

Part 4
ZONING DISTRICT REGULATIONS

§ 32-401. RC - Rural Conservation District. [Ord. No. 130, 12/9/1991; as amended by Ord. No. 146, 8/29/1994; Ord. No. 196, 4/15/2003; Ord. No. 229, 12/19/2006; and Ord. No. 281, 12/5/2012]

- (a) Purpose. The purpose of the Rural Conservation District is to encourage woodland, agricultural and general open space conservation by preserving natural features and environmentally sensitive lands such as forests, water sheds and water courses while perpetuating the rural atmosphere, open space and scenic landscape of the Township. A significant portion of the RC District is classified as having severe limitations to on-lot sewage disposal due to flooding, a high water table and/or steep slopes. Residential and conservation uses are encouraged provided that sufficient space is available for on-lot sewage disposal which will not create any menace to public health, and natural features are not unduly disturbed.
- (b) Uses Permitted by Right. The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Rural Conservation District, provided that the use, type, dimensional and all other applicable requirements of this chapter are satisfied.
 - (1) General agricultural uses, subject to § 32-905 of this chapter.
 - (2) Municipal use.
 - (3) Single-family detached dwelling.
 - (4) Woodland or game preserve, wildlife sanctuary or similar conservation use.
 - (5) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
 - (6) No-impact home-based businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of § 32-903(c).
 - (7) Family member suites, subject to § 32-957 of this chapter. **[Added by Ord. No. 311, 2/6/2019]**
 - (8) Commercial solar energy systems, subject to § 32-943 of this chapter. **[Added by Ord. No. 319, 8/19/2020]**
- (c) Uses Permitted by Conditional Use. The following, as a principal use, their accessory uses, and no other, are permitted in the Rural Conservation District when a conditional use is granted by the Board of Supervisors subject to and in accordance with Part 11 of this chapter.
 - (1) Church or similar place of worship.
 - (2) Home occupation, subject to § 32-903 of this chapter.

- (3) Nursery/greenhouse.
 - (4) Intensive agricultural uses, subject to § 32-905 of this chapter.
 - (5) Golf driving ranges.
 - (6) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- (d) Uses Permitted by Special Exception. The following, as a principal use, their accessory uses, and no other, are permitted in the Rural Conservation District when a special exception is granted by the Zoning Hearing Board subject to and in accordance with Part 11 of this chapter.
- (1) Public cemetery.
 - (2) Pet cemetery.
 - (3) Commercial campgrounds, subject to § 32-930 of this chapter.
 - (4) Public utility uses, subject to § 32-929 of this chapter.
 - (5) Recreation uses, including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and stables, golf courses (except miniature golf courses), swimming areas and pools, hiking trails, boating, fishing, camping and hunting, subject to § 32-906 of this chapter.
 - (6) Tourist, bed and breakfast, rooming or boarding house, subject to § 32-934 of this chapter.
 - (7) Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.
- (e) Area, Yard and Height Regulations. Each of the following maximum and minimum dimensional requirements shall apply to each permitted use in the Rural Conservation District, except as specifically provided for in this chapter:

Minimum Regulations	
Lot Area (net)	80,000 square feet
Lot Width	200 feet
Building Setback	50 feet
Rear Yard	30 feet
Side Yard	
Total	50 feet
One Side	25 feet
Buffer Yard (depth)	10 feet

Minimum Regulations	
Maximum Regulations	
Building Height	
Farm Buildings/Silos	No Maximum
Principal Buildings	35 feet
Lot Coverage	12%

- (f) **Supplementary Regulations.** All sections under Part 9 of this chapter shall apply as supplementary guidelines and specifications for the Rural Conservation District.

§ 32-402. LDR - Low Density Residential District. [Ord. No. 130, 12/9/1991; as amended by Ord. No. 146, 8/29/1994; by Ord. No. 164, 4/26/1999; by Ord. No. 192, 9/16/2002; by Ord. No. 196, 4/15/2003; by Ord. No. 229, 12/19/2006; by Ord. No. 236, 5/16/2007; by Ord. No. 247, 10/1/2008; by Ord. No. 248, 10/1/2008; by Ord. No. 260, 10/7/2009; by Ord. No. 261, 10/21/2009; and by Ord. No. 281, 12/5/2012]

- (a) **Purpose.** The purpose of the Low Density Residential District is to encourage moderate residential development, to retain the rural and suburban characteristics of the Township, and to serve as a transition between areas of variable densities. A significant portion of the LDR District is classified as having slight to severe limitations to on-lot sewage disposal due to flooding and a high water table. Development of these areas will be further regulated by the Environmental Protection Overlay Districts.
- (b) **Uses Permitted by Right.** The following, as a single principal use, such accessory uses and no other additional or multiple uses(s), is permitted by right in the Low Density Residential District provided that the use, type, dimensional and all other applicable requirements of this chapter are satisfied:
- (1) General agricultural uses, subject to § 32-905 of this chapter.
 - (2) Church or similar place of worship.
 - (3) Municipal use.
 - (4) Single-family detached dwelling.
 - (5) Cluster development containing single family detached dwellings subject to Part 6 of this chapter.
 - (6) Public utilities uses, subject to § 32-929 of this chapter.
 - (7) Woodland or game preserve, wildlife sanctuary or similar conservation use.
 - (8) No-impact home-based businesses, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, bylaw or other document applicable to a common interest ownership community, and shall be subject to the provisions of § 32-903(c).