

SECTION 1202. AGRICULTURAL LAND USES.

Agricultural uses and associated uses shall be subject to the following regulations:

A. General Regulations.

1. Gardening, incidental to residential use, shall be permitted in any district without restriction in regard to lot area.
2. Any structures used for the shelter or housing of livestock or poultry shall be located not less than one hundred (100) feet from any lot line. Except as provided for dwellings or for riding rings, no other farm building or structure shall be constructed closer than fifty (50) feet to any abutting property or public right-of-way. Where setbacks provided in the applicable district differ from fifty (50) feet, the greater dimension shall apply.
3. Silos and bulk bins shall be exempt from the maximum building height limit when attached to an existing structure or located such that the distance from the base of the barn, silo, or bulk bin to both the nearest property line and the nearest street right-of-way line is no less than the height of said silo, or bulk bin. In no case shall any building exceed eighty-five (85) feet in height.
4. The storage or stock-piling of manure or other odor or dust producing substance shall not be permitted within seventy-five (75) feet of any abutting property or public right-of-way, nor closer than one hundred (100) feet to any wells, springs, sinkholes, on slopes adjacent to any ponds and streams, or within any swale or drainageway.
5. Lots shall be graded so that animal wastes are confined, stored, or disposed of within the lot on which they originate.
6. All grazing and pasture areas where animals are kept shall be fenced.

B. Non-Intensive Agricultural Uses. Non-intensive agricultural uses and customary buildings associated with non-intensive agricultural uses shall be in accordance with the following standards:

1. The minimum lot area for non-intensive agricultural uses shall be ten (10) acres.
2. No slaughtering, processing, or production operations for commercial purposes shall be permitted.
3. Commercial piggeries shall not be permitted as part of a non-intensive agricultural use.

C. Intensive Agricultural Uses. Intensive agricultural uses and customary buildings associated with intensive agricultural uses shall be in accordance with the following standards:

1. The minimum lot area for intensive agricultural uses shall be fifteen (15) acres in all districts, with the exception of the Agricultural Preservation District where the minimum lot size for intensive agricultural uses is ten (10) acres.

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2. Residential uses, adjacent to an intensive agricultural use including agricultural buildings or structures housing mushrooms, poultry, hogs, or other livestock; accessory mushroom composting; feed lots, or other odor or dust producing activities, shall be located a minimum of one hundred (100) feet from any adjacent intensive agricultural use. Intensive Agricultural uses shall be set back a minimum of one hundred (100) feet from any floodplain or watercourse.
- D. Accessory Agricultural Dwelling Units. Additional agricultural dwelling units shall be permitted by right uses in all districts and where agriculture is the principal use of a lot in accordance with the requirements of this Section.
1. Accessory agricultural dwellings shall conform to the area and bulk standards of the district in which the lot is located.
 2. Adequate on-lot sewage and water facilities and associated minimum isolation distances as reviewed and approved by the Chester County Health Department shall be provided.
 3. The applicant shall demonstrate how safe and efficient access shall be provided to each dwelling from an existing public road by emergency services equipment.
 4. Accessory agricultural dwelling units shall be attached to the principal dwelling, created by conversion of an existing accessory structure, or constructed or placed as a separate detached dwelling unit.
 5. Accessory agricultural dwelling units attached to the principal dwelling or created by conversion of an existing accessory building on the same farm tract as the principal dwelling shall comply with the following.
 - a. The accessory dwelling unit shall only be used by family members or farm workers of the associated agricultural use.
 - b. A maximum of one (1) attached accessory dwelling unit or accessory dwelling unit contained in an existing accessory building shall be permitted.
 - c. The accessory dwelling unit shall remain accessory and secondary to the principal single family detached dwelling.
 - d. The accessory dwelling unit shall be permitted in the existing principal single family dwelling and may be a conversion of an existing part of the building, such as an attached garage or upper story of the dwelling, and designed so that to the greatest extent possible the appearance of the principal dwelling remains that of a single family detached dwelling.
 - e. Additions of no greater than fifty (50) percent of the gross floor area of the existing principal dwelling shall be permitted in conjunction with the creation of an attached accessory agricultural dwelling unit. Additions shall comply with all applicable setback requirements in the district in which the use is located.