

ARTICLE VII

RC - RESIDENTIAL COUNTRY DISTRICTS

SECTION 7.01 - INTENDED PURPOSE. The RC Residential Country Districts are composed of suburban residential areas in the Township with limited public utility service systems where low density single family residential development on relatively large lots has occurred or appears likely to occur. The regulations for these districts are designed to protect and stabilize these essential characteristics and promote and encourage a safe and healthful environment for family life. To these ends, development is restricted to conventional low density single family detached dwellings and related land uses.

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

SECTION 7.02 - PERMITTED USES. Within the RC District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

- A. Single family detached dwelling units.
- B. Churches and places of religious worship. (See Section 14.27)
- C. Public schools. (See Section 14.29)
- D. Public parks, playgrounds and open space.
- E. General gardening and the growing of trees and nursery stock, but not including roadside stands or advertising signs.
- F. Keeping of riding horses, providing that not less than thirty thousand (30,000) square feet of land area is provided for each horse kept and that stables are maintained not less than one hundred (100) feet of any lot line or principal building.
- G. Necessary municipal and public utility structures and buildings, providing they do not include material storage, storage for trucks, repair facilities or housing quarters for repair crews.

SECTION 7.03 - 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.
- 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. Commercial kennels shall not be permitted.
- F. Signs, as provided in Article XIV of this Ordinance.

SECTION 7.04 - 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. Country clubs and golf courses. (See Section 14.31)
- C. Public libraries, community activity buildings, and municipal, State or Federal buildings.
- D. Private nursery, kindergarten, elementary and secondary schools and institutions of higher education; provided, however, that the lot upon which located contains a minimum of five (5) acres plus five hundred (500) square feet of land area per pupil capacity. (See Section 14.29)
- E. Recreation areas and structures operated by membership clubs for the benefit of their members and not for gain; provided that the residential character of the neighborhood is preserved to give no impression of a commercial use. (See Section 14.31)
- F. Conversion of established single family dwellings into two or more apartment dwelling units, provided that both sanitary sewer and water systems are available, each lot or parcel of land so used has an area of not less than thirty thousand (30,000) square feet and a width of not less than one hundred twenty (120) feet at the building line and no more than three (3) dwelling units are added. Each

dwelling unit shall have a minimum of seven hundred (700) square feet of floor area per unit. (See Section 14.37)

G. Bed and Breakfast Inns. (See Section 14.42)

H. Cemeteries. (See Section 14.28)

SECTION 7.05 - 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.) |
| <u>ON-LOT WATER & SEWER</u> | | | | | | | | |
| Single Family Detached Dwelling | 60,000* | 200' | 20 | 35' | 20' | 40' | 35' | 35 |
| All Other Uses** | 5 acres* | 300' | 20 | 50' | 30' | 70' | 50' | 35 |
| <u>PUBLIC WATER OR SEWER</u> | | | | | | | | |
| Single Family Detached Dwelling | 20,000* | 100' | 25 | 35' | 15' | 30' | 35' | 35 |
| All Other Uses** | 5 acres* | 300' | 25 | 50' | 30' | 70' | 50' | 35 |
| <u>PUBLIC WATER & SEWER</u> | | | | | | | | |
| Single Family Detached Dwelling | 15,000 | 100' | 25 | 35' | 15' | 30' | 35 | 35 |
| All Other Uses** | 5 acres | 300' | 25 | 50' | 30' | 70' | 50' | 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 forty percent (40%) 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 requirement.

SECTION 7.06 - MINIMUM OFF-STREET PARKING REQUIREMENTS. Off-street parking shall be provided for in accordance with the provisions of Section 14.10 of this Ordinance.

SECTION 7.07 - 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.