

Article II. Definitions

§ 207.2. Animals, Grazing Unit.

[Added effective 5/7/2007 by JMZO Ord. 2006-04, § 4, adopted 5/2/2007.]

One horse, cow or mule; or two donkeys; or four alpaca; or five sheep; or six goats; or one of any other grazing animal not listed. Suckling offspring are included within the same animal unit as the mother until weaned.

Article II. Definitions

§ 207.3. Animals, Nongrazing.

[Added effective 5/7/2007 by JMZO Ord. 2006-04, § 4, adopted 5/2/2007.]

Animals that exist in confined pens, cages, buildings or feed lots on feeds typically harvested and fed to the animals.

Article III. Establishment of Districts

§ 305. Statements of Purpose and Intent for the Districts.

[Amended effective 10/2/2006 by JMZO Ord. 2006-09, § 1; adopted 9/27/2006, Amended effective 10/30/2006 by JMZO Ord. 2006-18, § III; adopted 10/25/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-20, § 4; adopted 7/18/2007. Amended effective 9/27/2010 by JMZO Ord. 2010-02, § 01; adopted 9/22/2010.]

- A. Jericho Mountain District (JM). The Jericho Mountain District consists of an area within the Region with limited development potential due to steep slopes, poor suitability for on-lot sewer systems, high soil erosion potential, and extremely limited ground-water availability. For these reasons development is limited to single-family detached development on large lots for scattered-type development and cluster-type development, provided that individual on-lot waste disposal systems are utilized in accordance with the Act 537 Plan of the Participating Municipality where building or development is proposed.
- B. Conservation Management (CM). The Conservation Management District consists of valuable natural resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas, and areas of steep slopes. The Conservation Management District is dependent on groundwater as the primary water source. Agriculture is a significant and an important use of land in the Conservation Management District. For these reasons, uses are permitted in both type and intensity which provide the maximum opportunities for open space in order to protect the natural resources and encourage the continuation of farming activities. Single-family detached, single-family detached cluster, and performance subdivisions are permitted, provided sewage disposal methods shall replenish the water table in accordance with the wastewater policies of the Joint Municipal Comprehensive Plan and the Sewage Facilities Plan (Act 537) of the participating municipality where building or development is proposed. The use and ownership of open space within residential developments shall be designed to achieve the purposes noted above and to be compatible with other uses in the Conservation Management District.
- C. Country Residential/Low Density (CR-1). The Country Residential/Low Density District is intended to promote the maintenance of existing low density neighborhoods in the rural areas adjacent to the Region's villages while providing the opportunity for future infill development at similar intensities. In addition to the existing single-family detached dwelling units, single-family detached cluster and performance subdivisions are permitted in order to insure the protection of the environmental resources within the district. All wastewater disposal shall utilize methods that shall replenish the water table in accordance with the wastewater policies of the Joint Municipal Comprehensive Plan and the Act 537 Plan of the Participating Municipality where building or development is proposed.
- D. Country Residential/Medium Density (CR-2). The Country Residential/Medium Density District is intended to accommodate medium density development within the villages located in the more rural areas of the Region. Single-family detached, single-family cluster, and performance subdivisions are permitted to insure the protection of the environmental resources of the district and to provide open space for recreation. All wastewater disposals shall utilize methods that shall replenish the water table in accordance with the wastewater policies of the Joint Municipal Comprehensive Plan and the Act 537 Plan of the Participating Municipality where building or development is proposed.

Article IV. Residential Districts

§ 401. CM Conservation Management Districts.

[Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article IV; adopted 11/20/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, § 1.C; adopted 11/20/2002. Amended effective 8/14/2006 by JMZO Ord. 2006-07, § 02; adopted 8/9/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-06, § 3; adopted 7/18/2007. Amended effective 6/16/2008 by JMZO Ord. 2007-05, § 03; adopted 6/11/2008. Amended effective 10/11/2008 by JMZO Ord. 2008-08, § 03; adopted 10/6/2008. Amended effective 12/22/2008 by JMZO Ord. 2008-09, § 01; adopted 12/17/2008.]

In CM Conservation Management Districts, the following regulations shall apply:

- A. Use Regulations. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses, and no other, provided that such uses shall comply with such regulations as yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and other provisions as are specified in other Articles herein.
 1. Uses by Right. Any of the following uses shall be permitted, provided the Use Regulations, Article VIII, of this Ordinance have also been met:
 - a. Agriculture and Horticulture, use A-1.
 - b. Intensive Agriculture, use A-2.
 - c. Forestry, use A-3.
 - d. Kennel, use A-5.
 - e. Commercial Nursery and Greenhouse, use A-6.
 - f. Single-Family Detached Dwelling, use B-1.
 - g. (Reserved)
 - h. (Reserved)
 - i. Recreational Facility, use C-5.
 - j. Home Occupation or Accessory Office, use H-1.
 - k. No-Impact Home Based Business, use H-2.
 - l. Residential Accessory Structure, use H-3.
 - m. Boarding, use H-4.
 - n. Temporary Structure, use H-7.
 - o. Swimming Pool, use H-8.
 - p. Microwave Antenna for Television Receiving only Satellite Earth Stations, use H-12.

- q. Roadside Stands for Sale of Agricultural Products Grown on Site, use H-15.A.
 - r. Agricultural Sale of Farm Products, use H-15.B.
 - s. Low-Impact Home Landscape Contractor, use H-16.
 - t. Public and Retail Use Accessory to a Vineyard or Winery, use H-17.
 - u. Use H-19, Accessory Solar Energy Equipment.
[Added effective 6/9/2013 by JMZO Ord. 2013-02, adopted 6/4/2013.]
 - v. Use H-20, Accessory Outdoor Wood-Fired Boilers.
[Added effective 4/11/2013 by JMZO Ord. 2013-03, adopted 4/6/2013.]
 - w. Use H-15.A, Roadside Stands.
[Added effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.]
2. Uses by Conditional Approval. Any of the following uses shall be considered permitted, provided the conditions for conditional use approval have been met in accordance with Article XIII, in addition to Article VIII, Use Regulations, of this Ordinance:
- a. Riding Academy, use A-4.
 - a.1. Single-Family Detached Cluster, use B-12.
 - b. School, use C-2.
 - c. Golf Course, use C-7.
 - d. Child Care Facility, use C-10.
 - e. Cemetery, use C-13.
 - f. (Reserved)^[1]
[1] *Editor's Note: Former Subsection A.2.f, Stripping of Soil, use G-15, was repealed effective 7/27/2014 by JMZO Ord. 2014-01, adopted 7/23/2014.*
 - g. Bed and Breakfast, use H-11.
 - h. Agricultural Entertainment Uses, use H-15.C.
 - i. Accessory Landscape Contractor, use H-16.1.
 - j. Accessory Contractor or Trade, use H-18.
 - k. Communications Antenna, use I-1.
 - l. Communications Equipment Building, use I-2.
3. Uses by Special Exception. Any of the following uses shall be permitted as a special exception when authorized by the Local Zoning Hearing Board, subject to Article XV, and the Use Regulations, Article VIII, of this Ordinance:
- a. Municipal Building, use C-14.
 - b. Utility Operating Facility F-1.
 - c. Emergency Services, use F-2.
4. Signs, in accordance with Article XI, shall be permitted.
- B. Table of Performance Regulations. All regulations must be met. These regulations may be less strict than other performance standards in Article IX, Environmental Performance Standards, but the strictest regulations shall govern.
[Amended effective 9/23/2018 by JMZO Ord. No. 2017-04, adopted 9/18/2018.]

CM Conservation Management	Maximum Gross Density (DU/AC)	Minimum Open Space Ratio	Maximum Impervious Surface Ratio (per site)	Minimum Gross Site Area	Minimum Lot Area
Single-Family Detached	0.33	(1)(2)	0.15	3	1 acre
Single-Family Detached Cluster (B12)	0.40	0.55(2)	0.20	10	30,000 square feet
Agricultural Use	—	—	0.05	5	5 acres (3)
Other Uses	—	—	0.15	10	10 acres (3)

Footnotes:

- (1) For each subdivided lot that is less than three acres in area, an area equal to the remainder of three acres shall remain as contiguous space.
- (2) Open space shall be clustered to promote agriculture use of the property as set forth in § 1005.A.3.
- (3) Or greater as required for each specific use in Article VIII herein.

C. Table of Area and Dimensional Regulations. The following area and dimensional regulations shall apply unless Article VIII sets forth a different requirement for the specific use. In that event, the more restrictive requirement shall apply:

CM Conservation Management District	Minimum Lot Area	Minimum Lot Width at Building Setback Line (feet)	Maximum Building Height (feet)	Minimum Yards (feet)			Minimum Distance Between Buildings (feet)	Maximum Building Coverage	Maximum Per Lot Impervious Surface Allowed
				Front	Side (each)	Rear			
Single-Family Detached	1 acre	200	35	100	50	60	100	10% per lot	(1)
Single-Family Detached Cluster	30,000 square feet	110	35	60	20	50	40	15% per lot	0.25 of lot area
Agricultural Uses	5 acres	200	35	75	30	100	—	—	—
Other Uses	10 acres	200	35	100	50	60	—	—	—

Footnote:

- (1) For lots up to 1.5 acres: 0.25 of lot area;
 For lots between 1.5 and 3.0 acres: 0.375 acres plus 0.18 of lot area in excess of 1.5 acres;
 For lots greater than 3.0 acres: 0.645 acres plus 0.15 of lot area in excess of 3.0 acres.

D. Building Envelope Regulations. Each lot shall contain a minimum building envelope area or shall be enlarged to contain a minimum building envelope area, as specified below, that contains not more than the following portions of lot area comprised of these natural resources.

- 0% Floodplains
- 0% Floodplain Soils
- 0% Ponds

0%	Wetlands
20%	Wetlands Transition Area
25%	Steep Slopes 15% to 25%
15%	Steep Slopes greater than 25%
15%	Woodlands

The minimum building envelope for each lot shall conform to the following standards:

1. For Use B-1 Single-Family Detached, the minimum building envelope area per lot shall be 20,000 square feet
 2. For Use B-12 Single-Family Detached Cluster, the minimum building envelope area per lot shall be 15,000 square feet.
 3. For other permitted uses, the minimum building envelope area per lot shall be two acres.
- E. Additional Buffering Requirement. There shall be a perimeter buffer of 150 feet along the frontage of all public streets which abut the site of all Use B-12 Single-Family Detached Cluster Developments. The perimeter buffer shall utilize a combination of berms, trees and other plantings as deemed appropriate by the Board of Supervisors to protect the view shed. The perimeter buffer shall not be counted toward the minimum open space requirements and shall not be part of any lot on which a house is located. The perimeter buffer shall be a separate lot, owned and maintained by a homeowner's association, or as otherwise required by the Board of Supervisors.

New Laws



Title	Adopted	Subject	Affects
Ord. No. 2020-02	2020-09-23	Office Districts; Commercial Districts; Use Regulations; Definitions	Ch II, Ch V, Ch VI, Ch VIII

§ 800 Applicability of Regulations.

[Readopted effective 6/23/2007 by JMZO Ord. 2007, adopted 6/18/2007.]

Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purpose permitted in the zoning districts as indicated in Articles III, IV, V, VI, and VII herein.

§ 801 Uses Subject to Other Regulations.

[Readopted effective 6/23/2007 by JMZO Ord. 2007, adopted 6/18/2007.]

All uses permitted by right, conditional approval, or special exception shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area and height, impervious surfaces, easements, buffer yards, off-street parking, and such other provisions as are specified in other Articles herein.

In particular, the laws of the Commonwealth and the regulations of the Bucks County Department of Health regarding waste disposal shall be adhered to. Further, no zoning permit shall be issued until approval is obtained from the Bucks County Department of Health for sewage disposal, unless the premises are served by public water and/or sewage facilities.

§ 802 Temporary Accessory Uses.

[Readopted effective 6/23/2007 by JMZO Ord. 2007, adopted 6/18/2007.]

- A. Temporary Residential Use. No garage or other accessory building, partial structure, or temporary structure shall be erected or moved onto a lot and used for any dwelling purposes unless authorized by the issuance of a temporary zoning permit. Such permit shall clearly set forth that the structure proposed is intended for temporary dwelling purposes and that the authorized structure is to be vacated upon the expiration of a specified time limit, not to exceed one year. On receipt of the zoning permit, the applicant shall certify that he has knowledge of the terms of the permit and the penalty that can be invoked for violation.
- B. Nonconforming Temporary Use. Nonconforming temporary buildings or uses incidental to a building development and reasonably required for such development may be granted temporary zoning permits, according to the provisions of § 803, Temporary Structure, Use H-7.

§ 803 Use Regulations.

[Amended effective 5/13/2002 by JMZO Ord. 2002-05, § 1; adopted 5/8/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-1, Article III; adopted 11/20/2002. Amended effective 12/16/2002 by JMZO Ord. 2002-12, § 1; adopted 12/11/2002. Amended effective 11/25/2002 by JMZO Ord. 2002-13, §§ I and II; adopted 11/20/2002. Amended effective 12/15/2003 by JMZO Ord. 2002-10, §§ A, B; adopted 12/10/2003. Amended effective 6/28/2004 by JMZO Ord. 2004-5, § 11; adopted 6/23/2004. Amended effective 8/28/2004 by JMZO Ord. 2004-14, §§ 12 - 14; adopted 8/23/2004. Amended effective 4/18/2005 by JMZO Ord. 2004-17, §§ 01 - 03; adopted 4/13/2004. Amended effective 3/28/2005 by JMZO Ord. 2004-18, Art. I; adopted 3/23/2005. Amended effective 6/10/2006 by JMZO Ord. 2006-01, §§ I - III; adopted 6/5/2006. Amended effective 8/14/2006 by JMZO Ord. 2006-07, § 01; adopted 8/9/2006. Amended effective 10/2/2006 by JMZO Ord. 2006-09, § XI; adopted 9/27/2006. Amended effective 8/14/2006 by JMZO Ord. 2006-12, § I; adopted 8/9/2006. Amended effective 12/23/2006 by JMZO Ord. 2006-13, § 1; adopted 12/18/2006. Readopted effective 6/23/2007 by JMZO Ord. 2007; adopted 6/18/2007. Amended effective 5/7/2007 by JMZO Ord. 2006-04, §§ 1 and 2; adopted 5/2/2007. Amended effective 10/29/2007 by JMZO Ord. 2006-05, § 1, 2, and § 3; adopted 10/24/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-06, § 2; adopted 7/18/2007. Amended effective 7/23/2007 by JMZO Ord. 2006-20, § 7; adopted 7/18/2007. Amended effective 6/16/2008 by JMZO Ord. 2007-05, §§ 01, 02; adopted 6/11/2008. Amended effective 10/11/2008 by

JMZO Ord. 2008-08, § 01; adopted 10/6/2008. Amended effective 12/22/2008 by JMZO Ord. 2008-09, § 02; adopted 12/17/2008. Amended effective 9/27/2010 by JMZO Ord. 2010-02, § 03; adopted 9/22/2010.]

A. Principal Agricultural Uses. Agriculture is an ever-evolving industry. It is the intention of this Section to allow all normal agricultural operations including, but not limited to, the following:

A-1. Agriculture and Horticulture. Agriculture and horticulture shall include uses such as tilling of soil; raising of livestock, horses, or poultry; growing trees, shrubs, flowers, or vegetables; and related farmhouses and usual farm buildings, provided:

1. **Farm Unit.** Single-family detached dwelling for the sole use of individuals, and their immediate families, engaged in agricultural employment on the same site, or for the immediate family of the landowner. This use is subject to the following provisions:
 - a. One dwelling unit per full time employee is permitted, at a net density of 0.033 dwelling units per acre, with a maximum of three dwelling units per 100 acres.
 - b. One dwelling unit per immediate family member is permitted, at a net density of 0.04 dwelling units per acre, with a maximum of four dwelling units per 100 acres. Immediate family members shall be limited to fathers, mothers, brothers, sisters, sons and daughters.
 - c. This use shall require a minimum lot size of one acre. The municipality shall deduct one acre from the gross site area upon the issuance of a building permit for each such use. Each dwelling shall be separated from the next by a minimum of 100 feet. No dwelling shall be constructed closer than 50 feet to any property line.
 - d. When this use is proposed, the maximum number of units permitted pursuant to (a) and (b) shall be determined. The remaining gross site area shall be deed restricted to those uses permitted in the CM District; and to the maximum number of Farm Units permitted less the number of Farm Units proposed. Said deed restriction shall be approved by the municipal solicitor.
2. **Accessory Farm Buildings.** All buildings associated with this use, i.e., barns, sheds, silos, etc., shall be permitted provided:
 - a. Animal shed, manure storage, or like use shall not be located any closer than 100 feet to any property line or closer than 200 feet to any street line or dwelling other than a farm unit.
 - b. Other accessory farm buildings shall be located no closer than 75 feet to any property line.
3. **Livestock and Poultry.**
 - a. **Livestock.**
 - (1) Livestock shall not be permitted to over-graze any property in the Jointure Municipalities except during the winter months of November through February. Over-grazing shall be defined as grazing to the point of removing all or almost all vegetative growth from the ground, leaving only one inch or less of cover.
 - (2) The keeping of animals other than pets on 10 acres or more of contiguous land shall be governed by Pennsylvania Act 38 of 2005, as may be amended, known as the Agriculture, Communities and Rural Environment Act ("ACRE").
 - (3) The keeping of grazing animals including, but not limited to, horses, cows, goats and sheep, on contiguous land consisting of less than 10 acres but greater than three acres, shall be limited to no more than one unit of grazing animals as defined on the first three acres of contiguous land, and one unit of grazing animals per acre for each contiguous acre over three acres.
 - (4) The keeping of non-grazing animals including, but not limited to, pigs, on contiguous land consisting of less than 10 acres but greater than three acres, shall be limited to no more than five head of non-grazing animals on the first three acres of contiguous land, and five head of non-grazing animals per acre for each contiguous acre over three acres.

- (5) The keeping of non-grazing animals, including but not limited to pigs, on contiguous land consisting of three acres or less shall be limited to five head of non-grazing animals.
- (6) The keeping of both grazing and non-grazing animals on the same acreage described above will be limited to the maximum number of grazing and non-grazing animals for the acreage provided in the preceding paragraphs.
- (7) Riding academies, livery or boarding stables, and commercial dog kennels, and the raising of fur-bearing animals are not included in this provision and must meet the requirements of uses A-4 or A-5, as applicable, herein.
- (8) All pastures for grazing livestock shall be fenced along paddock lines of sufficient height and type to contain livestock on the property. The maximum height provisions governing fences in the front yard set forth in §§ 803.H-3.1.a. and 803.H-3.1.e. of this Ordinance shall not apply to the keeping of livestock.
- (9) All non-grazing animals shall be kept in defined enclosures or areas of a type to contain the non-grazing animals on the property.
- (10) Commercial livestock operations involving more than the number of head of livestock provided for in § 803.A-1.3.a shall be regulated as Intensive Agriculture, Use A-2.

b. Poultry.

- (1) The keeping of poultry shall be limited to lots which contain at least three acres of land, and shall be limited to no more than 25 head of poultry for the first three acres and up to 25 additional head of poultry per acre up to 10 acres.
- (2) Commercial poultry operations involving more than 25 head of poultry per acre shall be regulated as Intensive Agriculture, use A-2.
- (3) All poultry shall be kept in defined enclosures or areas of a type to contain the poultry on the property. The maximum height provisions governing fences in the front yard set forth in §§ 803.H-3.1.a and e. shall not apply to the keeping of poultry.

c. Exemption. Members of youth programs sponsored and organized for the purpose of agricultural education and involving traditional agricultural animals, are hereby exempted from the provisions of this subsection 3, during the keeping and raising of traditional agricultural animals within the parameter of the youth programs.

d. Pets, Accessory to Residential Use. The keeping of animals as pets, accessory to a residential use, will be governed by ordinance enacted by the participating municipalities.

4. Parking. No less than two off-street parking spaces per dwelling unit and one space per two employees.

5. Aquaculture. Aquaculture is defined as the farming of aquatic organisms including fish, mollusks, crustaceans and aquatic plants with some sort of intervention in the rearing process to enhance production, such as regular stocking, feeding, protection from predators, etc. Aquaculture also encompasses individual or entity ownership of the organism being reared, harvested and/or cultivated in contrast to capture fisheries in which aquatic organisms are exploited as a common property source, irrespective of whether harvest is undertaken with or without exploitation rights. Aquaculture is permitted as part of an agriculture and horticulture use; provided that:

- a. A minimum one-hundred-foot setback shall be provided between any adjoining property/structure and any tank, pond, body of water or other structure built or used in relation to an aquaculture operation activity.
- b. All required federal, state, and county permits have been obtained to the satisfaction of the Township.

A-2. Intensive Agriculture. Intensive agriculture, including but not limited to feedlots, confinement livestock, or poultry operations taking place in structures or closed pens, shall be permitted subject to the following:

1. The minimum site area for such use shall be 10 acres.

2. Dwellings and accessory farm buildings shall be permitted in accordance with the regulations for Agriculture and Horticulture, Use A-1.
3. The maximum permitted impervious surface ratio of the site shall be 20%.
4. All applicable regulations of the Pennsylvania Department of Environmental Protection shall be met.
5. If any stream or swale is present, it shall be buffered by a twenty-foot strip outside of the outer edge of the floodplain or alluvial soils. An engineering study shall be required insuring the stream is adequately protected from pollution.
6. Parking. No less than one off-street parking space per two employees.

A-3. Forestry.

1. Policy; Purpose. In order to preserve forests and the environmental and economic benefits they provide, it is the policy of the Participating Municipalities to encourage the owners of forest land to continue to use their land for forestry purposes, including the long-term production of timber, recreation, wildlife and amenity values. The forestry regulations contained herein are intended to further this policy by (1) promoting good forest stewardship; (2) protecting the rights of adjoining property owners; (3) minimizing the potential for adverse environmental impacts; and (4) avoiding unreasonable and unnecessary restrictions on the right to practice forestry.
2. Scope; Applicability. A zoning permit shall be required for all forestry activities, however, an individual property owner need not obtain a permit to cut a tree or trees as part of normal home maintenance and upkeep, and the following activities are specifically exempted from the permit requirement:
 - a. Removal or 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 trees per single acre of woodlands per year which are 12 inches or more in diameter, measured at a point four feet above grade, and not covered by the exemptions in the foregoing two subsections.
 - d. When a building permit is issued for a building, structure or use, the permittee may cut down any trees which exist in the space to be occupied by such building, structure or use, or within 30 feet of such building, structure or use, and all space within 10 feet of all sides of any utility line, stormwater conveyance or detention structure, driveway, parking area, water system or sewage disposal system, or permitted accessory uses.
 - e. Pulp farming, in checkerboard fashion not to exceed 50% of the total area of the forest on the lot. The areas cut shall be reforested.
 - f. Christmas tree farming.
 - g. Orchard operations.
 - h. Removal of Nursery Stock.
3. Definitions. As used herein, the following terms shall have the meanings given them in this Section.
 - a. "Clear cutting" means the removal and cutting of an entire timber stand.
 - b. "Felling" means the act of cutting a standing tree so that it falls to the ground.
 - c. "Forestry" means the management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development. Clear cutting or selective cutting of forest lands for a land use change are excluded from this definition.

corroded support elements, tightening loose mounting hardware, etc.

7. Permits. Any antenna and support structure covered by § 803.H-13 shall require a use permit, the application for which shall include a sketch showing location of the proposed structure on the property with measured distances to the property and right-of-way lines, and shall include a statement as to type of structure and height. In addition, any antenna and support structure which exceeds the height limitations of § 803.H-13.3 shall require a building permit as described in § 1403.C herein.

H-14. Bituminous Asphalt and Ready-mix Concrete Use Accessory to Quarry Use.

1. A bituminous asphalt plant shall be a plant or operation which has as its primary function the mixing of rock materials with asphalt oils or other binders for road building or construction purposes. A ready mix concrete plant shall be a plant or operation which has its primary function the mixing of materials to make concrete. Such uses shall be subject to the following conditions:
 - a. Bituminous asphalt and ready mix concrete plants shall be permitted only as accessory uses to Use G-14, Quarry.
 - b. In addition to the requirements of Use G-14 Quarry, bituminous asphalt and ready mix concrete plants shall be subject to the following requirements:
 - (1) The use must comply with the front, rear, and side yard, minimum lot area, maximum building height and impervious surface area requirements of the district in which the use is proposed.
 - (2) The applicant must demonstrate that the use proposed will comply with all permit requirements of the Pennsylvania Department of Environmental Protection or any other Commonwealth or Federal Governmental Agency which regulates such use.
 - (3) A buffer area shall be established in accordance with the conditions imposed upon the granting of conditional use approval which is sufficient to adequately screen the lawful permitted use from other uses in the vicinity. The buffer area shall be in accordance with § 1003 of this Ordinance and shall be of sufficient width to protect the surrounding area from the objectionable effects of the proposed use including, but not limited to noise, dust, vibration, odor, illumination, visual effects, and the like.
 - (4) An applicant for conditional approval for a bituminous asphalt and/or ready-mix concrete plant accessory to a quarry use may be required by the Board of Supervisors of the Township in which the application is filed to submit an Environmental Impact Assessment Report.

H-15. Agricultural Accessory Uses (Except Public and Retail Use Accessory to a Vineyard or Winery-Use H-17).

1. The purpose of these regulations is to encourage the continuation of farming and the preservation of farmland by allowing working farmers to market their products and services directly to the public as an accessory use and in a manner that is compatible with the residential character of the Townships and with the Comprehensive Plans of each Township.
 - a. Roadside Stands for Sale of Agricultural Products Grown on Site. Agricultural products grown by the residents of the property may be sold at a roadside stand on the property. Each roadside stand shall sell only products grown by the residents of the property on which the stand is located. Each roadside stand must not exceed a maximum size of 400 square feet and must also provide, to the Township's satisfaction, a safe means of egress and ingress from a public street as well as sufficient off-street parking to accommodate customers. Said roadside stand need not be in the immediate proximity to a public roadway if the other standards as herein set forth are met.
 - b. Agricultural Sales of Farm Products. The sale of food, farm and/or agricultural products to the general public shall be permitted, subject to the following regulations:
 - (1) The minimum lot area shall be 10 acres.
 - (2) The maximum floor area for the retail agricultural sales shall be 3,000 square feet. The 3,000 square foot maximum shall not include areas used for traditional agricultural activities (not retail sales).

- (3) Floor area shall include any area for customer access and circulation, for the display of products including floor area devoted to counters, tables, display cases, preparing products for customers and similar purposes. Floor area not included in the calculation of maximum limits are display areas outside the building or structure as well as inside floor area for storage and processing of products where the customer is completely restricted from access.
 - (4) Agricultural sales of farm products use is strictly an accessory use which shall be clearly subordinate to principal uses A-1, A-2 and A-6.
 - (5) Farm products shall be limited to plant material, crops harvested from plants, dairy products, poultry products, meat products, and such things as honey, preserves and jellies made from fruit or vegetable products. Baked goods and related specialty food items made with farm products may also be sold. Sales of associated incidental items shall be permitted provided they do not constitute more than 25% of annual sales volume in dollars. There shall be no sale of tobacco products, newspapers, magazines or other sundries.
 - (6) Buildings shall comply with the minimum setback requirements of the zoning district. Temporary buildings or stands shall be located behind the legal right-of-way line and be located so as not to constitute a traffic hazard, in the opinion of the Code Enforcement Officer.
 - (7) Parking. No less than four off-street parking spaces shall be provided behind the legal right-of-way and on the same side of the street as the stand or building conducting the use. Parking spaces need not be permanently paved, but must be improved with a material approved by the municipal engineer and appropriately marked.
- c. Agricultural Entertainment Uses. The use of a farm for seasonal festivals related to products grown on the farm, craft fairs (including antique shows), municipally-sponsored events, hayrides and horse shows.
- (1) All agricultural entertainment uses shall meet the requirements for water supply, sewage disposal and rest room facilities of the Bucks County Health Department and any other agency with jurisdiction.
 - (2) The agricultural entertainment use is permitted as an accessory use only. If any of the conditions to which the agricultural principal use is subject cease to be met, then the agricultural entertainment use shall also cease.
 - (3) Minimum lot area required: 25 contiguous acres.
 - (4) No activity, event or structure used for an agricultural entertainment use shall be located within 150 feet of a right-of-way line or residential property line, except for parking areas which may be located within 50 feet of a right-of-way line or residential property line.
 - (5) No agricultural entertainment use shall continue past 11:00 p.m. unless the owner of the property on which the agricultural entertainment use is being held obtains conditional use approval to allow for event hours beyond 11:00 p.m.
 - (6) The following types of activities shall not be considered agricultural entertainment uses:
 - (a) Mechanical rides or amusements (except for rides on farm equipment).
 - (b) Flea markets except as may be permitted in accordance with this Code.
 - (7) Specific agricultural entertainment uses are subject to the following regulations:
 - (a) Halloween Hayrides. A permit shall be required. Halloween hayrides may operate from the last Friday in September through the first Sunday in November only.
 - (b) Seasonal Festivals. A permit shall be required for each seasonal festival. No more than four seasonal festivals shall be permitted per farm per calendar year. A single festival shall not exceed four days.
 - (c) Craft Fairs (including antique shows). A permit shall be required for each craft fair or antique show. No more than two craft fairs or antique shows shall be permitted per farm per calendar

year. The duration of a single craft fair or antique show shall not exceed four days.

- (d) Horse Shows. A permit shall be required for each horse show. No more than four horse shows shall be permitted per farm per calendar year. The duration of a single horse show shall not exceed four days.
- (8) Parking for agricultural entertainment uses. Off-street parking areas shall be provided in designated areas to accommodate all attendees at any agricultural entertainment use. Driveways from public roads to parking areas shall have a paved apron at the entrance which is a minimum of 100 feet in length from the edge of paving, as well as a gravel tire-cleaning area 50 feet in length.
- (9) A traffic control plan must be submitted to and approved by the Township Police Department prior to receiving a permit for an agricultural entertainment use.
- (10) Lighting. Lighting may be used for agricultural entertainment uses for the duration of the event only, and may not shine or produce glare on adjacent properties.
- (11) Signs. A total of 32 square feet of sign area shall be permitted. The sign area may be divided into no more than two signs. The signs may be put in place no more than two weeks prior to the event and must be removed within five days of the conclusion of the event. No more than 32 square feet of sign area for the farm entertainment use shall be permitted at any time on any one property. The signs must have a sign permit and shall be subject to all applicable requirements of Article XI, Signs. No off-premises signs are permitted unless approved by the Township.

H-16. Low-Impact Home Landscape Contractor.

1. A low-impact home landscape contractor use is limited to the use of a residential dwelling as a base of operation for a home occupation landscape business which is clearly secondary to the use as a residential dwelling and which involves no customer or client traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The low-impact home landscape contractor must satisfy the following requirements:
 - a. The low-impact landscape business shall meet the minimum lot requirements for the appropriate zoning district.
 - b. The low-impact landscape business activity shall be compatible with the residential use of the property and surrounding residential uses.
 - c. The low-impact landscape business shall employ no employees other than family members residing in the dwelling.
 - d. There shall be no display or sale of retail goods and no stockpiling or inventory of landscaping supplies including but not limited to such items as mulch, top soil, hardscaping, and other materials which could be used in landscaping operations.
 - e. There shall be no outside appearance of a landscape business use, including, but not limited to, parking, signs or lights.
 - (1) Vehicle parking shall be limited to a principle vehicle not exceeding one ton capacity, along with one pull behind trailer not to exceed 16 feet in length.
 - (2) All parking shall be behind a point parallel to the front face of the residence. There shall be no parking in the set-back areas on the property.
 - (3) All vehicle parking shall be screened from adjoining properties either by natural vegetation or a fence.
 - f. The low-impact landscape business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
 - g. The low-impact landscape business activity shall not generate any solid waste of any type. The storage of waste materials generated from landscape or hardscape activities at other locations may not be brought