

**ARTICLE 4.
AGRICULTURAL DISTRICT**

4.01 Purpose

The Agricultural District includes areas of prime agricultural soils, active farms, and other predominately agricultural uses. These regulations are designed to help protect and stabilize the characteristics associated with productive agriculture, and to permit, with exceptions, those uses and activities which are agricultural in nature, while allowing limited residential activity. The Agricultural District encourages the preservation of the Township's most productive farmland; encourages farm and related uses of the type that do not create infrastructure demands; and discourages large scale residential development and other incompatible land uses.

In an Agricultural District the regulations set forth in this article and referenced by this article shall apply.

4.02 Permitted Uses

In an Agricultural District, no structure or land shall be used, and no structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses.

- A.** Agricultural Uses in accordance with Section 2.02 and Section 4.07 of this Ordinance.
- B.** Single family detached dwellings.
- C.** Public conservation areas and structures for the conservation of open space, water, soil, forest and wildlife resources.
- D.** Public park and recreation areas, forest reserves, camps, game refuges and similar non-intensive public uses.
- E.** Public or private schools and municipal buildings and other municipal uses.
- F.** Essential Services - as defined by this ordinance.
- G.** Places of Worship and Cemeteries
- H.** Veterinarians and Animal Hospitals
- I.** Accessory Apartment (13.18)
- J.** Home Occupations (13.17)

Revised as per Ordinance No. 2013-1

K. Forestry and Lumber Mills

4.03 Accessory Uses

The following customary accessory uses and buildings incidental to any permitted uses shall be permitted:

- A.** Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas, including private garages.
- B.** The keeping of a reasonable number of customary household pets or domestic animals but excluding the commercial breeding of same. All such household pets or domestic animals shall not be penned or housed in areas which are closer to the residence of an adjoining property than the applicable minimum yard requirements of the lot.
- C.** Roadside stands not exceeding two hundred (200) square feet for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any street or highway.
- D.** Farm Related Businesses in accordance with the standards of Section 13.21 of this Ordinance.
- E.** Agritourism Enterprises in accordance with the standards of Section 13.22 of this Ordinance.

4.04 Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Agency. Uses by Conditional Use shall be subject to the requirements specified in Article 11 and elsewhere in this ordinance.

- A.** Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purposes of this district.
- B.** Shooting Ranges.
- C.** Campgrounds.

Revised as per Ordinance No. 2013-1

- D. Golf Courses.
- E. Bed and Breakfast.
- F. Kennels.
- G. Quarrying and Other Extractive Uses.
- H. Junk Yards.
- I. Sanitary Landfills.
- J. Airports and Heliports.

4.05 Lot Area and Yard Regulations

- A. Upon the effective date of this ordinance, there shall be no more than one (1) non-farm residential lot subdivided in the Agricultural District for each five (5) contiguous acres of land held in like ownership.
- B. Any lot, tract or parcel used for non-farm residential purposes shall comply with the following:

*LOT SIZE - MAXIMUM:	62,500 sq.ft.
LOT SIZE - MINIMUM / WITHOUT PUBLIC	
WATER AND SEWER	40,000 sq.ft.
LOT SIZE – MINIMUM / WITH PUBLIC	
WATER ONLY	30,000 sq.ft.
LOT SIZE - MINIMUM / WITH	
PUBLIC SEWER ONLY	20,000 sq.ft.
MINIMUM LOT WIDTH AT MINIMUM	
BUILDING SETBACK LINE:.....	150 ft.
FRONT SETBACK:	35 ft.
EACH SIDE SETBACK:	15 ft.
REAR SETBACK:.....	25 ft.
**MAXIMUM HEIGHT:.....	35 ft.

* Maximum lot size, unless a larger size is necessary to meet the requirements of the Pennsylvania Department of Environmental Resources. Maximum lot size applies to all subdivisions for residential purposes. Land being subdivided for agricultural purposes, or into farmettes of 5 acres or more are exempt as long as the balance of the tract over 62,500 sq.ft. is kept in agricultural use.

** Maximum height limitations do not include chimneys, spires, unoccupied towers, elevator penthouses, tanks, silos, antenna or other similar projections.

C. Land proposed for uses other than residential shall be of sufficient area to accommodate the physical structure(s) when complying with the required setbacks, impervious coverage limits, off-street parking regulations and any other applicable regulations of this zoning ordinance. Coverage regulations are as follows:

D. All accessory structures and uses incidental to non-farm uses shall be subject to the following:

- FRONT SETBACK: 35 ft.
- SIDE SETBACK:..... 5 ft.
- REAR SETBACK:..... 5 ft.
- MAXIMUM HEIGHT:..... 20 ft.

4.06 Existing Substandard Lots

4.07 Farm Regulations

A. No fowl or livestock or the commercial breeding of same may be kept on parcels of land less than 2 ½ acres and shall be housed in farm buildings in compliance with Item B below.

B. Farm buildings shall not be constructed closer than 75 feet to a front property line or right-of-way line of a public street, nor closer than 100 feet to a side or rear property line.

C. No farmhouse shall be constructed closer than 50 feet to such lines.

D. No barn, other than for temporary storage of feeds, shall be constructed, erected or otherwise established closer than 100 feet to any property line.

E. A manure management plan for such operation must be approved in accordance with regulations adopted pursuant to the Pennsylvania Nutrient Management Act (No. 1993-6) if required. Any such plan shall be on file with the township. Such plan shall become a condition of each zoning permit issued. Failure to comply with the manure management plan on file shall be cause for the township, through the Zoning Officer, to revoke the zoning permit.

F. All other new construction, whether as a separate structure or an addition to an existing structure, and whether or not it is subject to compliance with manure management regulations, shall conform to setback requirements of 4.05.

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4.08 Notice to Non-Agricultural Uses

All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owner, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law," may bar them from obtaining a legal judgment against such normal agricultural operations.

All farming operations which are in compliance with applicable manure management regulations shall not be subject to further restriction on account of odor except as provided under Article 13, Section 13.02, of this ordinance, where odors emitted are determined not to be the result of normal agricultural operations.

All subdivision and land development plans submitted after February 26, 2013 that include land within the Agricultural District shall include a note that duplicates this Section and which must be transferred to the purchaser by the seller.

4.09 Off-Street Parking

Off-street parking shall be provided as required by Article 13, Section 13.15.