

(D) Where physical features existing on the ground vary with those shown on the official zoning map, or in other circumstances not covered by subsection (A) through (C) above, the Board shall interpret the district boundaries.

(Ordinance No. 335, March 26, 2007, Section 304 of Section 2)

Section 305. Rural Holding Area District (RHA).

(A) Purpose. The purpose of the Rural Holding Area District is to retain this area's rural character and scenic landscape while providing an opportunity for families and others to live in single-family dwellings that are on large lots. The preservation of forests, watercourses, underground water, steep slopes and other natural features and resources are emphasized in this area. Open space developments on smaller lots to preserve the natural environment is encouraged. Land uses that are compatible with a rural living environment are also provided in this district.

(B) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the Rural Holding Area District by the Zoning Officer, provided that the use type, dimensional and all other applicable requirements of this Chapter are satisfied:

- (1) Agriculture, general**.
- (2) Agricultural industry.
- (3) Civic or social organization*,**.
- (4) Commercial stable or riding academy*,**.
- (5) Communications antennae mounted on an existing public utility transmission tower, building or other structure, and communication equipment buildings*,**.
- (6) Community center*,**.
- (7) Forestry, including, but not limited to, timber harvesting*,**.
- (8) Membership club*,**.
- (9) Miniature golf (outdoor)*,**.
- (10) Open Space Development in accordance with Section 901 (Appendix A)*,**.
- (11) Orchard or Christmas tree farm.
- (12) Recreation, municipal* .
- (13) Recreation, non-municipal outdoor*,**.
- (14) Retail greenhouse/nursery**.
- (15) Single-family detached dwelling, in accordance with the provisions of §305(F), §305(G), and §324 **.

- (16) Swimming club (outdoor)*,**.
- (17) Tennis club (outdoor)*,**.
- (18) Township-owned use, including Township park and fire station.

*Site plan review required. (see §409)

**See §324 for additional requirements.

(C) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the Rural Holding Area District by the Board in accordance with the standards contained in §325 of this Chapter:

- (1) Agriculture, intensive*.
- (2) Bed and breakfast*.
- (3) Boarding House*.
- (4) Camp or campground*.
- (5) Communications towers and communications equipment buildings*.
- (6) Cemetery or Mausoleum*.
- (7) Cultural center.
- (8) Gun club/target range*.
- (9) Heliport*.
- (10) Indoor sports facility*.
- (11) Kennel*.
- (12) Nursery school or day care center*.
- (13) Open air retail sales of agricultural products*.
- (14) Place of Worship.
- (15) Private airstrip and airport*.
- (16) Public utility facility*.
- (17) Recreation, non-municipal indoor*.
- (18) School, public/private not including vocational school*.
- (19) Solid waste disposal area or facility*.

*See §324 for additional requirements.

(D) Conditional Uses. Each of the following principal uses and their accessory uses may be permitted in the Rural Holding Area District when authorized by the Board of Supervisors in accordance with the standards contained in §326 of this Chapter:

- (1) Alternative energy system, principal*.
- (2) Race tracks, automobile or horse, with related wagering*.



(3) Single-family detached dwelling, in accordance with the provisions of §305(F), §305(G), and §324 *.

(4) Stadium*.

(5) Accessory uses, structures or buildings not located on the same lot with the permitted principal use, in accordance with the applicable provisions of §327.

*See §324 for additional requirements.

(E) Accessory Uses.

(1) Each accessory use in the Rural Holding Area District shall comply with the minimum yard requirements of §305(G), except as specifically provided for in this Chapter.

(2) Each of the following accessory uses shall be permitted in the Rural Holding Area District only if such use complies with the relevant standards contained in §327 of this Chapter:

- (a) Alternative energy system, accessory.
- (b) Bus shelter.
- (c) Farm pond.
- (d) Fence and wall.
- (e) Garage.
- (f) Geothermal energy system, accessory.
- (g) Holiday tree sales.
- (h) Home gardening, nursery or greenhouse.
- (i) Home occupation, including day care center.
- (j) Horse barn.
- (k) Keeping animals and fowl.
- (l) No-Impact Home-Based Businesses, subject to the provisions of Section 327(C)(12).
- (m) Off-street parking, in accordance with Part 7.
- (n) Outdoor storage shed.
- (o) Outdoor wood-fired boiler.
- (p) Private greenhouse.
- (q) Recreational vehicle.
- (r) Seasonal roadside produce market.
- (s) Signs, in accordance with Part 6.
- (t) Swimming pool (noncommercial).
- (u) Temporary retail sales.
- (v) Tennis court or similar impervious athletic surface.
- (w) Storage in an accessory structure.

(F) Lot Area, Width, Building Coverage and Height Regulations. Each of the following dimensional requirements shall apply to each use in the Rural Holding Area District, except as specifically provided for in this Chapter:

Principal Use	Minimum Lot Area* (acres)	Minimum Lot Width** (feet)	Maximum Land Coverage (%)		Maximum Building Height	
			By Buildings	By Total Impervious Cover	(Stories)	(Feet)
Any use	5	300	5	10	2-1/2	30

* Per dwelling unit for residential uses.

** Measured at the Minimum Front Yard listed in Section 305.(G) for the particular use.

(G) Minimum Yard Requirements. Each of the following minimum yard requirements shall apply to each use in the Rural Holding Area District, except as otherwise provided for in this Chapter:

Principal Use	Front Yard* (feet)	Side Yard		Rear Yard (feet)
		One (feet)	Both (feet)	
Any Use	50	25	60	30

* The depth at which the minimum lot width shall be measured.

(H) Off-Street Parking Setback. The same requirements as are listed in §319(H) shall apply.

(Ordinance No. 335, March 26, 2007, Section 305 of Section 2)

Section 306. Rural Conservation District (RC).

(A) Purpose. The purpose of the Rural Conservation District is to encourage low density single-family dwellings on lots large enough to provide for both onlot sewage disposal and water supply while providing for the opportunity to have somewhat smaller lots if public water and sewage facilities are provided off the lot. Open space developments are provided in this district to provide a desirable alternative to conventional single-family developments.

