

Section 410. R-C RURAL CONSERVATION DISTRICT

Section 411. SPECIFIC INTENT

It is the purpose of this District to preserve the rural character of areas of the Township predominantly characterized by woodland, farmland, and open spaces. Because portions of this District have severe limitations for development because of steep slope or wetness, only limited development will be permitted.

Section 412. USES PERMITTED BY RIGHT

Land and buildings in an R-C District may be used for the following purposes and no others unless a Special Exception as provided for in Section 413 below is granted:

1. Woodland or game preserve, wildlife sanctuary, or similar conservation use.
2. Agriculture, subject to Section 606 of this Ordinance.
3. Municipal use.
4. Single family detached dwelling.
5. Home occupation, subject to Section 615 of this Ordinance.
6. Nursery or greenhouse.
7. Accessory uses and structures to the above permitted uses when on the same lot as the permitted use.

Section 413. USES PERMITTED BY SPECIAL EXCEPTION

The following uses are permitted when special exceptions are granted by the Zoning Hearing Board pursuant to Section 902 of this Ordinance:

1. Recreation areas, including park (not including amusement park); picnic ground; camp (not including campground); riding trail or academy; hiking trail; gun club; playground; boating, hunting, gunning, fishing, skiing or swimming area; tennis courts; golf course (not including miniature golf course or golf driving range); or ecological center. These uses are subject to:

- a. No commercial activity shall be permitted except for the charging of admission, sale of refreshments or prepared food, rental or sale of athletic equipment, or such other purpose as is clearly incidental to the permitted recreational use.
2. Grange, club or lodge, provided that the chief activity of such use shall not be one which is customarily carried on as a business and provided that all buildings and services shall be primarily for the use of owners, members, and their guests only. Premises shall not be used primarily for the recreational operation of self-propelled vehicles designed to carry human beings.
3. Public utility uses, subject to Section 626 of this Ordinance.
4. Kennel, subject to:
 - a. The maximum number of dogs which may be housed on the premises at any one time shall not exceed two hundred (200). There is no maximum number of other domestic pets that may be housed in kennels.
 - b. Completely enclosed buildings used for keeping dogs shall be a minimum of three hundred feet (300') from any street or lot line. Completely enclosed buildings used for the keeping of any other domestic animals in kennels shall be a minimum of one hundred fifty feet (150') from any street or lot line. Areas other than completely enclosed buildings, which are used for keeping dogs, shall be a minimum of five hundred feet (500') from any street or lot line. Areas other than completely enclosed buildings, which are used for the keeping of other domestic pets and animals, shall be a minimum of three hundred feet (300') from any street or lot line.
 - c. No person shall cause, suffer, or permit any odor which causes annoyance or discomfort to the public from any source in such a manner that these malodors are detectable outside of the property of the person on whose land the source is being operated.

- d. A plan must be maintained for the disposal of deceased animals and birds by controlled incinerator or by being removed from and disposed of off the premises no later than twenty-four (24) hours after the same are deceased.
 - e. The minimum lot area for a kennel shall be three (3) acres.
 - f. Any kennel not within a completely enclosed building shall utilize a fence as a means of controlling the domestic animals in the kennel.
6. Church or similar place of worship.
 7. Cemetery.
 8. Office of veterinarian or animal hospital or clinic.
 9. Forestry, subject to:
 - a. Timber Stand Improvement is permitted in all existing wooded areas; however, no timber may be cut under 14 inches in diameter measured breast high except under the following conditions without approval from the Township Supervisors:
 - (1) All dead trees may be removed regardless of diameter.
 - (2) No more than 50 percent of the existing tree cover may be removed from the tract regardless of diameter.
 - (3) The planting and harvesting of Christmas trees is permitted.
 10. Accessory uses to the above permitted uses when on the same lot as the permitted uses.

a special exception is require here if he meets PUC rights or standards.

going for variance because doesn't have PUC rights

Variance is not for right here also because its not permitted, (page 21 part 10 use of tower

Section 414. AREA, YARD AND HEIGHT REGULATIONS

	<u>Maximum Permitted</u>
Building Height	35 Feet
Lot Coverage	10 Percent
Paved Area	20 Percent
Clear Cutting of Wooded Areas (except for forestry operations)	50 Percent

	<u>Minimum Requirements</u>
Lot Size	1 Acre
Lot Width	
At Street Line	100 Feet
At building Setback Line	150 Feet
Building Setback	40 Feet
Side Yard	
Total	60 Feet
One Side	30 Feet
Rear Yard	30 Feet