

FW: [EXTERNAL] Maiden creek Township PA

ACRE Shared Mailbox

Sent: Monday, November 30, 2020 8:51 AM

To: Willig, Robert A.

Robert A. Willig
Senior Deputy Attorney General
1251 Waterfront Place
Mezzanine Level
Pittsburgh, PA 15222

[REDACTED]

[REDACTED]

Subject: [EXTERNAL] Maiden creek Township PA

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pennsylvania Office of Attorney General

Good morning. When we moved into our property in 2003 it was zoned agriculture. We have around 3 acres and over the years have had horses, cattle, and, currently, sheep. While zoned ag we never had issues with how many of each animal we had on the property. In 2017 the township changed our zoning from ag to R-1. At the meeting we were told that it would not affect anyone owning livestock, and we would be grandfathered in. However, over the last two years we have been told that we can no longer have the amount of animals that we had at one time. This is interfering with our ability to raise sheep as the township is stating only 7 animals are allowed on the property. I understand that Penn State guidelines are different and would allow more animals than the township ordinance. However, is the township able to change the zoning and then limit the amount of animals now allowed? Also, are they able to require less animals than the Penn State Nutrient Management Act (Act 38)? Any assistance would be greatly appreciated. We do not spread any manure on our property, we spread on a neighbor's 80 acre farm. Zoning ordinances can be found here: <https://www.ecode360.com/11752776>
If there is any additional information you would require please contact me. Thank you.

[REDACTED]

§ 220-57. General agricultural use regulations

General agricultural uses, as defined in § 220-11 of this chapter and as described below, are permitted by right in all zoning districts except High-Density Residential (R-20), Village Density Residential (R-3), and Multifamily Residential (R-4).

A. General agricultural standards:

- (1) Agricultural uses shall be conducted on a farm which shall be a minimum of three acres in size.
- (2) Animal husbandry uses shall be limited to the following:

Area in Contiguous Acres	Animal Equivalent Units Per Acre(s)
3 to 5	0.5
More than 5 to 25	1.5
More than 25 and above	2.0

Uses exceeding an animal density greater than specified above shall be considered an intensive agricultural use which is permitted by special exception in the Agricultural Preservation (AP) Zoning District only, and are subject to § 220-09 of this chapter.

- (a) Notwithstanding anything to the contrary, no agricultural structure housing animals shall be located closer than 150 feet to any property boundary.
- (b) All grazing or pasture areas utilized for this purpose shall be fenced.
- (c) No slaughter area or manure storage shall be established closer than 150 feet from any property line.

Click [here](#) to report this email as spam.