

Part 3**RURAL RESIDENTIAL DISTRICT****§ 27-301. Purpose of the Rural Residential District. [Ord. No. 688, 6/4/2018]**

The purpose of the Rural Residential District is to encourage the continued use of outlying portions of the Borough for rural living including open space, forestry, agriculture, and low density residential uses. As an outlying area it is not expected to be served with many of the public infrastructure services typically provided in the Borough. On-lot utility provisions by the applicant will be necessary. In the event utility extensions from Borough utility systems become feasible, the land area affected should be evaluated for classification into a different district.

§ 27-302. Use Regulations for the Rural Residential District. [Ord. No. 688, 6/4/2018]**1. Permitted Uses.**

Accessory use or structure (see supplemental regulations in Part 14)

Agricultural business

Agricultural operation

Communications antennas and equipment buildings (see supplemental regulations in Part 15)

Communication tower with height less than 100 feet (see supplemental regulations in Part 15)

Cultivation of crops (no zoning permit required)

Dwelling, garden

Dwelling, single-family detached

Dwelling, two-family

Essential service (no zoning permit required)

Family based group home (see supplemental regulations in Part 15)

Family day-care home (see supplemental regulations under home occupation in Part 15)

Forestry activities (no zoning permit required)

Home occupation (see supplemental regulations in Part 15)

Hunting camp or seasonal dwelling; and

No impact home-based business

2. Special Exception Uses (Reserved)**3. Conditional Uses (criteria found in Part 15).**

Bed-and-breakfast inn

Communications tower (height greater than 100 feet)

Impact home-based business
Kennel
Manufactured (mobile) home park
Natural gas compressor station
Oil or gas drilling
Oil or gas exploration
Outdoor recreation facilities (also see the applicable Subdivision and Land Development Ordinance)
Professional office
Public or quasi-public use public service facility
Short-term rentals
Surface mining

§ 27-303. Height and Coverage Requirements, Maximum Ratio of Lot Depth to Width. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 20% of lot area.
2. Maximum impervious surface (including buildings): 30% of lot area.
3. Minimum open space: 70% of lot area.
4. Maximum building height: 35 feet.
5. Maximum ratio of lot depth to width: 3:1.

§ 27-304. Minimum Areas and Dimensions. [Ord. No. 688, 6/4/2018]

1. Single Family Detached and Two Family Dwelling; Bed-and-Breakfast Inn; Family Based Group Home; Family Day Care Home; Hunting Camp or Seasonal Dwelling; Manufactured (Mobile Home) Dwelling; Professional Office.
 - A. Minimum lot area: on-lot sewer and water: two acres.
 - B. Minimum lot width: 150 feet.
 - C. Minimum yards:
 - (1) Front: 30 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 20 feet.
2. Kennel; or Public/Quasi-Public Use or Public Service Facility.
 - A. Minimum lot area: three acre.

- B. Minimum lot width: 200 feet.
- C. Minimum yards:
 - (1) Front: 50 feet.
 - (2) Side: 50 feet.
 - (3) Rear: 50 feet.
- 3. Outdoor Recreation Use or Facility.
 - A. Minimum lot area: 10 acres.
 - B. Minimum lot width: 400 feet.
 - C. Minimum building lines:
 - (1) Front: 100 feet.
 - (2) Side: 50 feet.
 - (3) Rear: 50 feet.
- 4. Agricultural Operation or Surface Mining.
 - A. Minimum lot area: 100 acres.
 - B. Minimum lot width: 400 feet.
 - C. Minimum yards:
 - (1) Front: 100 feet.
 - (2) Side: 100 feet.
 - (3) Rear: 100 feet.
- 5. Oil and Gas Drilling/Exploration.
 - A. Minimum lot area: two acres.
 - B. Minimum lot width: 400 feet.
 - C. Minimum yards:
 - (1) From public highway ROW, cemetery or stream bank: 100 feet from occupied dwelling, public building, school, park, community building, or institutional building: 300 feet.
- 6. Mobile Home Park: See the applicable Subdivision and Land Development Ordinance for additional requirements.
 - A. Minimum park area: five acres.
 - B. Maximum gross density: five dwelling units per acre.

- C. Minimum park lot width: 500 feet.
- D. Minimum park building lines:
 - (1) Front: 100 feet.
 - (2) Side: 50 feet.
 - (3) Rear: 50 feet.