School			See House of Worship/Non-Public School
30.	Home Occupation	Setback per primary use - House of Worship/Non-public School			See Section 1424
31.	Communication Towers and Antenna				See Section 1414
32.	Golf Courses				See Section 1421
33.	Public Uses and Buildings				See Section 1432
CONDITIONAL USES					
34.	Public Utility Structures and Buildings	40 FT.	50 FT.	25 FT.	See Section 1441
35.	Hospital	40 FT.	50 FT.	25 FT.	See Section 1441

Notes: Refer to **Zoning Ordinance** Section 1318, - Supplemental Regulations.

TABLE 3 - 2
DENSITY REQUIREMENTS FOR CONVENTIONAL RESIDENTIAL DEVELOPMENT IN THE A-RR DISTRICT

Parcel Size	No. Units Allowed	Density
1.00 acres	1	1.0
1.01 to 2.99 acres	2	1.5
3.00 to 5.99 acres	3	2.0
6.00 to 9.99 acres	4	2.5
10.00 to 14.99 acres	5	3.0
over 15 acres	5 plus 1 unit for each 3.0 acres over 15 acres	3.0