

ARTICLE V
Agricultural Zone (A)

§ 150-13. Purpose.

The primary purpose of this zone is to promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. This zone also intends to protect and stabilize the township's viable agricultural economy by eliminating uses that are incompatible with farming, but permitting limited agricultural support businesses. Consequently, residential uses are limited, and any future inhabitants in this zone must be willing to accept the impacts associated with normal farming practices and related businesses. Additionally, certain large-scale and obtrusive uses are permitted by special exception to separate them from the Township's population concentrations. **[Amended 6-28-2001 by Ord. No. 01-03]**

§ 150-14. Permitted uses. [Amended 6-28-2001 by Ord. No. 01-03]

Permitted uses shall be as follows:

- A. Agricultural, horticultural and forestry uses.
- B. Single-family dwellings.
- C. Family Day Care. **[Added 6-28-2001 by Ord. No. 01-03]**
- D. Processing of farm products. (See § 150-344.) **[Added 6-28-2001 by Ord. No. 01-03]**
- E. Facilities for the warehousing, sales, repair and service of agricultural equipment, vehicles, feed or supplies. (See § 150-325.) **[Added 6-28-2001 by Ord. No. 01-03]**
- F. Horse boarding stables and riding schools (See § 150-349.) **[Added 6-28-2001 by Ord. No. 01-03]**
- G. Greenhouses and nurseries. (See § 150-329.) **[Added 6-28-2001 by Ord. No. 01-03]**
- H. Churches and related uses. (See § 150-319.) **[Added 6-28-2001 by Ord. No. 01-03]**
- I. Public buildings, including firehouses. (See § 150-345.) **[Added 6-28-2001 by Ord. No. 01-03]**
- J. Campgrounds. (See § 150-316.) **[Added 6-28-2001 by Ord. No. 01-03]**
- K. Forestry. [Added 6-28-2001 by Ord. No. 01-03]**

L. Accessory uses customarily incidental to the above permitted uses, including but not limited to the following: [Amended 6-28-2001 by Ord. No. 01-03]

(1) Roadside stands for the sale of agricultural products grown on the site, subject to the following:

(a) Any structure used to display such goods shall be less than two hundred fifty (250) square feet in size and be located at least fifty (50) feet from any side or rear property line.

(b) The structure shall be setback at least thirty-nine (39) feet from the street right-of-way.

(c) Off-street parking shall be provided for all employees and customers.

(d) Any signs used shall be attached to the roadside stand structure and shall not exceed five (5) square feet in total area.

§ 150-15. Special exception uses. [Amended 6-28-2001 by Ord. No. 01-03]

Subject to the general criteria contained in § 150-302 D, special exception uses shall be as follows:

A. Farm occupations. (See § 150-326.)

B. Animal hospitals and kennels. (See § 150-310 and § 150-336.)

C. Public utilities. (See § 150-346.)

§ 150-16. (Reserved)⁵

§ 150-17. Lot and area requirements.

Lot and area requirements shall be as follows:

A. Agricultural use: twenty-five (25) acres.

B. Single-family detached dwellings.

(1) For each twenty-five (25) acres of contiguous land in single ownership as of the effective date of this chapter, there may be one (1) lot sold or utilized for a single-family detached dwelling, provided that the minimum lot area shall be twenty thousand (20,000) square feet and maximum lot area shall not exceed one (1) acre [forty-three thousand five hundred sixty (43,560) square feet].

⁵ Editor's Note: Former § 150-16, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

- (2) For each tract of contiguous land in single ownership that is two (2) acres or more, but less than twenty-five (25) acres, as of the effective date of this chapter, there may be only one (1) lot sold or utilized for a single-family dwelling. The lot area shall be a minimum of twenty thousand (20,000) square feet and a maximum of one (1) acre [forty-three thousand five hundred sixty (43,560) square feet].
- (3) The provisions of Subsections A and B of this section shall apply to all parcels of land legally existing on the effective date of this chapter. Regardless of size, no tract of land subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings or lots pursuant to this section. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this chapter shall be bound by the actions of previous owners in that such current owner may only subdivide for purposes of additional single-family dwellings the number of lots, if any, remaining from the original number permitted in this section.
- (4) Any subdivision or land development plan hereafter filed for a tract of land in the Agricultural Zone shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this section.
- (5) In the event that a tract of land which was not classified as part of the Agricultural Zone on the effective date of this chapter is hereafter classified as part of the Agricultural Zone, the size and ownership of such tract of land shall be determined as of the effective date of the change in the zoning classification.

C. Other permitted special exception uses. Unless otherwise specified, all other principal uses shall contain at least one (1) acre. Except for those special exception uses listed, in no case shall any nonagricultural use contain more than five (5) total acres. [Amended 6-28-2001 by Ord. No. 01-03]

§ 150-18. Minimum lot width.

Minimum lot width shall be as follows:

- A. One hundred (100) feet at the minimum front yard setback line.
- B. Sixty (60) feet at the lot frontage.

§ 150-19. Minimum lot depth.

Minimum lot depth shall be as follows:

- A. One hundred fifty (150) feet for all single-family detached dwellings.
- B. Two hundred (200) feet for all other uses.

§ 150-20. Minimum setbacks; maximum height limitations.

Minimum setbacks and maximum height requirements shall be as follows:

A. Agricultural buildings and/or structures, other than farm dwellings:

- (1) Front yard setback: fifty (50) feet
- (2) Side yard setbacks: fifty (50) feet on each side [one hundred (100) feet total].
- (3) Rear yard setback: fifty (50) feet
- (4) Special setback requirements:
 - (a) Except as provided for in Subsection A(4)(b) below, no new slaughter area; area for the storage or processing of manure, garbage or spent mushroom compost; structures for the cultivation of mushrooms or the raising of livestock; or any building housing livestock shall be permitted within three hundred (300) feet of any property line or five hundred (500) feet of any land zoned for residential purposes.
 - (b) The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography or other conditions, a lesser distance would protect adjoining land from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than two hundred (200) feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.
- (5) Maximum permitted height: one hundred fifty (150) feet, provided that the structure is set back a distance at least equal to its height from all property lines.

B. Single-family detached dwellings, including farm dwellings:

(1) Front yard setback:

(a) Thirty-five (35) feet from the street line of Township roads.

(b) Fifty (50) feet from the street line of other roads.

(2) Side yard setbacks: twenty (20) feet on each side [forty (40) feet total].

(3) Rear yard setback: forty (40) feet.

(2) Maximum permitted height: thirty-five (35) feet.

C. Other permitted or special exception uses. Unless otherwise specified, the following requirements shall apply to all other principal uses permitted within the Agricultural Zone:

(1) Front yard setbacks: fifty (50) feet.

(2) Side yard setbacks: fifty (50) feet on each side [one hundred (100) feet total].

(3) Rear yard setback: fifty (50) feet.

(4) Maximum permitted height: thirty-five (35) feet

D. Accessory uses. Unless otherwise specified, the following requirements shall apply to accessory uses:

(1) Front yard setback. No accessory use except permitted signs, shall be located within the front yard.

(2) Side yard setbacks: ten (10) feet on each side [twenty (20) feet total].

(3) Rear yard setback: ten (10) feet

(4) Maximum permitted height: fifteen (15) feet

[NOTE: These setbacks shall not apply to agricultural fences that are used to contain agricultural livestock. Such fences shall be set back a minimum of one (1) foot from all property lines; however, any agricultural fence shall be set back a minimum of ten (10) feet from any adjoining lot used for residential purposes or six (6) feet from any adjoining street right-of-way line.]

§ 150-21. Maximum lot coverage.

Maximum lot coverage shall be as follows:

- A. Agricultural uses: ten percent (10%).
- B. Single-family dwellings: thirty-five percent (35%).
- C. Other uses, unless otherwise specified: twenty percent (20%).

§ 150-22. Erosion control filter strips.

All areas subject to the cultivation of farm crops or the pasturing of farm animals shall contain erosion control filter strips. Such strips shall be a minimum of six (6) feet wide as measured from the bank of any drainageway (during nonflooding) and/or any street right-of-way line. Erosion control filter strips shall be maintained with an all-season ground cover approved by the Board of Supervisors (e.g., grass, ivy, vetch, pachysandra, etc.). All agricultural activities that could threaten such ground cover (pasturing, vehicle turning, etc.) shall be prohibited from such areas.