

## ARTICLE 8

### R-F RESIDENTIAL FOREST DISTRICT

**SECTION 8.01 INTENT** This district is designed to allow limited residential and recreational development on predominantly wooded or forested areas within the Township. Further, this district is recognized to contain ecologically sensitive characteristics which need regulation for protection and preservation for the enjoyment and benefit of future generations.

### **SECTION 8.02 PERMITTED USES**

- A. Customary agricultural operations such as gardening, truck farming, flower and tree nurseries, but not including the raising, keeping, and breeding of poultry and livestock. In no case shall manure, fertilizer or other odor or dust producing substances be stored anywhere within 200 feet of an adjoining lot line.
- B. Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- C. Public park and recreation areas, forest preserves, camps, game refuges and similar non-intensive uses.
- D. Single-family dwellings.
- E. Customary accessory uses and buildings incidental to any of the above permitted uses.
- F. Home occupations as defined in ARTICLE 14 of this Ordinance.
- G. The following use is permitted as a SPECIAL EXCEPTION upon approval by the Zoning Hearing Board as provided in ARTICLE 22 of this Ordinance.
  - 1. Recreation areas and structures operated by membership clubs for the benefit of their members.
  - 2. Communications Tower and Antennas subject to Article 19A.

\*Amended 3/26/01

**SECTION 8.03 LOT AND YARD REQUIREMENTS** A lot area, lot width, lot coverage, yard depths, and building height satisfying the requirements of the following list, unless otherwise specified heretofore in this section or Sections 8.02, shall be provided for every principal building or use hereafter erected, altered, or established in this district.

**DISTRICT REQUIREMENTS**

<u>USE</u>	<u>MIN. LOT AREA</u>	<u>MIN. WIDTH</u>	<u>MAX. COVERAGE</u>	<u>FRONT</u>	<u>EACH SIDE</u>	<u>REAR</u>
<u>NON-RESIDENTIAL BUILDING</u>	3 ACRES	250'	10%	50'	30'	50'
<u>SINGLE FAMILY DETACHED</u>						
No Public Utili- ties	2 acres	200'	20%	50'	20'	50'
Public Water or Sewer	1 acre	150'	20%	40'	15'	40'
All Permitted Uses if General Landscape has Slope in Excess of 20%	3 acres	250'	10%	50'	30'	50'

No building shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height unless authorized by a Special Exception.

**SECTION 8.04 MINIMUM OFF-STREET PARKING REQUIREMENTS** Off-street parking shall be provided in accordance with ARTICLE 16 of this Ordinance.

**SECTION 8.05 ECOLOGICAL SAFEGUARDS** Application for development of plots with the general landscape having a slope in excess of 20 percent shall be accomplished by a soil and erosion control plan approved and/or prepared by the Soil Conservation Service. Additionally, such properties shall be limited to the removal of no more than 25% of the vegetative cover.

**SECTION 8.06 SIGNS AND ADVERTISING STRUCTURES** Signs shall be permitted in accordance with Article 17 of this Ordinance.

**SECTION 8.07 SUPPLEMENTARY DISTRICT REGULATIONS** The Supplementary District Regulations in Article 14 shall apply, where applicable, as additional requirements of this district.

**SECTION 8.08 ENVIRONMENTAL IMPROVEMENTS AND ENERGY CONSERVATION REQUIREMENTS** The environmental and energy requirements in Article 15 shall apply, where applicable, as additional requirements for this district.