

2. Any structure used for the keeping of horses or other animals and manure storage areas or barns shall be located not less than one hundred (100) feet from any street or property line. Dwelling units or other accessory structures shall be located in accordance with the yard and setback requirements for these uses set forth in this Ordinance.
3. Accessory dwelling units shall meet the requirements of Use A8 Accessory Farm Dwelling.
4. Horse shows are permitted only in accordance with the requirements of Use A9 Accessory Farm Business.
5. Impervious surface ratio shall not exceed ten (10) percent.
6. Minimum parking requirement: One (1) space for every two (2) stalls plus one (1) space for each employee.

A6 Accessory Agricultural Retail

Sales of agricultural products as an accessory use to uses A1, A2 or A3 may be conducted from a permanent or portable structure under the following conditions. The intent of this use is to enable local farms to have retail outlet for products grown locally. It is not intended to allow for the establishment of retail farm markets where produce is purchased elsewhere and resold.

1. Accessory agricultural retail uses shall be permitted provided fifty (50) percent of the gross sales of the products sold shall be grown on the property.
2. The maximum floor area shall be limited to two thousand (2,000) square feet for agricultural retail uses related to agricultural uses A1, A2 and A3.
3. Agricultural retail uses shall meet the yard and setback requirements for the related primary agricultural use.
4. Temporary farm stands or buildings of one hundred fifty (150) square feet or less for the seasonal sale of farm produce may be located within the required front yard as set by the zoning district so long as the stand or building is a minimum of twenty five (25) feet from the edge of the public street cartway. All such temporary sales buildings or stands shall be removed and stored at the end of the local growing season.
5. Minimum parking requirement: One (1) space for each two hundred (200) square feet of space devoted to retail sales, or a minimum of two (2) spaces, whichever is greater.

A7 Forestry

For the purposes of this Ordinance, Forestry shall be defined as the removal of six (6) or more trees per acre of woodlands in any one year from a forest or wooded area. Forestry includes: 1) the selective cutting for sales of trees for lumber, pulp, firewood and the like; and 2) the removal of trees from a portion of a forest.

1. A zoning permit shall be required for forestry activities. However, the following activities are specifically exempt from the permitting requirements, as determined by the property owner.

- a. Removal of diseased or dead trees.
 - b. Removal of trees which are in such a condition or physical position as to constitute a danger to the structures or occupants of properties or a public right-of-way.
 - c. Removal of up to five (5) trees per acre of woodlands per year, not to exceed a total of fifty (50) trees per lot per year, or any combination of adjoining lots in common ownership, which are twelve (12) inches or more in diameter, measured at breast height (dbh), and not covered by the exemptions in subsections a. and b. above and any number of smaller trees.
2. Applications for other forestry activities shall be accompanied by a forestry plan prepared by a Forester, Forest Technician or Forest Plan Preparer.
- a. The forestry plan shall address all applicable erosion and sedimentation control and stream crossing regulations under Chapter 102, Erosion and Sediment Control issued under Act of June 22, 1987, PL. 1987 (Clean Streams Law), and Chapter 105, Dam Safety and Waterway Management issued under Act of 1978, PL. 1978, No. 325 (Dam Safety and Encroachment Act).
 - b. The forestry plan shall verify compliance with the West Rockhill Stormwater Management Ordinance.
 - c. The forestry plan shall address, at a minimum, the following:
 - i. Design, construction, maintenance, and retirement of the access system, including haul roads, skid roads, skid trails and landings.
 - ii. Design, construction, maintenance and retirement of water control measures and structures such as culverts, broad-based dips, filter strips and water bars.
 - iii. Design, construction, and maintenance of stream and wetland crossings.
 - iv. Log landings.
 - v. Maintenance.
 - vi. Road use.
 - vii. Road and log landing restoration.
 - viii. General location of the anticipated operation in relation to Municipal and State highways, including any accesses to those highways.
 - ix. A stand description for each stand located in the proposed harvest area.
 - x. Copies of all required permits shall be submitted as an Appendix to the forestry plan.

xi. A reforestation program shall be submitted which shall show a program for re-establishment of the forest on a sustained-yield basis, except where Class I, II or III agricultural soils are to be converted to agricultural uses.

xii. Proof of current general liability and/or worker's compensation insurance.

xiii. Proof of PennDOT Highway Occupancy Permit or Township Driveway Permit for temporary access, as applicable.

xiv. Copy of Bucks County Conservation District "Letter of Adequacy" for the proposed erosion control facilities, including associated plans, reports and other permits as required.

d. Each forestry plan shall include a site map containing the following information:

- i. Site location and boundaries, including the boundaries of the property on which the forestry will take place and the boundaries of the proposed harvest area within that property.
- ii. Significant topographic features related to potential environmental problems.
- iii. Location of all earth disturbance activities such as roads, landings, and water control measures and structures.
- iv. Location of all crossings of watercourses.
- v. The general location of the proposed operation to municipal and state highways, including accesses to those highways.

3. The following requirements shall apply to all forestry operations:

- a. The Township shall be notified three (3) working days both prior to the commencement of operations and before completion of all work prescribed under the forestry plan. Notification shall be in writing and shall specify the land on which harvesting will occur, the expected size of the harvest area, and, as applicable, the anticipated starting or completion date of the operation. No notification is required for normal maintenance.
- b. The forestry plan and all related permits shall be available at the forestry operation site.
- c. General operation requirements: The following requirements shall govern all forestry operations:
 - i. "Limited Logging" buffer zones with a width of 25 feet shall be maintained along both sides of any watercourse, as identified on U.S.G.S. mapping, from the top of bank of the watercourse at bankfull flow. Only trees 15" dbh or larger may be cut, removed, skidded or transported in a "Limited Logging" buffer zone, except as necessary for access to the site from the public street.
 - ii. Felling, skidding, or storage on or across any public thoroughfare is prohibited without the express written consent of the Township or the

Pennsylvania Department of Transportation, whichever is responsible for maintenance of said thoroughfare.

- iii. Felling or skidding on or across any watercourse is prohibited.
- iv. No tops or slash shall be left within 25 feet of any public thoroughfare or private roadway.
- v. All tops and slash between a distance of 25 feet and 50 feet from a public thoroughfare shall be lopped to a maximum height of six feet (6) above the surface of the ground.
- vi. No tops or slash shall be left on or across a property boundary without the consent of the adjoining landowner.
- vii. Litter resulting from any forestry operation shall be cleaned up and removed from the site before it is vacated by the operator.
- viii. Any soil, stones and/or debris carried onto public roadways must be removed immediately.
- ix. When the harvest is completed, both the dirt road used by the trucks and the skid roads used to drag the logs from the woods to the loading area must be graded approximately to original contours and be seeded and mulched as necessary.

- d. Financial security shall be established in a manner acceptable to the Township to guarantee repair of all damage that may occur to public streets due to the forestry/logging operations, and to guarantee compliance with erosion and sedimentation control plans, compliance with stormwater management plans and restoration of the site upon completion of logging operations. Pursuant to 67 Pennsylvania Code, Chapter 189, the Township may also require the landowner or operator to furnish a bond to guarantee the repair of such roads.

Any removal of trees or other disturbance related to forestry initiated two years or less before the submission of plans for subdivision, land development, building or zoning permits is presumed to be in anticipation of development. If an application for building, conditional use, subdivision or land development is submitted for the property within two years of the date that the tree removal or other disturbance began, the requirements for resource protection as set forth in this Ordinance, shall be applied to the property as it was prior to the disturbance.

A8 Accessory Farm Dwelling

Detached dwelling unit for the sole use of the property owner, immediate family members of the property owner and persons engaged in agricultural employment on the property. Immediate family members shall be limited to parents, grandparents, siblings, sons and daughters.

1. An Accessory Farm Dwelling is an accessory dwelling unit use that shall be clearly subordinate to primary uses A1, A2, A3, A4, or A5.