

ARTICLE V

(AR) - AGRICULTURAL RESIDENTIAL DISTRICT

Section 501. INTENDED PURPOSE

The purpose of the Agricultural Residential District is to provide for the conservation of existing rural residential areas and to permit limited residential expansion within agricultural areas. On-site water supply and sewage disposal are generally the only facilities available.

Section 502. PERMITTED USES

A. Any form of agriculture, horticulture, floriculture, or silviculture, and any accessory uses or structures appurtenant thereto.

B. Timber-cutting.

C. Farm-related occupations in accordance with Section 1201.A 15. herein.

D. Single-family detached dwelling.

E. Home occupation.

F. Kennels.

G. Public utility and communication uses where operation requirements necessitate locating within the District.

H. Public and private park and recreational areas and facilities, game refuges and similar nonintensive uses.

I. Municipal buildings and facilities including, emergency services facilities, water pumping stations, reservoirs and similar structures.

J. Signs, when erected and maintained in accordance with the Wysox Township Ordinance controlling the use of Signs, as amended..

K. Uses and buildings customarily accessory and incidental to any permitted use, to include roadside stands for the sale of goods either raised or made on the premises.

Section 503. SPECIAL EXCEPTIONS

The following special exceptions may be permitted by the Zoning Hearing Board, following review and comment by the Planning Commission, pursuant to standards and criteria as set forth in Articles XII and XVIII herein.

A. Churches or similar places of worship, parish houses, convents.

B. Cemeteries and monument sales.

C. Public and private schools.

D. Bed and breakfast establishments.

E. Surface mining, processing, sales and restoration.

F. Mobile (manufactured) home parks.

G. Radio and television antennas.

Section 504. HEIGHT REGULATIONS

A. Unless otherwise provided, the height of a principal building shall not exceed thirty-five (35') feet.

B. Farm buildings shall be exempt from height regulations.

Section 505. LOT AREA, LOT WIDTH AND IMPERVIOUS COVERAGE REGULATIONS

Unless otherwise specified herein, lot area, lot width and impervious coverage requirements of the following dimensions shall be provided for each structure or use hereafter erected, established or altered for any use permitted within this District.

A. Minimum Lot Area: 1.99 acres.

B. Minimum Lot Width:

1. Building Setback line - . two hundred (200') feet measured inside of the building set back line

2. Street line - Fifty (50') feet.

C. Coverage Regulations:

1. Lot coverage percent shall not exceed thirty (30%) percent.

2. At least twenty (20%) percent of the lot area shall be maintained in a vegetative cover.

Section 506. SETBACK REGULATIONS

The following setback regulations apply to all uses permitted within this district unless otherwise specified herein:

A. Front yard: Forty (40') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

B. Side yards: Twenty (20') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

C. Rear yard: Forty (40') feet or the applicable building set back line from any streets, roads or highways which ever is greater.

D. In the case of a lot bounded on multiple sides by public streets, public roads or public highways, the yards extending along all streets, roads or highways are subject to the set back provisions for front yards.

E. Buffer yards shall be provided in accordance with Section 1206 herein.

F. For permitted yard reductions refer to Section 1205 herein.

Section 507. OFF-STREET PARKING/ACCESS AND LOADING/UNLOADING

Off-street parking/access and loading/unloading shall be provided in accordance with Article XIV herein and the Bradford County Subdivision and Land Development Ordinance, as amended.