

A - C - II
AGRICULTURAL - CONSERVATION - II DISTRICT

Section 411. District Purpose

The purpose of this District is to:

- A. Conserve those areas predominated by prime agricultural land and steep slopes; to protect essential watershed, stream valley and flood plain areas, to ensure open space necessary to the health, safety and welfare of the citizens; and to permit development and activities compatible and appropriate thereto.
- B. Protect agriculture from incompatible uses, which may also interfere with normal and customary practices within the Agricultural - Conservation District
- C. Recognize that Concentrated Animal Operations (CAOs) are legitimate uses of land, which must be provided for in the Township; namely by providing that CAOs may be permitted as a supplemental use (when approved by Zoning Hearing Board as a special exception) in the A-C-II District, the Board of Supervisors has determined that the sparse population and high water table in A-C-II are more conducive to the needs and demands of CAOs than those areas of the Township zoned as A-C-I.
- D. Identify those areas of the Township, which are most appropriate for Concentrated Animal Operations, while also recognizing the need to buffer such uses from areas of existing and proposed residential and commercial development.

Section 412 Basic Use Regulations.

In this District, buildings, structures and lots shall be subject to the following basic use regulations:

A Permitted Uses

- 1. Agriculture including cultivating the soil, producing crops and forage, dairying, raising and keeping livestock.
- 2. Forestry and horticulture including producing flowers and other ornamental plants.
- 3. Preservation and conservation activities including but not limited to game lands, game farms, wildlife preserves, man-made lakes and reservoirs
- 4. One single-family dwelling per lot
- 5. Sale of agricultural and horticultural products raised or produced on the premises.
- 6. Signs as permitted by and subject to the related regulations of this Ordinance
- 7. Riding Stables.
- 8. Churches.

9. Accessory structures and uses associated with but incidental to the above permitted uses which may include home occupations, subject to the related regulations of Article V of this Ordinance.
- B. Supplemental Uses (when approved as a Special Exception by the Zoning Hearing Board)
1. Farm Occupations.
 2. Forestry.
 3. Mining.
 4. Migrant Worker Camps
 5. Home Occupations.
 6. Flood control activities that are necessary for protecting the public safety
 7. Conservation activities that are necessary to protect the natural resources of the District.
 8. Concentrated Animal Operations (CAOs), subject, however, to compliance with the general regulations at Section 612 of the Ordinance concerning CAOs
 9. Shooting Ranges.
 10. Butcher Shops.
 11. Accessory structures and uses associated with but incidental to the above supplemental uses subject to the related regulations of Article V of this Ordinance.

Section 413. Basic Spatial Regulations.

In this District, all buildings, structures and lots shall be subject to the following basic spatial related regulations which shall be considered as a minimum standard:

A Lot Requirements

1. Area

- a. The lot area and lot area per dwelling unit shall not be less than one acre for a lot for which a conventional subsurface sewage system has been approved
- b. The lot area and lot area per dwelling unit shall not be less than 2.98 acres gross area for a lot for which any type of sewage system other than a conventional subsurface system has been approved and which meets all requirements of DEP.
- c. The minimum lot size for all non-residential uses shall be as necessary to meet the other spatial requirements of the District, off-street parking and loading, and to adequately provide for any water, sewer or drainage facilities.

2. Width

The lot width at the street right-of-way line shall be not less than one hundred fifty (150)