SECTION 2.00 - THE RESIDENTIAL DISTRICTS

The general nature and intent of application for each of the Zoning Districts is set forth in the following statements.

SECTION 2.10 - RURAL DISTRICT (Section 302)

The Rural District is intended for agricultural and residential development in Blendon Township where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

The intent of these **Rural District Regulations** is to allow for agricultural uses , and residential use of the land to meet the social, cultural or economic growth needs of Blendon Township. Because land in the **Rural District** is the most subject to being placed in another Zoning District as growth of Blendon Township occurs, such changes should be made with due concern to the protection of established uses.

SECTION 2.11 - (LDR) LOW DENSITY RESIDENTIAL DISTRICT (Section 304)

The Low Density Residential Zoning District is intended for areas of Blendon Township without public water or sanitary sewer service where land is to be subdivided into large residential lots with on lot well and wastewater disposal systems. Maximum density is one single family dwelling unit per 2 acres.

SECTION 2.12 - (R-1) RESTRICTED SUBURBAN RESIDENTIAL DISTRICT (Section 305)

The Restricted Suburban Residential District is provided in areas of Blendon Township with: a.) Low-density residential development where central water and sanitary sewer facilities are not available; b.) Land of unusual or irregular topography or where drainage, soil or bedrock characteristics pose limitations for development. Maximum density is one single family dwelling unit per acre in R-1.

SECTION 2.13 - (R-2) LIMITED SUBURBAN RESIDENTIAL DISTRICT (Section 306)

R-2 is provided in sections of Blendon Township with moderately low-density single family residential development, and access to centralized water and sewer systems. Densities are 2 units per acre.

SECTION 2.14 - (R-4) SUBURBAN RESIDENTIAL DISTRICT (Section 308)

The Suburban Residential District is provided in sections of Blendon Township with moderate density single- family residential development served by centralized water and sewer Maximum density is four (4) single- family dwelling units per acre.

SECTION 2.15 - (R-8) RESTRICTED URBAN RESIDENTIAL DISTRICT (Section 312)

The Restricted Urban Residential District is intended for urban neighborhoods served by centralized water and sanitary sewer which have developed with lot sizes of approximately 7,200 square feet for single-family homes and with allowances for two-family and townhouse dwellings with 5,000 square feet of lot size per unit.

SECTION 2.16 - (R-12) URBAN RESIDENTIAL DISTRICT (Section 315)

The Urban Residential District is provided for urban neighborhoods of Blendon Township with high density single- family residential development that is urban in character and contains a substantial proportion of two-family structures. Land which appears appropriate for such development may also be included in this Zoning District. Such land must be served by centralized water and sewer, with adequate capacity. Densities are approximately twelve (12) units per acre.

SECTION 2.17 - (R-24) SUBURBAN APARTMENT RESIDENTIAL DISTRICT (Section 318)

The Suburban Apartment Residential District is provided in recognition of sections of Blendon Township that are served with centralized water and sanitary sewer and were previously developed for high-density apartment structures.