

§ 400-57. Agricultural uses; crop production and animal husbandry.

In addition to the other applicable standards of this chapter, agricultural uses shall be subject to the following requirements:

- A. Crop production. Crop production shall be permitted in any district on any size of parcel of land.
- B. Animal husbandry. Animal husbandry shall be permitted only in those districts as designated on the Schedule of Uses and, in addition to other applicable ordinance standards, the following shall apply.
 - (1) Animal husbandry, commercial.
 - (a) A minimum parcel size of five acres shall be required, plus 0.5 acre for each additional head of livestock.
 - (b) The minimum front, side and rear setback distances shall be 100 feet for any pens (but not pasture areas), stables, barns, coops or other animal housing structures and for the indoor or outside storage of manure, by-products or waste in all districts.
 - (c) The operation shall comply with PA DEP Chapter 102 rules and regulations.
 - (2) Animal husbandry, home use.
 - (a) The following minimum parcel sizes shall be required (including the dwelling unit):
 - [1] Livestock: two acres.
 - [2] Small animals and fowl: no minimum.
 - (b) The following minimum front, side and rear setback distances shall be maintained for any pens (but not pasture areas), stables, barns, coops or other animal housing structures and for the indoor or outside storage of manure, by-products or waste:
 - [1] Swine: 100 feet.
 - [2] Other livestock: 75 feet.
 - [3] Small animals and fowl: 25 feet.
 - (c) The maximum number of animals shall not exceed the following:
 - [1] Cattle, bison, swine and similar animals: one per acre with a maximum total of three.
 - [2] Sheep, goats, llamas, alpacas, ostriches, emus, and similar animals: four per acre with a maximum total of 12.
 - [3] Small animals and fowl: 10 per acre with a maximum total of 30.
 - (d) The keeping of rooster(s) and the raising of fur-bearing animal(s) shall be

prohibited.

- (e) All animals shall be confined to the property of the animals' owner.
 - (f) Notwithstanding compliance with this Subsection B(2), the keeping of any livestock or small animals and fowl which constitutes a public nuisance shall be prohibited.
- C. State-protected agricultural operations. Nothing in this chapter is intended to preclude the rights and protections of bona fide agricultural operations afforded by the Pennsylvania Right To Farm Law, as amended;¹ the Pennsylvania Agricultural Area Security Law, as amended;² and other applicable state statutes. Such rights and protections, in terms of limiting the application of the standards in this Zoning Law, shall be afforded to such uses of land which meet the minimum definition of agricultural use as established by the applicable state statute.
- D. Farm stands. See § 400-18R for accessory farm stands.

1. Editor's Note: See 3 P.S. § 951 et seq.

2. Editor's Note: See 3 P.S. § 901 et seq.

COOLBAUGH CODE

Schedule of Uses R-3 Medium-Density Residential District

The Medium-Density Residential District consists of land areas in the Township where existing land use consists of high-density residential development characterized by approved subdivisions with small building lots. There remain a substantial number of undeveloped lots within these areas, most of which are serviced by private central sewer and/or water services. The smaller lot development fulfills the need in the Township for low- to medium-cost residential housing. The intent is to: (1) provide for the development of single-family and other community-related uses; and (2) provide suitable buffers and performance standards which will minimize negative impacts of the development upon the natural environment and residential character.

Principal Permitted Uses* (Zoning Officer)	Conditional Uses (Planning Commission/ Board of Supervisors)	Special Exceptions (Planning Commission/ Zoning Hearing Board)
<input type="checkbox"/> Animal husbandry, home use <input type="checkbox"/> Bus shelters <input type="checkbox"/> Crop production <input type="checkbox"/> Forestry <input type="checkbox"/> Group homes <input type="checkbox"/> Multifamily dwellings <input type="checkbox"/> Public parks and playgrounds <input type="checkbox"/> Single-family detached dwellings <input type="checkbox"/> Temporary carnivals and fairs <input type="checkbox"/> Township facilities and uses <input type="checkbox"/> Two-family dwellings	<input type="checkbox"/> None	<input type="checkbox"/> Home occupations
Uses not specifically listed by this schedule shall not be permitted in the R-3 District except per § 400-14B.		

NOTE:

* For any principal permitted use not subject to land development approval, the Zoning Officer may require site plan review in accord with § 400-121C(9).