

Article 5 RC - Rural Conservation District

Section 5.01 Purpose

The purpose of the Rural Conservation District is to encourage open space conservation by preserving features such as farmland, forests, watersheds, and watercourses, while perpetuating the overall rural atmosphere, scenic landscape, and natural character. A significant portion of this district is classified as having severe limitations to on-site sewage disposal due to flooding, a high water table, and/or steep slopes. Residential use is encouraged, provided that sufficient space is available for on-site sewage disposal and natural features are not unduly disturbed.

Section 5.02 Uses Permitted by Right

Each of the following principal uses and their accessory uses are permitted by right in the Rural Conservation District provided that all applicable requirements of this Ordinance are satisfied. After the effective date of this Article, no dwelling shall be developed, placed or built that would result in more than one dwelling unit on a lot.

- 5.02.1. Commercial communications antennas mounted on an existing Public Utility Transmission Tower, building or other structure and communications equipment buildings.
- 5.02.2. Forestry and timbering.
- 5.02.3. General agricultural uses.
- 5.02.4. Governmental uses.
- 5.02.5. Single-family detached dwellings.
- 5.02.6. Surface parking areas covered with natural materials, such as wood chips, loose stones, and other similar material.
- 5.02.7. Woodland or game preserves, wildlife sanctuaries, or similar conservation uses.

Section 5.03 Accessory Uses Permitted by Right

Each of the following accessory uses is permitted by right in the Rural Conservation District, provided that the use, type, dimensional, and all other applicable requirements of this Ordinance are satisfied. These accessory uses shall be located on the same lot with the permitted principal uses.

- 5.03.1. Carriage house.
- 5.03.2. Farm-related businesses.

- 5.03.3. - Home occupations.
- 5.03.4. No-impact home-based businesses.
- 5.03.5. Private garages or private parking areas.
- 5.03.6. Retail accessory sale of agricultural products.
- 5.03.7. Signs.
- 5.03.8. Other customary uses and structures accessory to the uses permitted by right, provided they are located on the same lot as the principal use and are clearly incidental to the principal use.

Section 5.04 Uses Permitted by Special Exception

Each of the following uses is permitted when Special Exceptions are granted by the Zoning Hearing Board, in accordance with the applicable provisions of this Ordinance.

- 5.04.1. Bed and breakfast inns.
- 5.04.2. Cemeteries.
- 5.04.3. Clubs, lodges, and social buildings.
- 5.04.4. Commercial campgrounds.
- 5.04.5. Commercial communications towers.
- 5.04.6. Commercial greenhouses.
- 5.04.7. Day care centers.
- 5.04.8. Day care homes.
- 5.04.9. Fire stations.
- 5.04.10. Intensive agricultural uses.
- 5.04.11. Intermediate and long-term care facilities.
- 5.04.12. Mining.
- 5.04.13. Mobile home parks.
- 5.04.14. Places of worship.
- 5.04.15. Public schools, parochial schools, and private schools that do not provide corrective, rehabilitative, or remedial care or instruction.

- 5.04.16. Public utility uses, except garages, warehouses, and storage yards.
- 5.04.17. Recreation uses, including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and stables, golf courses (except driving ranges and miniature golf courses), swimming areas and pools, hiking trails, boating, fishing, camping, and hunting.
- 5.04.18. Residential conversions.
- 5.04.19. Accessory uses and structures to the above permitted uses when on the same lot as the principal use and clearly incidental to the principal use.

Section 5.05 Area, Yard and Height Regulations for All Uses

Each of the following minimum and maximum dimensional requirements shall apply to each use in this District, except as specifically provided for in this Ordinance:

5.05.1. Minimum Regulations

Net Lot Area:	3 Acres
Lot Width:	
At Street Line:	200 Feet
At Min. Building Setback Line:	250 Feet
Building Setback:	50 Feet
Rear Yard:	30 Feet
Side Yard, Each:	30 Feet
Total Side Yards:	60 Feet

5.05.2. Maximum Regulations

Building Height:	
Farm Building/Silo:	No Maximum
Principal Building:	35 Feet
Building Coverage:	10 Percent
Impervious Coverage:	20 Percent
Woodland Extraction:	30 Percent

Section 5.06 Supplementary Regulations

The uses in this District are also subject to the applicable regulations contained in this Ordinance.