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SCENIC RESIDENTIAL DISTRICT (SR)

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ARTICLE 5: SCENIC RESIDENTIAL DISTRICT (SR)

SECTION 5.01: PURPOSE

The Scenic Rural District is established to preserve and protect large tracts of land in the Township and to provide for very low density residential development located on private roads.

In addition, future development of all sites within this District shall meet with the requirements and Standards set forth in *Article 19, Performance Requirements, Section 19.13, Schedule of District Regulations and Minimum Performance Standards*, and as outlined within this Ordinance.

SECTION 5.02: 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 5.03: 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 5.04: 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 5.05: 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*.

SECTION 5.06: 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.

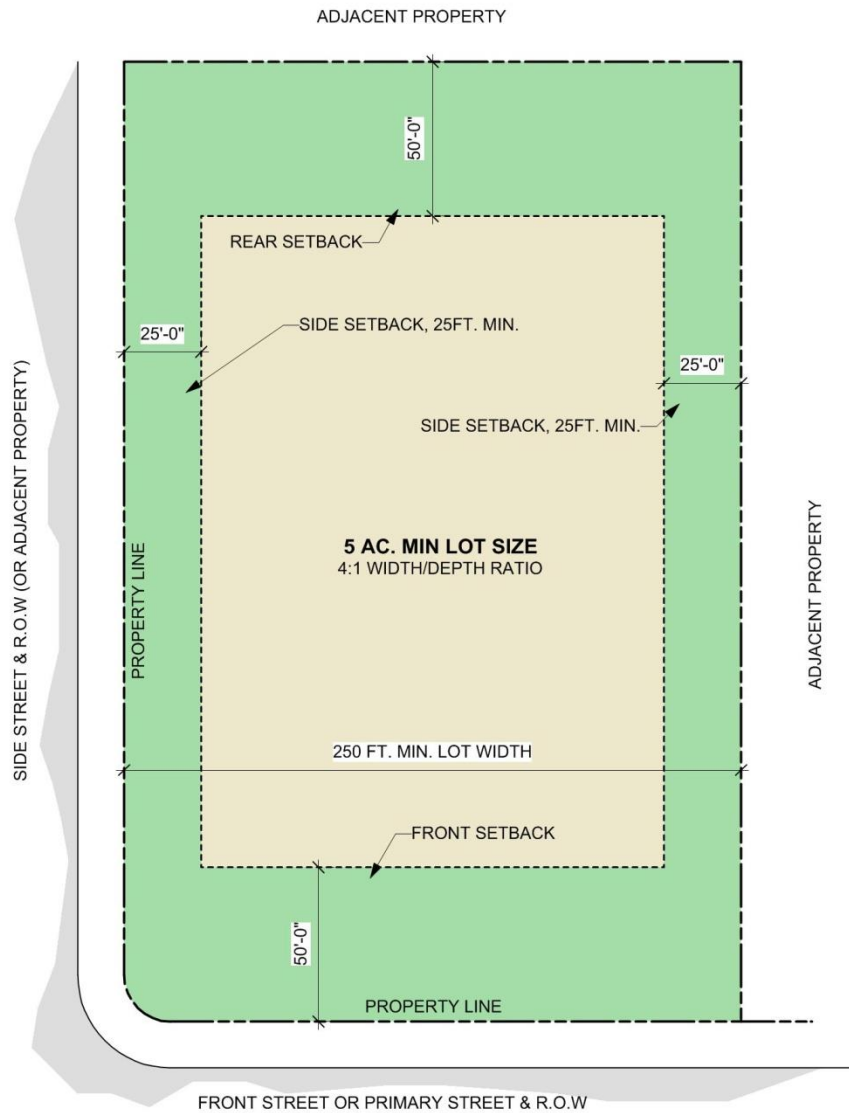
SECTION 5.07: RELATIONSHIP TO OTHER ARTICLES

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.

ARTICLE 5 – SCENIC RESIDENTIAL DISTRICT

SECTION 5.08: SCHEDULE OF DISTRICT REGULATIONS AND MINIMUM PERFORMANCE STANDARDS

Article 19, Performance Requirements, Section 19.13, Schedule of District Regulations and Minimum Performance Standards, outlines the minimum requirements applicable to the **Scenic 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.



SCENIC RESIDENTIAL DISTRICT **[SR]** TYPICAL LOT LAYOUT DIAGRAM -