

340 RURAL VILLAGE (RV) DISTRICT

341 Intent

The purpose of this district is to accommodate non-farm development with existing agricultural operations. Some restrictions on animal husbandry and other farming operations that are not compatible with residential development are recommended. Central water and sewerage are not expected to be available in these districts in the foreseeable future, so intensive development should be discouraged.

342 Permitted Uses

Only one permitted use per lot of the following uses are permitted by right in this district:

342.1 Single-family detached dwelling.

342.2 Agriculture.

342.3 Roadside stands.

342.4 Place of Worship.

342.5 A building, structure, or facility owned and used by a public utility for the direct provision of services to the public.

342.6 Municipal building, structure, recreation area or facility of the Township.

342.7 Forestry

343 Accessory Uses

These uses occur on the same lot as the permitted use and are customarily incidental and subordinate to the permitted use. Accessory uses shall meet all yard and other applicable regulations of this Ordinance. Only the following accessory uses are permitted in this district.

343.1 Private garage or private parking area, pursuant to Section 430.

343.2 Other customary accessory structures and uses, pursuant to Section 411.

343.3 Signs, pursuant to Section 440.

343.4 Home occupations, pursuant to Section 450.

343.5 Non-commercial swimming pool, pursuant to Section 424.

343.6 In-law apartment

343.7 No-Impact home based business, pursuant to Section 451.

344 Special Exception Uses

Applications for these uses are subject to review by the Zoning Hearing Board according to the provisions of Section 740. These uses shall be permitted after the Zoning Hearing Board has determined that the relevant standards and criteria contained in Section 500 are met. The Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purpose of this Zoning Ordinance and to protect the public health, safety, morals and the general welfare. Only the following special exception uses are permitted in this district:

344.1 Public or private academic schools approved by the PA Department of Education, but not including correctional institutions.

344.2 Extended Care Facility

344.3 Assisted Living Facility

344.4 Group homes.

344.5 Hotel, Motel, Bed & Breakfast

344.6 Outdoor recreation areas.

344.7 Mobile home parks.

345 Lot Area, Width, Building Coverage and Height, and Frontage on Approved Public Streets Requirements

	Minimum Lot Area	Minimum Lot Width	Maximum Building Coverage of Lot	Maximum Building Height
Mobile home parks (max. no. of units per gross acre is 4)	50 acres	none	25%	25 ft.
Nursing homes, Group Homes, Educational institutions	5 acres	none	40%	35 ft.
Farm livestock as Pets or for home use	3 acres	250 ft.	10%	35 ft.
Each additional animal	1-1/2 acres	-----	-----	-----
All other permitted uses	1 acre	150 ft.	20%	35 ft.

345.1 Any major or minor subdivision created that can connect to a public sewage disposal system can reduce the single family residential building lot size to 20,000

346 Minimum Yard Requirement

	Front Yard	Side Yard	Side Yard with Abutting Street	Rear Yard
Farm livestock	50 ft.	50 ft.	50 ft.	50 ft.
All permitted uses	50 ft.	20 ft.	50 ft.	50 ft.

347 Site Plan Approval

347.1 Required for all Special Exception Uses.

347.2 Required for Place of Worship

347.3 Required for municipal buildings, excluding those of Washington Township.

347.4 Required for public utility buildings, structures and facilities.