

Section 401 RA - Residential Agricultural District

Section 401.1 General Requirements

(a) Purpose

It is the purpose of this district to establish areas composed of residential properties of a semi-rural or rural character on lands which do not have the severe drainage or water supply limitations prevailing in the RC district. Requirements for this district are designed to protect the essential characteristics of these areas, to promote and encourage a suitable and safe environment for family life. Minimum lots in this district are of sufficient size to make it reasonably feasible to permit on-lot sewage disposal.

Section 401.2 Use Regulations

Within the RA - Residential Agricultural District a building may be erected, altered, or used, any lot or premises may be used when in conformance with the conditions of this Ordinance and the specific use, area and design regulations of this district, for any one (1) of the following uses and no other, subject to the Overlay District regulations.

(a) Uses Permitted by Right

Any of the following uses shall be permitted provided the Use Regulations, Article VII of this Ordinance have been met.

1. Crop Farming, Use A1
2. Greenhouse, Use A2
3. Animal Husbandry, Use A3
4. Kennel, Use A4
5. Stable, Use A5
6. Single Family Detached Dwelling, Use B1
7. Cemetery, Use C13
8. Veterinary, Use E13
9. Emergency Services, Use F2
10. Home Occupation, Use H1
11. Accessory Office, Use H2
12. Residential Accessory Building, Use H3
13. Signs, Use H7
14. Forestry, Use A6 and Ordinance 112

(b) Uses Permitted by Conditional Approval

Any of the following uses shall be permitted, provided the conditions for conditional use approval have been met in accordance with Article XII, in addition to Article VII, Use Regulations, of the Ordinance.

1. Village/Hamlet Option, Use B11
2. Recreational Camping Park, Use C14
3. Utilities, Use F1

(c) Uses Permitted by Special Exception

Any one (1) of the following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with Article XIV and the Use Regulations, Article VII of this Ordinance.

1. Conversion, Use B2
2. Dormitory, Use H4
3. Cottage Development or Private Camp, Use B7
4. Airport, Use F4

Section 401.3 Area Regulations

Use	Minimum lot area (acres)	Minimum lot width at setback (ft.)	Maximum impervious (%)	Maximum height (ft.)	Minimum Yards (ft.)		
					front	side	rear
Single Family Detached Dwelling Use B1	2	200	10%	35	50	35	50
Other Permitted Uses	2	200	10%	35	50	35	50

Section 402 CR - Country Residential

Section 402.1 General Requirements

(a) Purpose

The purpose of this district is to accommodate single-family detached residential uses. The country residential district has a moderate density in keeping with the township's character. Performance standards encourage clustered development and ensure the protection of environmental resources on the site.

Section 402.2 Use Regulations

Within the CR - Country Residential District a building may be erected, altered, or used, and any lot or premises may be used when in conformance with this Ordinance and the specific use, area, and design regulations of this district, for any one (1) of the following uses and no other, subject to the Overlay District regulations.

1. Crop Farming/Nursery, Use A1
2. Greenhouse, Use A2
3. Animal Husbandry, Use A3
4. Stable, Use A5
5. Single Family Detached, Use B1
6. Single Family Detached Cluster, Use B5
7. Place of Worship, Use C1
8. School, Use C2

