

- I. Public libraries and fire stations.
 - J. Forestry.
 - K. Non-Tower Wireless Communication Facilities, subject to §27-315 of the Brecknock Township Zoning Ordinance. [Ord. 2017-190]
3. Permitted accessory uses, located on the same lot with the permitted principal use.
- A. Signs, pursuant to § 27-304.
 - B. Customary accessory uses and buildings, provided that such are clearly incidental to the principal use and do not include any activity commonly conducted as a business, pursuant to § 27-303.
 - C. Home occupations, pursuant to § 27-302.
 - D. No-impact home-based businesses, pursuant to § 27-314.
 - E. Family member suites pursuant to Section 27-319. [Ord. 2019-195.]
4. Minimum lot standards.
- A. Minimum developable lot area: two acres. [Note: Refer to § 27-313 for method of determination of total developable areas, maximum tract density and minimum individual lot acreage.]
 - B. Minimum lot width: 200 feet, measured at the street right-of-way line.
5. Minimum yard dimensions.
- A. Front yard: 60 feet.
 - B. One side yard: 30 feet.
 - C. Total side yards: 80 feet.
 - D. Rear yard: 50 feet.
6. Maximum building coverage and height.
- A. Building coverage: 10%.
 - B. Paved area: 10%.
 - C. Building height: 35 feet.

§ 27-204. RC - Rural Conservation District. [Ord. 150, 3/7/2006, as amended by Ord. 2017-190, 7/11/17, §§ 7, 8; as amended Ord. 2019-195, 9/3/2019, §5]

ZONING

1. Purpose.
 - A. In addition to the general goals listed in the statements of community development objectives in § 27-104, the purpose of this district is:
 - (1) To foster the protection and conservation of sensitive environmental resources, including streams, floodplains, wetlands, wet soils, steep slopes, woodlands, areas of low or variable groundwater yields, and areas conditionally suitable for on-site sewage disposal systems.
 - (2) To encourage and promote continued agricultural, open space, recreation, and conservation uses.
 - (3) To protect groundwater resources in the Township, in particular the areas of the Township underlain by diabase geology which have low groundwater yields.
 - (4) To allow for ultra-low-density residential development consistent with the purposes of this district and compatible with existing land uses.
 - (5) To limit the residential demand for public services and facilities in areas which generally lack adequate transportation facilities and public utilities to serve a suburban population.
2. Permitted uses.
 - A. All forms of agriculture, except intensive agriculture, pursuant to § 27-312.
 - B. Single-family detached dwellings.
 - C. Municipal uses.
 - D. Forestry.
 - E. Non-Tower Wireless Communication Facilities, subject to §27-315 of the Brecknock Township Zoning Ordinance. [Ord. 2017-190]
3. Permitted accessory uses, located on the same plot of ground with the permitted principal use.
 - A. Signs, pursuant to § 27-304.
 - B. Home occupations, pursuant to § 27-302.
 - C. Customary accessory uses and buildings, provided that such are clearly incidental to the principal use and do not include any activity commonly referred to as a business, pursuant to § 27-303.

- D. No-impact home-based businesses, pursuant to § 27-314.
- E. Family member suites pursuant to Section 27-319. [Ord. 2019-195.]
- 4. Uses permitted by special exception.
 - A. Public and private outdoor recreation areas and facilities, including parks (except amusement parks, which are specifically not permitted), picnic grounds and camps.
 - B. Kennels, pursuant to § 27-410G.
 - C. Riding academies or stables, subject to the standards of §§ 27-312, Subsections 3 and 4.
- 5. Uses permitted by conditional use.
 - A. Tower-Based Wireless Communication Facilities, subject to §27-315 of the Brecknock Township Zoning Ordinance. [Ord. 2017-190]
- 6. Minimum developable lot area.
 - A. Area: 10 acres.
 - B. Width: 300 feet, measured at the street right-of-way line.
- 7. Minimum yard dimensions.
 - A. Front yard: 75 feet.
 - B. Any side yard: 100 feet.
 - C. Rear yard: 100 feet.
- 8. Maximum building height: 35 feet.

§ 27-205. NCV - Neighborhood Commercial/Village District. [Ord. 150, 3/7/2006; as amended by Ord. 2017-190, 7/11/17, §9; as amended Ord. 2019-195, 9/3/2019, §6]

- 1. Purpose.
 - A. In addition to the general goals listed in the statements of community development objectives in § 27-104, the purpose of this district is:
 - (1) To provide an identifiable core area within the Township which contains community facilities and services vital to the local residents.
 - (2) To promote a sense of community by establishing a location