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RURAL RESIDENTIAL DISTRICT (RR)

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ARTICLE 4: RURAL RESIDENTIAL DISTRICT (RR)

SECTION 4.01: PURPOSE

The Rural Residential District is established to provide low-density, limited growth, residential areas. It is designed to accommodate residential development for those who desire low-density environments in somewhat remote locations and are willing to assume the costs of providing individual private utility systems and amenities. This District is established to protect and preserve the existing character of those areas within the Township which are presently rural in nature and contain scattered residential developments or other low-intensity uses. This District is generally characterized by lack of public sewer, water, and a well-developed road circulation system. Since it is the intent of the Township to concentrate its infrastructural resources in areas where more intense development is planned, existing developments within this District are likely to remain without public service facilities indefinitely. Future development of all sites permitted within this District will require County Health Department permits and approvals for individual site septic systems and potable water wells in addition to meeting the requirements and standards set forth in *Article 19, Performance Requirements, Section 19.14, Schedule of District Regulations and Minimum Performance Standards*, and as outlined within this Ordinance.

SECTION 4.02: PRINCIPAL USES PERMITTED BY RIGHT

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, in any district denoted by the letter “Y”, is a use permitted by right, provided that all other requirements of federal, state, county, and local law and this Ordinance have been met, and further provided that a zoning compliance certificate has been issued in accordance with *Article 26, Administration and Enforcement, Section 26.03, Zoning Compliance Certificate*.

SECTION 4.03: ACCESSORY USES

An accessory use is a land use whose purpose is incidental and subordinate to the principal use of the land and is permitted by right within the individual districts. See also *Article 16, Detailed Use Regulations, Section 16.03, Accessory Uses and Section 16.04, Detailed Accessory Use Regulations*.

SECTION 4.04: SPECIAL USE PERMITS

A principal use listed in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, may be permitted as a Special Land Use in any district denoted by the letter “S”, provided that the requirements of *Article 17, Special Land Uses*, have also been met.

SECTION 4.05: TEMPORARY AND SPECIFIC TEMPORARY USE PERMITS

A principal use may be allowed under a temporary or specific temporary use permit as designated by the letter “T” or “SK” in *Article 15, Principal Uses Permitted in Districts, Section 15.05, Table 15, Use vs. District Nomograph*, and must conform to all requirements of this Ordinance as designated in *Article 16, Detailed Use Regulations*.

ARTICLE 4 – RURAL RESIDENTIAL DISTRICT

SECTION 4.06: PRINCIPAL USES NOT PERMITTED

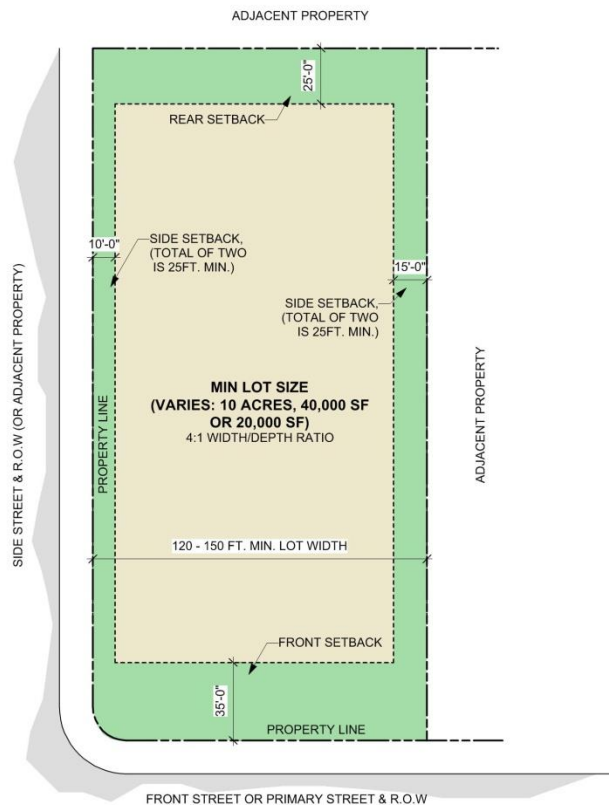
A principal use specified in Article 15, *Principal Uses Permitted in Districts*, Section 15.05, Table 15, *Use vs. District Nomograph*, is not permitted if the “District” column remains blank.

SECTION 4.07: RELATIONSHIP TO OTHER ARTICLES

Uses permitted by right, Y, under a special, S, temporary, T, or specific temporary, SK, land use permit shall be subject to all criteria and other regulations as are specified herein and in other articles of this Ordinance.

SECTION 4.08: SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS

Article 19, *Performance Requirements*, Sections 19.14 and 19.20, *Schedule of District Regulations and Minimum Performance Standards*, outlines the minimum requirements applicable to the **Rural Residential District** and the land uses allowed within this District. The standards are minimum standards and shall be attained prior to approval and issuance of any permits and/or certificates.



RURAL RESIDENTIAL DISTRICT **[RR]** TYPICAL LOT LAYOUT DIAGRAM -