

ARTICLE VIII

RURAL RESIDENTIAL DISTRICT (RR)

Sec. 8-01 Purpose:

The Rural Residential District is established to provide housing opportunities predominantly for those individuals and families desiring a rural living environment; more spacious lots and lower development intensities than normally associated with urban environments, increased opportunities for hobby farming or non-commercial farming, and similar qualities associated with rural environments. This district is not intended to limit existing farming operations which may occur in this district but to provide opportunities for residential living which are more accommodating to agricultural areas. These areas are considered to be suitable for rural residential development and perpetuation of existing farming or other low intensity uses. Provisions contained within the district support a continuation of its rural character as these sections of the Township lack public sewer, water, and well developed roadway systems. Further, properties in this district are likely to remain without such services for an indefinite period of time. This district recognizes those areas more supportive of rural residential living including limited prime-agricultural lands and increased presence of soils supporting adequate on-site sewage disposal.

Sec. 8.02 Uses Permitted by Right:

The following uses and structures are permitted in the RR District as a matter of right.

- A. Public and private conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forests and wildlife resources.
- B. Public or private recreational facilities including parks, playgrounds, camps, centers, parkways and similar recreational facilities.
- C. Public buildings and public service installations, including federal, state or municipal, administrative or public service buildings, public service facilities and uses, excluding storage yards, transformer stations, and substations.
- D. Public cemeteries.
- E. Wildlife research centers.
- F. Agricultural or horticultural activities, including general and specialized farming and related activities not limited to:
 - (1) Dairying.
 - (2) Raising of grain, grass, mint and seed crops.
 - (3) Orchards.
 - (4) Apiculture (beekeeping).
 - (5) Floriculture (cultivation of ornamental flowering plants).
 - (6) Raising of tree fruits, nuts and berries.
 - (7) Sod farming.
 - (8) Raising or growing of ornamental trees, shrubs and nursery stock, including retail sales on the premises.
 - (9) Vegetable raising.
 - (10) Greenhouses.
- G. Educational institutions including public or private elementary and secondary schools, nursery schools, and

day care centers.

- H. Religious institutions including churches and parsonages, provided no more than one (1) dwelling unit is provided within.
- I. Single family detached dwellings.
- J. Duplexes.
- K. Family Day Care Homes.

Sec. 8.03 Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory structures normally associated with single-family dwellings, such as a private garage, shed for yard tools, playhouse, boat house, woodshed, sauna, swimming pool, and the like.
- B. Accessory uses or structures, clearly incidental to the operation of an existing farm, including one roadside stand for the sale of farm produce, specialty crops such as tree fruits, nuts, berries and the like, or foodstuffs made from such produce.
- C. Activities typically associated with the actions or functions of individual members, participating in organizations such as 4-H, Future Farmers of America and the like.
- D. Signs, subject to the regulations established in Article XIX.
- E. Off-street parking, as required and subject to the regulations established in ARTICLE XVIII.

Sec. 8.04 Uses Permitted by Special Use Permit

The following uses of land and structure may be permitted in this District by the application for and the issuance of a Special Use Permit as provided for in ARTICLE XX.

- A. Child Care Centers
- B. Planned Unit Developments.
- C. Commercial recreation facilities of an open space character including golf courses, stables, campgrounds, and similar facilities.
- D. Bed and Breakfast Establishments.

Sec. 8.05 Site Development Standards:

The following standards apply to all uses and structures in the RR - Rural Residential District.

- A. Minimum Lot Area: No building or structure shall be established on any parcel less than one and a half (VA) acres in size.
- B. Minimum Lot Width: The minimum lot width shall be two hundred and fifty (250) feet.
- C. Maximum Lot Coverage: The maximum lot coverage shall not exceed twenty percent (20%) of total area.
- D. Yard and Setback Requirements:
 - (1) Front Yard: Fifty (50) feet.
 - (2) Side Yard: Forty (40) feet.
 - (3) Rear Yard: Seventy-five (75) feet.
- E. Maximum Height Requirements:

No structure shall exceed two (2) stories or thirty-six (36) feet measured from the average finished grade at the front setback line. Residential accessory buildings shall not exceed a height of twenty-five (25) feet.

F. Minimum Building Floor Area:

(1) Single-family detached: Every dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than nine hundred (900) square feet, exclusive of basements, garages, porches and breeze ways.

G. Parking shall be provided in accordance with the requirements of ARTICLE XVIII.

H. Signs shall be regulated in accordance with the requirements of ARTICLE XIX.

I. Site Plan Review may be required, as determined by Sec. 21.02.

J. Other applicable standards as may be contained in the Ordinance.

Sec. 8.06 Other Requirements:

For all uses in the RR-Rural Residential District, the following provisions shall be met.

A. All lighting shall be installed and maintained in such a manner as to confine the illumination source/direct rays to the property upon which the use is located and such that no direct rays, glare or illumination shall adversely affect the welfare of an adjacent property.