

**ARTICLE IV  
DISTRICT REGULATIONS**

**Section 401. Rural Conservation District (RC)**

A. Intended Purpose: The regulations for the Rural Conservation District are intended to protect those areas in the Township that are presently comprised of prime woodland streams, floodplains, slopes greater than fifteen (15%) percent, and various recreational activities. Development of an urban nature should be limited in this District in order to promote the conservation of the unique natural environment and encourage the retention on open land.

B. Uses and Structures:

1. Permitted:

- a. Agriculture.
- b. Single-Family Detached Dwelling
- c. Municipal Uses.
- d. No-Impact Home-Based Businesses
- e. Customary accessory uses and buildings incidental to the above permitted.

2. Special Exceptions: The following uses are permitted, subject to the issuance of a permit by the Zoning Hearing Board:

- a. Campground, subject to Section 604
- b. Conservation Area, subject to Section 604
- c. Park, subject to Section 604
- d. Game Refuge, subject to Section 604
- e. Horse Riding Stable, subject to Section 605
- f. Winter Sports Area and Ski Lodge, subject to Section 606
- g. Bed and Breakfast, subject to Section 609
- h. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard and Height Requirements:

1. Lot Requirements:

- a. Minimum Lot Area – Three (3) acres.
- b. Minimum Lot Width – Two hundred ten (210) feet.
- c. Maximum Lot Coverage – Ten (10%) percent.

2. Yard Requirements:
  - a. Front Yard Depth – Fifty (50) feet
  - b. Side Yard Width – Twenty (20) feet
  - c. Rear Yard Depth – Fifty (50) feet
3. Building Height:
  - a. Principal Building – Thirty-Five (35) feet
  - b. Accessory Building – Twenty-Five (25) feet
- D. Parking and Loading Requirements: Off-Street parking and loading requirements shall be provided in accordance with Section 509 of this Ordinance.
- E. Signs: Signs shall be subject to the regulations of Section 508 of this Ordinance.