

SECTION 202 RURAL RESIDENTIAL ZONE (RR)

202.1. **Purpose** - The purpose of the Rural Residential Zone is to acknowledge and provide for limited residential infill of the existing rural crossroads communities in the Township. Because these communities do not have the level of services available in the Township's villages and are not located in areas suitable for significant further development, their expansion will be limited to infill of similar-density development. Lands within the Rural Residential Zone require the use of on-lot utilities and are not planned for the provision of public sewer nor water at this time.

202.2. **Permitted Uses**

1. Agricultural, limited to the raising of crops; horticultural and forestry uses, subject to the standards listed in Section 201;
2. Single-family detached dwellings;
3. Public uses and public utilities structures;
4. Family day-care facilities, as defined herein; and,
5. Accessory uses customarily incidental to the above permitted uses, with the exception of farm occupations and manure storage facilities.
6. Solar Energy Systems (Small) subject to the requirements of Section 453 and provided that such a system is mounted on the roof of an approved building and is not free standing.
7. Solar Energy System (Medium) subject to the requirements of Section 453 and provided that such a system is mounted on the roof of an approved building and is not free standing.

202.3. **Special Exception Uses** (Subject to the review procedures of Section 604.3.)

1. Churches and related uses (see Section 413);
2. Home occupations (see Section 424);
3. Group day-care facilities (see Section 422); and
4. Non-commercial keeping of livestock other than house pets subject to Section 604.3.

202.4. **Lot Area Requirements** - Unless otherwise specified, all uses within this Zone shall contain a minimum lot area of 43,560 square feet, measured exclusive of public right of way; however, the minimum required lot size may be required to be increased to accommodate an on-lot sewage disposal site as determined by the PA DER as well as an alternate site as required by Section 317 of this Ordinance.

202.5. **Minimum Lot Width** - One hundred (100) feet at the building setback line and the street right-of-way line, with a thirty percent (30%) reduction in the latter for lots on cul-de-sacs.

202.6. Maximum Lot Coverage - Twenty percent (20%), unless otherwise specified in Article 4 of this Ordinance.

202.7. Minimum Setback Requirements

1. Principal uses:

- A. Front yard - Fifty (50) feet from street right-of-way line;
- B. Side yards - Ten (10) feet each side; and,
- C. Rear yard - Forty (40) feet.

2. Accessory uses:

- A. Front yard - No accessory use (except permitted signs) shall be located in the front yard;
- B. Side yards - Ten (10) feet each side; and,
- C. Rear yard - Ten (10) feet.

3. Trees on nonfarm parcels - On any separate nonfarm parcel, no tree shall be planted within thirty (30) feet of any land within the Agricultural Zone.

202.8. Maximum Permitted Height

- 1. Principal structures - Thirty-five (35) feet; and,
- 2. Accessory structures - Twenty (20) feet.

202.9. Driveways and Access Drives - All driveways serving single-family dwellings shall be in accordance with Section 310 of this Ordinance, except for flag lots lacking direct street frontage. However, such lots must have direct vehicular access to a joint-use driveway. All access drives serving other uses shall be in accordance with Section 311 of this Ordinance.

202.10. Well Drilling Requirement – All applicants for subdivisions, land developments or building permits on properties intended to be served with on- lot or community water systems shall first demonstrate compliance with Section 324 of this Ordinance.

202.11. All uses permitted within this Zone shall also comply with the General Provisions contained in Article 3 of this Ordinance.

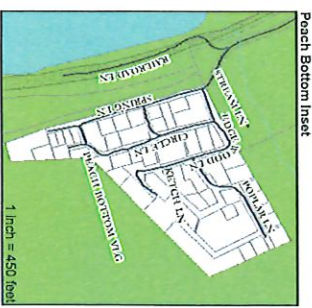
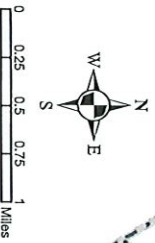

Fulton Township Zoning and Floodplain Map

Zoning Classes

- Agriculture
- Commercial / Industrial
- Quarry
- Rural Residential
- Village Commercial
- Village Residential

Floodplain Areas

- Areas Inundated by 1% Annual Chance Flood

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