

EARL TOWNSHIP

ZONING ORDINANCE

Adopted November 4, 1996
Including amendments through Ordinance
No. 2016-03, adopted March 17, 2016.
Revisions thru 12/2019

Earl Township Municipal Office
517 North Railroad Avenue
New Holland Pa 17557
Telephone: (717) 354-0773

PART 4

AG — AGRICULTURAL DISTRICT

§ 27-401. Intent. [Ord. 11/4/1996, § 400]

The purpose of the AG — Agricultural District is to encourage the preservation of large rural areas for agricultural, forest and conservation purposes. This district seeks to eliminate those land uses not compatible with agriculture and allowing for on-farm occupations to provide supplemental income to the Township's farmers in residence. Residential uses are limited, and any future inhabitants in this zone must be willing to accept the impacts associated with daily farming practices and related businesses.

§ 27-402. Permitted Uses. [Ord. 11/4/1996, § 401; as amended by Ord. 3-1998, 5/4/1998, § 1; by Ord. 1-2003, 4/7/2003, § 2; and by Ord. 3-2005, 9/6/2005, § 3(1-6)]

Lands and buildings in the AG — Agricultural District shall be used only for the following purposes:

- A. Agricultural, horticultural and forestry uses.
- B. Farm buildings, provided that any building used for the keeping or raising of livestock or poultry shall be located not less than 100 feet from any street or other property line.
- C. Single-family detached dwellings.
- D. Accessory uses and structures incidental and secondary to single-family detached dwellings.
- E. Woodland or game preserve, wildlife sanctuary or other conservation purpose.
- F. Township uses, parks and playgrounds.
- G. Home occupations, provided that the home occupation complies with the criteria stated in § 27-1314 of this Chapter.
- H. Family-farm support businesses, provided that:
 - (1) The primary economic activity of the subject tract shall be agricultural and shall be at least 25 acres in area.
 - (2) The family-farm support business shall be secondary to the primary agricultural use which does not change or reduce the exterior farm character.
 - (3) The family-farm support business shall be located within existing accessory buildings on the farm and shall not utilize a land area

- A. The yard and other requirements of the applicable zoning district shall be met for the additional dwelling as though it were on an individual lot, and the dwelling meets the requirements of all applicable ordinances.
 - B. Water and sewage disposal facilities shall be approved by required Township and State sanitation officials and shall be completely separate from the principal dwelling facilities.
 - C. The building permit application shall be accompanied by either (1) evidence of the recording of a land development plan at the office of the Lancaster County Recorder of Deeds, or (2) notification from the applicable administrative body that a land development plan is not required for the additional principal structure.
2. Nonresidential Structures. In any district, more than one nonresidential structure having a permitted or permissible principal use may be erected on a single lot subject to the following provisions:
- A. The yard and other requirements of the applicable zoning district shall be met for the additional nonresidential structure as though it were on an individual lot, and the nonresidential structure meets the requirements of all applicable ordinances.
[Amended by Ord. 2013-07, 5/6/2013]
 - B. Water and sewage disposal facilities shall be approved by required Township and State sanitation officials.
 - C. The building permit application shall be accompanied by either (1) evidence of the recording of a land development plan at the office of the Lancaster County Recorder of Deeds, or (2) notification from the applicable administrative body that a land development plan is not required for the additional principal structure.

§ 27-1405. Prohibited Uses. [Ord. 11/4/1996, § 1404; as amended by Ord. 4-1999, 6/7/1999, § 1]

No building may be erected, altered or used, and no lot or premises may be used for any activity that is noxious, injurious or offensive by reason of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration, illumination or similar substances or conditions. No use shall create any other objectionable condition in an adjoining area or property which will endanger public health and safety, or which will be detrimental to the proper use of the surrounding area.

§ 27-1406. Corner Lots; Yard and Vision Obstruction Requirements. [Ord. 11/4/1996, § 1405]

1. In all zoning districts, a corner lot shall be provided with front yards along each street on which the corner lot abuts in accordance with the front yard