

ARTICLE VI

RF - RESIDENTIAL FARM DISTRICTS

SECTION 6.01 - INTENDED PURPOSE. This district is composed of those areas in the Township whose predominant land use is agriculture and low density residential. These regulations are designed to protect and stabilize the areas' essential characteristics, minimize conflicting land uses detrimental to farm enterprises and limit development which requires highways and other public services and facilities in excess of those required by agricultural and low density residential uses.

All uses within the RF District shall be subject to the following regulations:

SECTION 6.02 - PERMITTED USES. Within the RF District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

- A. Single family dwellings.
- B. Crop and tree farming, pasturing, truck gardening, horticulture, greenhouses, nurseries, aviaries, hatcheries, apiaries and similar enterprises.
- C. Raising and keeping of poultry, rabbits, goats and similar animals.
- D. General and specialized farms, including the raising, keeping and breeding of livestock for gain (including cattle, hogs, horses, ponies, cows, sheep and similar livestock) upon a parcel of land having an area of not less than five (5) acres, subject to the following regulations:
 - 1. No building in which farm animals are kept shall be closer than one hundred (100) feet to any adjoining lot line.
 - 2. No storage of manure or of odor or dust-producing substances or materials shall be permitted within one hundred (100) feet of any adjoining lot line.
- E. Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- F. Public park and recreation areas, forest reserves, camps, game refuges and similar non-intensive public uses.
- G. Public schools and municipal buildings. (See Section 14.29)
- H. Municipal and public utility and communication buildings and structures where operation requirements necessitate locating within the district.

SECTION 6.03 - ACCESSORY USES

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
- B. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain. All such wading or swimming pools shall be subject to the provisions of Article XIV hereof. Commercial kennels shall not be permitted.
- C. Private garages. In such garages with 2 or more passenger automobile spaces, one such space may be leased or rented to persons not resident on the premises.
- D. The keeping of a reasonable number of customary household pets or domestic animals but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot.
- E. Roadside stands for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any highway.
- F. Signs, as provided in Article XIV of this Ordinance.

SECTION 6.04 - SPECIAL EXCEPTION USES. The following uses and activities may be permitted by Special Exception upon approval of the Zoning Hearing Board after a public hearing and recommendation by the Planning Commission. Uses by Special Exception shall be subject to the requirements specified in Articles XIV and XVIII and elsewhere in This Ordinance.

- A. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of these districts.
- B. Semi-public or private recreational areas, game and wildlife hunting and gun clubs, historical preservation areas, camps and camping grounds. (See Sections 14.31, 14.32 and 14.34)
- C. Country clubs and golf courses. (See Section 14.31)
- D. Public buildings and governmental institutions.

- E. Churches and cemeteries. (See Sections 14.27 and 14.28)
 - F. Private schools and institutions of higher education. (See Section 14.29)
 - G. Hospitals, convalescent homes, animal hospitals and sanitarium. (See Section 14.30)
 - H. Commercial riding academies and stables. (See Section 14.44)
 - I. Commercial kennels. (See Section 14.41)
 - J. Carnivals, outdoor circuses and migratory amusement enterprises.
 - K. Commercial amusement or recreation establishments such as outdoor theaters, race tracks and other similar recreational uses requiring large segregated land areas, providing that any of these uses shall not be located nearer than fifty (50) feet from the right-of-way of any highway. (See Section 14.32)
 - L. Saw mills and other establishments associated with forestry.
 - M. Auction house for household and other goods. (See Section 14.39)
 - N. Farm equipment sales and service. (See Section 14.40)
 - O. Lawn and garden equipment and supplies sales and service. (See Section 14.40)
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- P. Bed and Breakfast Inn. (See Section 14.42)

SECTION 6.05 - LOT AREA, BUILDING HEIGHT AND YARD REQUIREMENTS.

- A. Lot Requirements. Lot width, lot area, yard and building setback of not less than the dimensions shown on the following table shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district:

USE	LOT REQUIREMENTS			YARD REQUIREMENTS				HEIGHT REQNTS.
	MIN. LOT AREA (SQ.FT.)	MIN. LOT WIDTH	MAX. LOT COVERAGE %	FRONT	ONE SIDE	TOTAL SIDES	REAR	MAX. (FT.)
Single Family	60,000*	200'	20	40'	20'	40'	45'	35
All Other Uses**	5 acres*	400'	20	40'	20'	40'	45'	35

* Lot size subject to PaDER approval for on-lot sewage disposal systems

** 5 acre minimum lot size unless otherwise specified elsewhere herein

- B. Impervious Area. The maximum impervious area permitted on any lot is thirty-five percent (35%) of the total lot area.
- C. Corner Lots. On the street side, corner lots shall have a side yard dimension of not less than the front yard requirements.

SECTION 6.06 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with Section 14.10 of this Ordinance.

SECTION 6.07 - MINIMUM HABITABLE FLOOR AREA. The minimum habitable floor area of every dwelling hereafter erected, altered or designed shall be in accordance with the requirements of Section 14.22.