

ARTICLE V

RA-5 RESIDENTIAL AGRICULTURAL DISTRICT

SECTION 500. PURPOSES

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is as follows:

- A. Direct lower density residential development to areas of the Township that are more rural in character and less likely to be served by centralized sewer and water system networks.
- B. Maintaining natural and rural vistas, especially from public areas such as roads and waterways.
- C. Establish reasonable standards that permit the continued operation of agricultural uses while allowing limited development of single-family detached dwelling units.

SECTION 501. USE REGULATIONS

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any of the following uses and no other, provided that such uses comply with the district regulations in this Article, and all other applicable sections of this Ordinance, including the use standards contained in Article III.

- A. Uses By-Right.
 - 1. B-2 General Farming
 - 2. B-3 Intensive Agriculture
 - 3. B-4 Nursery/Greenhouse
 - 4. B-5 Riding Academy/Stable
 - 5. E-3 Conservation/Recreation
 - 6. E-6 Municipal Complex
 - 7. E-9 Utility Operating Facility
 - 8. H-2 Single-Family Detached Dwelling
 - 9. The following Accessory Uses:
 - a. A-1 Agricultural Accessory Structure
 - b. A-2 Bed and Breakfast
 - c. A-4 Commercial Vehicle
 - d. A-5 Domestic Animals
 - e. A-7 Fences/Walls
 - f. A-9 Home Occupation
 - g. A-10 No-Impact Home-Based Business
 - h. A-13 Recreational Vehicles
 - i. A-14 Residential Accessory Structure

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- j. A-15 Roadside Stand
- k. A-16 Swimming Pool
- l. A-17 Tennis/Sports Court

B. Conditional Uses.

- 1. A-8 Home Child Day-Care Facilities
- 2. G-3 Golf Course

SECTION 502. DENSITY AND DIMENSIONAL STANDARDS

Standards	Requirement
Maximum Density	1 du / 5 ac (gross)
Minimum Lot Area	5 acres
Minimum Lot Width	300 feet
Front Yard Setback	150 feet
Rear Yard Setback	150 feet
Side Yard Setback	100 feet
Maximum Impervious	15 percent

A. Standards for Residential Agricultural Subdivisions.

- 1. Maximum Density: 1 dwelling unit per 5 acres.
- 2. Minimum Lot Area: 5 acres.
- 3. Minimum Lot Width at Street Line: 300 feet.
- 5. Yard Regulations:
 - a. Front Yard: 150 feet from the street right-of-way (or, in the case of an interior lot, the front lot line).
 - b. Rear Yard: 150 feet
 - c. Side Yard: Each lot shall have two side yards each having a width of not less than 100 feet.
- 6. Maximum Impervious Coverage: 15 percent limit on each lot.
- 7. Maximum Height of Principal Structure: 35 feet.