

ARTICLE II - DISTRICT REGULATIONS

SECTION 200 AGRICULTURAL DISTRICT (A-1)

200.1 PURPOSE AND INTENT - The purpose of the A-1 Agricultural District is to promote the continuation of agricultural activities and the protection of agricultural land in those areas most suitable for farming. Areas included in the A-1 District have been specifically identified as possessing valuable and nonrenewable natural and cultural resources. This District also intends to protect and stabilize the Township's viable agricultural economy by eliminating Uses that are incompatible with farming, but permitting Farm occupations and limited agricultural support businesses. Consequently, residential uses are limited and any future inhabitants in this District must be willing to accept the impacts associated with normal farming practices and related businesses. Finally, the provisions of this District have been specifically formulated to further the objectives of the Municipalities Planning Code which provides that local Zoning ordinances shall be designed "to preserve prime agriculture and farmland considering topography, soil type and classification, and present use."

200.2 AGRICULTURAL NUISANCE DISCLAIMER - All lands within the Agricultural District 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 and/or discomfort arising from agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, night and weekend operations, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of this property should be prepared to accept such inconveniences, discomfort, from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 "The Right to Farm Law" may bar them from obtaining a legal judgment against such normal agricultural operations.

Applicants for subdivision or Land Development for non-farm purposes shall include the foregoing paragraph "Agricultural Nuisance Disclaimer" as a plan note on all subdivision plans. Similarly, the issuance of building permits for non-farm purposes shall be conditioned on the Applicant's signing a statement that he/she has read Section 200.2 of this Ordinance, including the foregoing disclaimer.

200.3 PERMITTED USES

- A. Accessory Uses customary and incidental to Single Family Detached Dwellings.

- B. Agricultural Composting, subject to Section 403.
- C. Agricultural Uses, including the direct sale to the public of agricultural products produced principally on the Farm where the sales are occurring.
- D. Bed and Breakfast Establishments, subject to Section 408.
- E. Composting Residential, subject to Section 416.
- F. Dog Kennels with twenty (20) or fewer animals, subject to Section 419.
- G. Group Day Care facilities, subject to Section 432.
- H. Farm Dwellings, incidental to the primary agricultural use of the property.
- I. Farm-Related Businesses, subject to Section 426.
- J. Harvesting of timber grown on Premises, subject to Section 327.
- K. Home Occupations, subject to Section 434.
- L. Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other vegetative materials.
- M. Intensive Commercial Livestock Operations, subject to Section 438.
- N. Keeping of Livestock on Lots under twenty (20) acres in size, subject to Section 440.
- O. Municipal Facilities.
- P. Private Shooting Range, subject to Section 452, and requiring an earthen backstop.
- Q. Public utilities.
- R. Roadside stands of agricultural products, subject to Section 448.
- S. Single-Family Detached non-farm Dwellings on a Lot of record existing as of the effective date of this Ordinance, or Lot lawfully created thereafter for Single Family Dwelling purposes pursuant to

the terms of this Ordinance, subject to Section 454 and Section 303.

- T. Structures and facilities contributing to the production, primary processing, direct marketing and storage of agricultural products produced principally on the Farm where the farming is occurring, including, but not limited to the following:
 - 1. Barns, silos, corn cribs, grain and feed storage bins, poultry houses, mushroom houses, equipment and supply storage and repair buildings for the farm's equipment.
 - 2. Manure handling and storage facilities, subject to Section 442.
 - 3. Other similar Accessory Structures necessary for the proper operation of agricultural activities.
- U. Temporary Farm Employee Housing subject to Section 457.
- V. Solar Energy Systems, Small, subject to Section 456.1.
- W. Wind Energy Systems, Small, subject to Section 462.1.
- X. Geothermal Energy Systems, subject to Section 429.
- Y. Wood Furnaces, subject to Section 463.
- Z. Manure Digester, Small, subject to Section 421.

200.4 SPECIAL EXCEPTIONS (Subject to the review procedures listed in Section 606 of this Ordinance)

- A. Agricultural Businesses Engaged in the Selling, Processing or Storage of Products to be Used by Farmers in the production of crops, horses, cattle, other Livestock, and poultry, such as: fertilizer, animal feed, medical additives, animal health aids, lime, chemicals used for killing weeds, etc., subject to Section 402.
- B. Animal Hospitals, Veterinary Facilities, subject to Section 405 and Kennels subject to Section 419.
- C. Campgrounds, subject to Section 410.
- D. Conversion Apartments, subject to Section 418.

- E. Event Barns, subject to Section 468.
- F. Greenhouses exceeding 5,000 square feet, subject to Section 431.
- G. Limited Wineries, subject to Section 441.
- H. Private Clubs, subject to Section 445.

200.5 CONDITIONAL USES (Subject to review procedures listed in Section 701 of this Ordinance)

- A. Excavating, quarrying, mining, removal or the processing of sand, gravel, clay, shale, limestone, or other natural formations, subject to Section 425.
- B. Sawmills (Small Scale), subject to Section 449.
- C. Churches and related uses, subject to Section 412.
- D. One Room Schools, subject to Section 446.
- E. Communication Antennas, Towers and Equipment, subject to Section 415.
- F. Commercial Shooting Ranges, subject to Section 451.
- G. Commercial Composting (Including Spent Mushroom Soil Composting or Preparation), subject to Section 417.
- H. Elder Cottage Housing Opportunity Units (ECHO), subject to Section 424.
- I. Golf Courses, subject to Section 430.
- J. Dog Kennels with more than twenty (20) animals, subject to Section 419.
- K. Manure Digester, Large, subject to Section 420.
- L. Solar Energy Production Facilities, Large, Roof Mounted Only, Subject to Section 456.2.

200.6 MAXIMUM NUMBER OF PERMITTED NEW LOTS/DWELLING UNITS

- A. Subject to the criteria of Section 454 and all dimensional and other governing criteria, for each tract of contiguous land in single