

RA - RURAL AGRICULTURAL DISTRICT -- SCHEDULE OF USES

INTENT: To maintain the existing character of the traditional rural working landscape. The continued use of land for agriculture and forestry enterprises is permitted, protected and encouraged. Recognizing the need for landowners to have economic opportunity not related to natural resources, residential development, limited recreational uses, certain institutional uses, and a number of other commercial uses are permitted subject to performance standards.

PRINCIPAL PERMITTED USES (Zoning Officer)	^{& forest} CONDITIONAL USES (Planning Commission /Governing Body)
<ul style="list-style-type: none"> - Animal hospitals* - Art studiosx - Bed and breakfast establishmentsx - Boarding and lodging housesx - Camps, adult or youth* - Clubs/lodges, private* - Commercial greenhouses and nurseriesx - Conservation design subdivision per §601 - Contractor's yards* - Crop production (permit not required) - Day care, adult and childx - Exercise clubsx - Farm stands (permit not required) - Forestry enterprises (permit not required) - Group homes - Group quarters - Health facilitiesx - Livestock operations - Manufacturing, light* - Medical clinicsx - Mineral extraction which per §825 is a Noncoal Surface Mining Activity requiring a DEP <i>small license/small permit</i> and any other mineral extraction activity which is not classified as a conditional use* - Nursing homesx - Office buildingsx - Professional officesx - Recreational facilities, commercial* - Restaurants, standard* & drive-in - Retail businesses with 10,000 sq. ft. or less of gross floor areax - Service establishmentsx - Single-family detached dwellings - Stables, commercial, and horses for hire* - Stables, private in association with a single-family detached dwelling - Storage yards for forest products and minerals* - Taverns* (not permitted in Liberty Township) - Theaters, indoor* - Trade schools - Municipal buildings and uses - Two-family dwellings - Vehicle or equipment repair operation* - Vehicle or equipment sales or rental operations* - Veterinary clinics* - Wholesale businesses* 	<ul style="list-style-type: none"> - Agricultural products processing - Aircraft sales, repair or modification - Airports, private and public - Archery ranges, outdoor commercial* - Campgrounds and recreational vehicle parks* - Cemeteries and crematoria - Colleges and universities - Commercial communication device sites - Concentrated animal feeding operations - Heliports, accessory and commercial - Home occupations** - Hotels* - Kennels and pounds - Mineral extraction which per §825 is a Noncoal Surface Mining Activity requiring a DEP <i>large license/small permit</i> or a <i>large license/large permit</i>, an Underground Noncoal Mining Activity - Mineral processing in association with mineral extraction per §825.3 - Mobile home parks - Mobile and manufactured home sales* - Motels - Multi-family dwellings at the same density as two-family dwellings - Oil and gas wells (§825 applies) - Places of worship - Race tracks - Retail businesses > 10,000 sf - Retail home heating fuel distributors - Sawmills - Self-storage facilities - Shooting ranges, outdoor commercial - Slaughter houses - Solid waste facilities and staging areas - Warehouses* - Wind energy facilities - Zoos and menageries <p>**See §503 which classifies certain home occupations as accessory <i>conditional</i> uses.</p>
<p>*Considered a conditional use if the proposed use is located within 300 feet of an existing residential dwelling not located on the same parcel with the proposed use. Measured from the physical location of the proposed use to the property line of the parcel on which the existing dwelling is located.</p>	<p>SPECIAL EXCEPTIONS (Planning Commission / Zoning Hearing Board)</p> <ul style="list-style-type: none"> - Public and semi-public buildings and uses - Public parks and playgrounds - Recreational facilities, public - Schools, public or private primary or secondary <p>NOTE: Uses not specifically listed by this schedule shall not be permitted in the RA District except as approved in accord with §404.2.</p>