

RR | Rural Residential

Description: The RR District is intended to apply standards that reflect the existing developed character of lower-density residential neighborhoods that have developed in a variety of settings in Butler Township, and enable the continued development of those neighborhoods at densities that limit the potential for public sewer and water expansion to those areas.



Dimensional Requirements

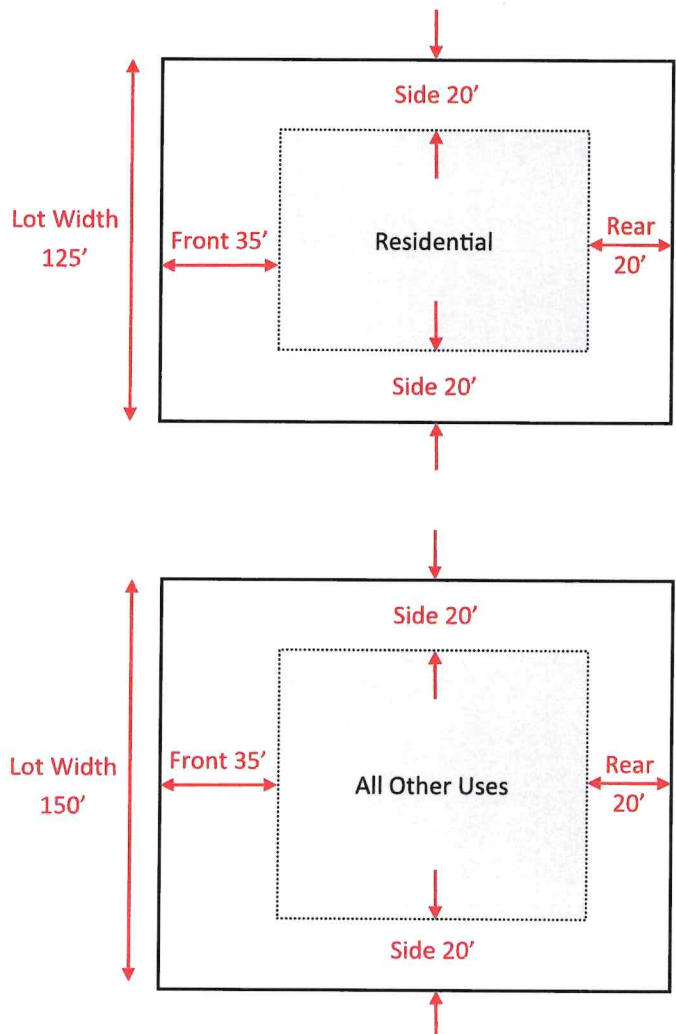
Min. Lot Area	Single-Family Detached	1 Acre
	All Other Uses	2 Acres
Max. Density	Single-Family Detached	1 DU/ 2 Acres
	All Other	None
Min. Lot Width	Single-Family Detached	125'
	All Other	150'
Max. Lot Coverage	Residential	30%
	All Other	25%

Setbacks

Front Setback	35'
Side Setback	20'
Rear Setback	20'

Building Height

Max. Height	Farm/Agricultural	None
	All Other	40'



RR | Rural Residential

Use	RR	Use Specific Standards
Accessory Structure/Building	ACC	
Accessory Dwelling Unit	ACC	1401.B
Adaptive Reuse of Industrial/Civic Building	P	1401.C
Agricultural Operation	P	
Assisted Living Facility	P	1401.G
Banquet Hall	SE	1401.H
Bed-and-Breakfast Establishment	SE	1401.I
Campsite Hosting	SE	1401.L
Cemetery	P	
Commercial Recreation, Outdoor	P	
Cottage Industry	ACC	1401.P
Day Care Center	P	
Dwelling, Single-Family Detached	P	
Estate Lot	SE	1401.Q
Farm	P	
Farm Stand / Produce Stand	ACC	
Forestry	P	
Group Home	P	1401.V
Growing/producing Agricultural Products on non-farm	ACC	
Halfway House	SE	1401.W
Home Occupation	ACC	1401.X
Homestay	ACC	1401.Y
Mobile Home Park	SE	1401.II
No-Impact Home-Based Business	ACC	1401.JJ
Place of Worship	P	
Processing Agricultural Products on-site	ACC	
Public Recreation	P	
Studio	ACC	
Tasting Room/Winery/Cidery/Brewery/Distillery	SE	1401.TT
Vacation Rental	P	1401.VV
Wireless Communication Facility - Co-Location	SE	1401.ZZ/AAA
Wireless Communications Facility - Tower Based	SE	1401.BBB/CCC
Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the Uses permitted above, and which will not be detrimental to the intended purposes of the RR District.	SE	

ARTICLE 6: RURAL RESIDENTIAL (RR) DISTRICT

Section 600: Statement of Legislative Intent

It is hereby declared to be the intent of the RR District to:

- A. Recognize the existence of various lower Density residential neighborhoods that have developed in a variety of settings in Butler Township, including various settings that have developed along Private lanes rather than along Public Streets and roads.
- B. Apply dimensional standards that reflect the existing developed character of these lower Density residential neighborhoods in terms of Building placement and Lot Coverage.
- C. Enable these settings to continue to develop as lower Density residential neighborhoods, but only at densities that limit the potential that Public Sewer and water services would have to be extended to these settings.

Section 601: Use Regulations

The following Uses are permitted within the RR District.

A. Uses Permitted By-Right

- 1. Adaptive Reuse of Industrial/Civic Building, in accordance with Section 1401.C.
- 2. Agricultural Operation
- 3. Assisted Living Facility, in accordance with Section 1401.G.
- 4. Cemetery
- 5. Commercial Recreation, Outdoor
- 6. Day Care Center
- 7. Dwelling, Single-Family Detached
- 8. Farm
- 9. Forestry
- 10. Group Home, in accordance with Section 1401.V.
- 11. Place of Worship
- 12. Public Recreation
- 13. Vacation Rental, in accordance with Section 1401.VV.

B. Accessory Uses: The following Uses are permitted as Accessory Uses to any permitted Principal Use in the RR District.

- 1. Accessory Structure/Building
- 2. Accessory Dwelling Unit, in accordance with Section 1401.B.
- 3. Campsite Hosting, when accessory to a Dwelling, Farm, or Agricultural Operation in accordance with Section 1401.L.
- 4. Cottage Industry, in accordance with Section 1401.P.
- 5. Farm Stand/Produce Stand
- 6. Growing/producing Agricultural Products on a non-farm.
- 7. Home Occupation, in accordance with Section 1401.X.

8. Homestay, in accordance with Section 1401.Y.
 9. No-Impact Home-based Business, in accordance with Section 1401.JJ.
 10. Processing Agricultural Products on-site
 11. Studio
- C. **Special Exception Uses:** The following Uses are permitted by Special Exception in the RR District in accordance with the following standards and criteria, any reasonable conditions that the Zoning Hearing Board may deem necessary, and in accordance with the procedures set forth in Section 1808 of this Ordinance:
1. Banquet Hall, in accordance with Section 1401.H.
 2. Bed-and-Breakfast Establishment, in accordance with Section 1401.I.
 3. Estate Lot, in accordance with Section 1401.Q.
 4. Halfway House, in accordance with Section 1401.W.
 5. Mobile Home Park, in accordance with Section 1401.II.
 6. Tasting Room/Winery/Cidery/Brewery/Distillery, as a Principal Use or an accessory to a Farm or Agricultural Operation, in accordance with Section 1401.TT.
 7. Wireless Communication Facility – Co-location – Inside Public Right-of-Way, proposed as either a stand-alone facility or as part of a DAS, in accordance with Section 1401.ZZ.
 8. Wireless Communication Facility – Co-location – Outside Public Right-of-Way, proposed as either a stand-alone facility or as part of a DAS, in accordance with Section 1401.AAA.
 9. Wireless Communication Facility – Tower Based – Inside Public Right-of-Way, proposed as either a stand-alone facility or as part of a DAS, in accordance with Section 1401.BBB.
 10. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as the above Uses in Section 601 and which will not be detrimental to the intended purposes of this chapter.

Section 602: Dimensional Requirements

- A. **Minimum Lot Area**
1. Single-Family Detached Dwelling: One (1) acre.
 2. All Other Uses Not Otherwise Defined: Two (2) acres.
- C. **Maximum Density**
1. Single-Family Detached Dwellings: One (1) Dwelling unit for every two (2) acres.
 2. Other Uses: None.
- D. **Minimum Lot Width**
1. Single Family Detached Dwelling: One Hundred Twenty-five (125) feet.
 2. All Other Uses: One Hundred Fifty (150) feet.
- E. **Minimum Front Setback:** Thirty-five (35) feet.
- F. **Minimum Side Setback:** Twenty (20) feet.
- G. **Minimum Rear Setback:** Twenty (20) feet.
- H. **Maximum Lot Coverage**

1. Residential Uses: Thirty percent (30%).
2. Non-residential Uses: Twenty-five percent (25%).

I. **Minimum Vegetative Coverage**

1. Residential Uses: Seventy percent (70%).
2. Non-residential Uses: Seventy-five percent (75%).

J. **Maximum Building Height**

1. Farms and Agricultural Operations: None
2. All Other Uses: Forty (40) feet.

ARTICLE 12: FLOODPLAIN OVERLAY (FO) DISTRICT

Section 1200: Statement of Legislative Intent

It is hereby declared to be the intent of the FO District to:

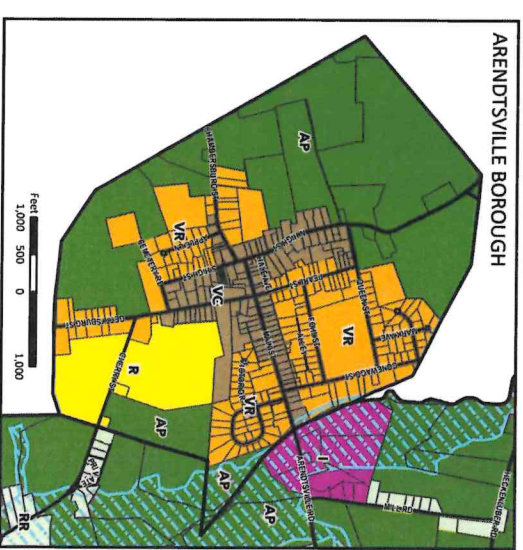
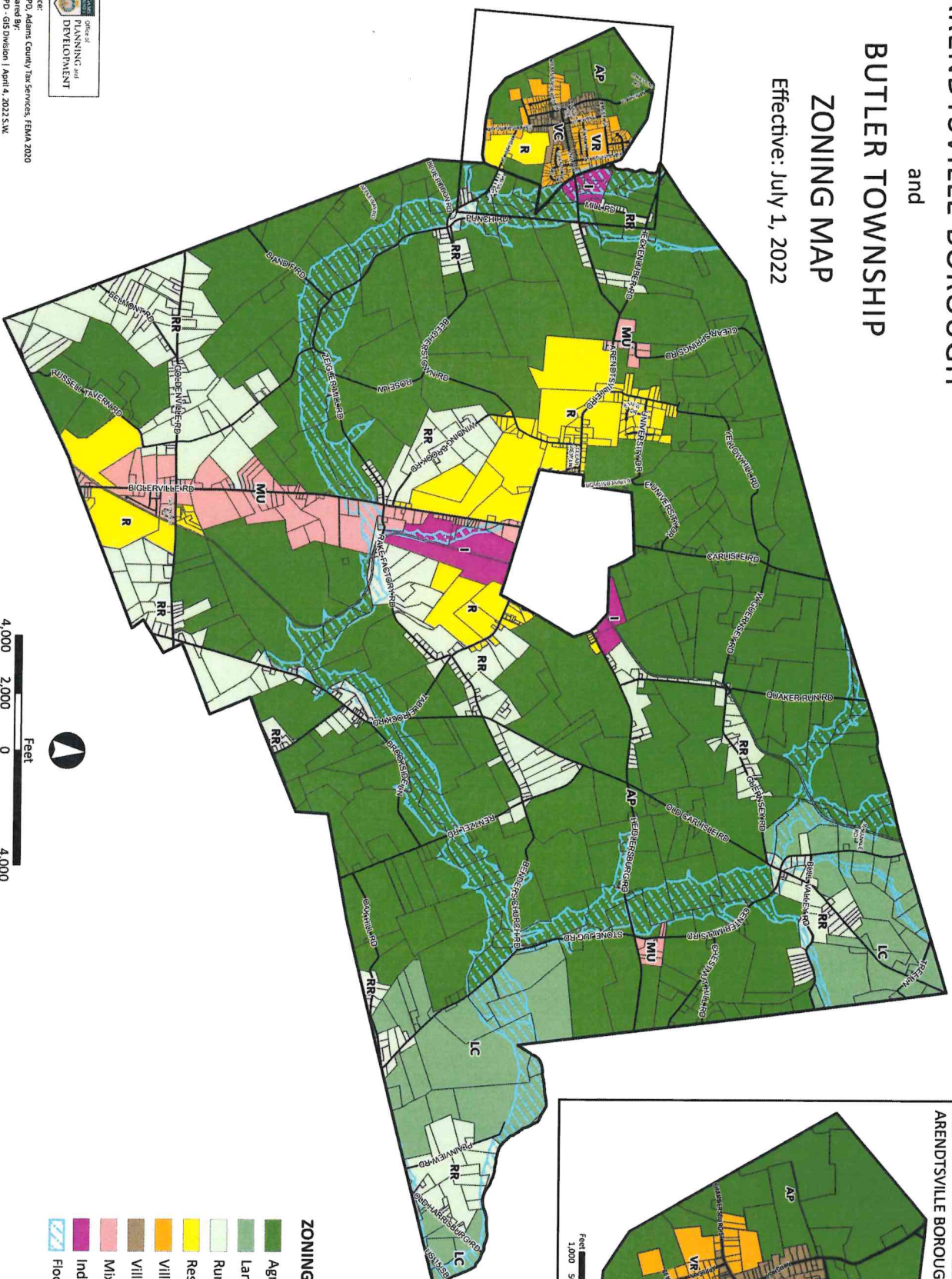
- A. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- B. Minimize danger to public health by protecting water supply and natural drainage.
- C. Reduce financial burdens imposed on the Borough and Township and their residents by preventing excessive development in areas subject to flooding.
- D. Comply with federal and State Floodplain management requirements.

Section 1201: Regulations

All Uses, activities, and development occurring within the FO District shall comply with the Arendtsville Borough Floodplain Ordinance, Chapter 8, as may be amended, of the Arendtsville Borough Code and The Butler Township Floodplain Ordinance, Chapter 32, as may be amended, of the Butler Township Code, respectively. All Zoning Permit approvals issued in accordance with this Ordinance shall be subject to compliance with the applicable provisions of the Floodplain Ordinance. No Zoning Permit approval for a Use, activity, or development that is also subject to the provisions of the Floodplain Ordinance shall be issued until such time that all permitting required by the Floodplain Ordinance is obtained by the Applicant.

ARENDTSTVILLE BOROUGH and BUTLER TOWNSHIP ZONING MAP

Effective: July 1, 2022



- ZONING DISTRICTS**
- Agricultural Preservation (AP)
 - Land Conservation (LC)
 - Rural Residential (RR)
 - Residential (R)
 - Village Residential (VR)
 - Village Core (VC)
 - Mixed Use (MU)
 - Industrial (I)
 - Floodplain Overlay (FO)

624 Center Mills

