

§ 220-14. Rural Residential Zone (R).

A. Purpose. This zone acknowledges and permits the continuation of sparsely developed areas of the Township. These areas are characterized by large-lot, detached dwellings and other small-scale service uses that provide some local conveniences within a rural setting. This zone will continue these development trends but will impose standards upon nonresidential uses that will protect nearby residences. No public utilities are foreseeable within this zone; therefore, larger lot sizes are used to provide sufficient space to install on-site sewer and water facilities.

B. Permitted uses.

- (1) Agriculture, excluding commercial produce and/or livestock operations as defined herein, subject to the requirements of § 220-12 of this chapter;
- (2) Cemeteries;
- (3) Horticulture and forestry uses;
- (4) Municipal services and/or public utilities structures;
- (5) Parks and playgrounds;
- (6) Single-family detached dwellings;
- (7) Minor municipal service or utility facilities;

[Added 2-15-2006 by Ord. No. 2006-03[1]]

[1] Editor's Note: This ordinance also renumbered former Subsection B(7) as B(8).

(8) Accessory uses customarily incidental to the above permitted uses, including, but not limited to, family day-care facilities and no-impact home based businesses, both as defined herein.

C. Special exception uses (subject to the review procedures of § 220-142C).

- (1) Bed-and-breakfasts (see § 220-70);
- (2) Boardinghouses (see § 220-72);
- (3) Churches and related uses (see § 220-75);
- (4) Clubhouses (see § 220-76);
- (5) ECHO housing (see § 220-86);
- (6) Golf courses (see § 220-91);
- (7) Group day-care (see § 220-92);
- (8) Home occupations (see § 220-96);
- (9) Hunting, fishing, skiing, and boating resorts (see § 220-99);
- (10) Municipal service ventures (see § 220-129);
- (11) [2] Processing of farm products (see § 220-113);

[2] Editor's Note: Former Subsection C(11), Noncommercial keeping of livestock, was repealed 10-1-2008 by Ord. No. 2008-03. This ordinance also renumbered former Subsection C(12) through (15) as Subsection C(11) through (14).

(12) Riding schools and/or horse boarding stables (see § 220-116);

(13) Rural occupations (see § 220-117); and

(14) Two-family conversions (see § 220-125).

D. Required design standards. Except as otherwise noted, all principal uses shall comply with the following:

Minimum Yard Setbacks

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front ²	One Side	Both Sides	Rear	Maximum Permitted Height
43,560 sq. ft.	150 ft. ¹	20%	50 ft.	25 ft.	50 ft.	50 ft.	35 ft.

NOTES:

¹Minimum lot width shall be measured at the building setback line; minimum lot width at the frontage can be reduced to 105 feet if the lot fronts on a cul-de-sac turnaround.

²The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.

E. Accessory use design standards.

(1) Maximum permitted height: 20 feet;

(2) Minimum setback requirements:

(a) Front yard: No residential accessory uses are permitted in the front yard, unless a minimum one-hundred-foot setback is provided;

(b) Side yards: five feet on each side; and

(c) Rear yard: five feet.

F. Agricultural nuisance disclaimer. All lands within the Rural Residential Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law,"[3] may bar them from obtaining a legal judgment against such normal agricultural operations. [3]Editor's Note: See 3 P.S. § 951 et seq.

G. All uses permitted within this zone shall also comply with the applicable general provisions in Article III of this chapter.