

ARTICLE 5

RR - RURAL RESIDENTIAL DISTRICT

500. **PURPOSE.** The purpose of this District is to retain and continue agricultural pursuits while allowing a rural residential character, and to encourage the preservation of permanent open space, including wooded area, steep slope areas and stream valleys, by providing appropriate development standards and compatible uses.
501. **USE REGULATIONS.** A building may be erected or used, and a lot may be used or occupied, for any of the following purposes, and no other, subject to the applicable provisions of this Ordinance.
502. **USES PERMITTED BY RIGHT.** The following uses and their accessory uses are permitted by right by the Zoning Officer within the requirements for certain specific uses in Article 16 and within all other requirements of this Ordinance:
- A. Forestry
 - B. Crop Farming
 - C. Animal Husbandry
 - D. Plant Nursery (includes Greenhouse)
 - E. Farmstead and related accessory buildings necessary for farm operations
 - F. Single Family Detached Dwelling (which may include "modular" construction)
 - G. Mobile/Manufactured Home
 - H. Essential Services (excluding buildings)
 - I. Group Home within a lawful dwelling unit (see Article 16)
 - J. Church or Other Place of Worship
 - K. Cemetery
 - L. Public Facility Owned or Operated by the Township.
 - M. Tower-based commercial communications facility located in the rights-of-way as per the requirements of Section 802.C [Amended 2/1/2018 by Ord. No. 2018-1]
 - N. Non-tower commercial communications facility [Amended 2/1/2018 by Ord. No. 2018-1]
503. **PERMITTED CONDITIONAL USES.** The following conditional uses and their accessory uses may be permitted by the Board of Supervisors following a review and recommendation by the Planning Commission in accordance with the provisions of Article 16, any applicable provisions for certain specific uses in Article 16 and any other applicable provisions of this Ordinance.
[Amended 6/2/2016 as per Ord. No. 2016-1]
- A. Public Library, Fire or Police Station
 - B. Single Family Cluster Development (in accordance with Article 12)

504. USES PERMITTED BY SPECIAL EXCEPTION. The following uses and their accessory uses may be permitted when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of this Ordinance and of Article 16.
[Amended 6/2/2016 as per Ord. No. 2016-1]

- A. Private or Semi-Public Outdoor Recreation Area such as parks, playgrounds, picnic grounds, swim clubs or camps.
- B. Golf Course, not including commercial driving range or miniature golf course.
- C. Kennel, Veterinary Office or Animal Hospital
- D. Riding Stable
- E. Membership Club
- F. Campground
- G. Home Occupation, General as an accessory use
- H. Rooming or Boarding House
- I. Mobile Home for Operating Farm
- J. Bed and Breakfast Use
- K. Public or Private Primary or Secondary School approved by the Department of Education, except such uses as commercial dance and music studios, day care centers and institutions of correction and detention.
- L. Essential Services (including buildings)
- M. Conversion of existing single-family detached dwelling to a total maximum of three dwelling units.
- N. Private Use Heliport

505. ACCESSORY USES. Accessory uses on the same lot and customarily incidental to a lawful use are permitted by right. The term "accessory use" shall not include a business other than a permitted home occupation or other specifically permitted use, but may include the following uses which shall comply with all yard regulations and applicable provisions listed below:

- A. Any accessory use permitted in the RC District, within the same requirements as that District.

506. LOT AREA, WIDTH, BUILDING COVERAGE AND HEIGHT REGULATIONS.

- A. The following dimensional requirements in this Section and Section 507 apply to each use permitted in the Rural Residential District by right, by condition or by special exception, subject to further applicable provisions of this Ordinance. The most restrictive dimensional requirement for each use shall apply. All land areas shall be served by adequate water supply and by sanitary sewage disposal and treatment in accordance with the Official Sewage Plan of the Township.

LOT REQUIREMENTS - RR DISTRICT

Principal Use		Minimum Lot Area	Minimum Lot Width (feet)	Maximum Building Coverage (%)
a.	Forestry or Crop Farming	1.5 acres	150'	15% for all Permitted Uses Except 10% for Animal Husbandry, and See Article 12 for a Single Family Cluster Development
b.	Animal Husbandry	10 acres	200'	
c.	Single Family Dwelling, Single Family Modular Dwelling, Single Family Mobile Home Dwelling or Farmstead	1 acre	140'	
d.	Public or Private Primary or Secondary School	4 acres	250'	
e.	Public Library, Fire or Police Station or Public Facility Owned by Township	1 acres	150'	
f.	Essential Services (incl. Buildings)	1 acre	130'	
g.	Single Family Cluster Development	10 acres	*	
h.	Private or Semi-Public Outdoor Recreation or Church or Other Place of Worship	2 acres	200'	
i.	Golf Course	40 acres	300'	
j.	Kennel, Veterinarian Office or Animal Hospital	5 acres	300'	
k.	Commercial Stable or Riding Academy	10 acres	300'	
l.	Campground	5 acres	300'	
m.	Plant Nursery (includes Greenhouse)	3 acres	200'	
n.	All Other Permitted Uses***	2 acres	150'	

* In accordance with Article 12.

** In accordance with Article 16.

***See also Article 16 for specific use regulations.

- B. Impervious. All non-residential uses shall have a maximum impervious coverage of 30 percent, except: a) 20 percent for a campground, golf course or outdoor recreation area, and b) 50 percent for any other permitted non-residential principal use. All residential uses shall have a maximum impervious coverage of 35 percent. [Amended 6/6/2013 by Ord. No. 2013-01]
- C. Slopes. See also the steep slope regulations of Section 905, which may require a larger lot area.
- D. Height. All buildings shall have a maximum height of 2.5 stories or 35 feet, whichever is more restrictive.

507. MINIMUM YARD REQUIREMENTS.

Principal Use	Front Yard or Yard Abutting a Street	Each of 2 Side Yards	Rear Yard
All Permitted Uses	Measured from the centerline of the Ultimate Legal Street Right-of-Way: - Abutting an Arterial Street: 90 feet - Abutting a Collector Street: 80 feet - Abutting a Local Street: 75 feet - Abutting any Other Lot line: 50 feet	20 feet	50 feet