

## ARTICLE 10

### RU: RURAL DISTRICT

**10.0 Purpose:** The purpose of the RU-Rural District is to protect agricultural and undeveloped land in the township where conservation of the land is important or where appropriate existing patterns of land use have been established. The principal use of the land in the RU District is for agricultural and farm purposes although the district contains certain uses such as suburban dwellings, religious, health and education facilities and other uses that are compatible with open land areas. The intent of the Rural District is to protect agricultural and open land from unplanned and premature development of uses not directly related to the agricultural use of land.

**10.1 Permitted Uses:** The following uses shall be permitted in the Rural District:

10.1.1 Any agricultural use including farming, dairying, pasturage, apiculture, horticulture, foresting, floriculture, viticulture, animal and poultry husbandry.

10.1.2 One (1) family farm dwelling structures and accessory uses or structures and one (1) family residential dwelling structures and accessory uses or structures. See Article 20 for specific lot size and frontage requirements.

10.1.3 Churches, places of worship, golf courses, and private airstrip.

10.1.4 Public or private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students; parks, playgrounds, and playfields open to the general public without fee.

10.1.5 Ponds as defined in Article 9.6 of this Resolution.

**10.2 Conditional Uses:** The following conditional uses shall be permitted in the Rural District upon approval of the Board of Zoning Appeals as provided in these regulations:

10.2.1 Home occupation in association with a dwelling.

10.2.2 Home occupation in a separate dwelling may be permitted under these regulations provided that the use is not otherwise prohibited by law and further that such use is compatible with the principal uses of the Rural District and will not be detrimental in appearance and nature to the adjacent Rural District and further that the use will not emit any detrimental or obnoxious noise, vibrations, smoke, odors, dust, or any other objectionable conditions beyond the confines of the property and which will not otherwise be or become a nuisance. No such use shall include any outdoor storage of any automobiles, motor vehicles, equipment, parts, or materials of any kind. Any such conditional use may

only operate during normal, daytime business hours and shall be further subject to any and all conditions placed upon the use in order to preserve and protect the nature and purpose of the Rural District.

- 10.2.3 Real estate, professional and small announcement signs subject to the provisions of these regulations.
- 10.2.4 Quarrying and natural resource mining subject to the provisions of these regulations.
- 10.2.5 Cemeteries provided they shall occupy a parcel no less than forty (40) acre. Internment shall not take place within one hundred (100) feet of any property line. Any mausoleum, crematory, or other related structure shall not be within three hundred (300) feet of any property line.

**10.3 Height Regulation:** No residential dwelling in the Rural District shall exceed two and one half (2½) stories or thirty-five (35) feet in height.

**10.4 Required Floor Area:** Any building in the rural district which is, in whole or in part, for residential purposes shall provide the following as a minimum livable floor area:

**Single-Family Dwelling**

- |         |   |
|---------|---|
| 1 Story | 1,000 square feet   |
| 1½ -2½  | 1,000 square feet of living area with a minimum of 750 square feet of living area on the ground floor exclusive of floor area devoted to basements, utility rooms, attached garages, open or enclosed porches or similar areas. |