

ARTICLE 5 – SUPPLEMENTAL LAND USE REGULATIONS

SECTION 501 ADULT USES

An Adult Use, as so defined in Article 2 of this Ordinance, shall be located not less than one thousand (1,000) feet from any of the following uses:

1. A residential dwelling.
2. A place of worship.
3. A public or semi-public use or structure.
4. A zoning boundary of any zoning district in which residential uses are permitted as a principal permitted use.

Measurements of the required distance shall be made in a straight line from the nearest portion of the structure or premises of an Adult Use to the nearest property line of the above listed uses. The structure and/or premises of an Adult Use, including all off-street parking areas shall be completely enclosed by a “Buffer Area” as so defined in Article 2 of this Ordinance. The owner of the property shall be responsible to maintain such buffer area in good condition, including the replacement of any trees which are damaged, diseased, die, removed by any means, or otherwise fail to grow.

SECTION 502 AGRICULTURAL USES

The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, and animal and poultry husbandry, and the necessary accessory uses for farm homes and the processing, packing, treating, storing, and selling the product; provided, however, that the operation of any accessory uses are secondary to that of normal agricultural activities, and provided further that use complies with the following requirements:

A. No fertilizer plants are permitted.

B. Horse Stable and Riding Academies:

1. Minimum lot size shall be two acres
2. Maximum density shall be one (1) horse per acre
3. No manure storage shall be located within 250 feet of any lot line
4. Manure shall be regularly collected and disposed of in such a manner as to prevent odors and surface liquids from leaving the property

C. Raising of Livestock or Poultry: the minimum lot size for the raising of livestock or poultry shall be five acres, and the raising of more than 50 animals shall require a minimum lot size of 25 acres. In both cases, the minimum building and other impervious surface coverage shall not exceed 10%. Any structure or concentrated feeding or grazing area for the raising of 50 or less animals shall be located not less than 100 feet from a lot line, and 250 feet from any lot line of an existing residential dwelling unit or residential

zoning district. This section shall not be interpreted to permit an agricultural use in a residential district. Any structure or concentrated feeding or grazing area for the raising of more than 50 animals shall be located not less than 300 feet from a lot line, and 1,000 feet from any lot line of an existing residential dwelling unit or residential zoning district. No animals, animal products, or animal waste/manure shall be permitted within the required yard areas. Manure storage facilities and concentrated feeding areas used for the keeping of livestock or poultry shall not be located within 250 feet of any stream, body or water, floodplain, water source, water well or open sinkhole. Any operation regulated under the Pennsylvania Nutrient Management Act shall provide evidence that the use will comply with the applicable provisions of the Act. Access drives shall be sufficient in size to accommodate the anticipated amount, type and size of vehicular traffic.

- D. Retail Sales of Agricultural Products (including Nurseries): the erection of structures (whether permanent or temporary) for the purpose of retail sales of agricultural products is permitted as an accessory structure by zoning permit. No area, structure, stand, parking area or loading space utilized for the sale of agricultural products shall be located less than 50 feet to any existing residential dwelling unit, residentially zoned boundary line, and street right-of-way; and not less than 100 feet of any street intersection. The applicant shall prove that all access drives have adequate sight distances based upon Pennsylvania Department of Transportation regulations and guidelines regardless of whether the access drive abuts a state highway.

SECTION 503 AMUSEMENT CENTERS

Amusement centers including bowling alleys, dance halls and similar uses shall provide proper parking areas with vehicular circulation designed so as to minimize traffic congestion, shall not be closer than ten (10) feet to any property line, shall provide adequate screening from any Residence District. Outdoor lighting shall comply with Section 412 of this Ordinance.

SECTION 504 ANIMAL HOSPITALS AND SIMILAR USES

No animal hospital, veterinary clinic or kennel shall be located closer than 100 feet to any Residence District, or existing restaurant, hotel, motel, tourist court or trailer camp. No animals shall be kept in outdoor pens during the hours of 6:00 P.M. to 6:00 A.M. local time. All manure shall be regularly collected and disposed of.

SECTION 505 ANIMALS IN RESIDENCE, BUSINESS AND MINING DISTRICTS

Only “domestic animals” as defined in Article 2 shall be kept in Residence (SR, R-1, R-2, RA, MRB), Neighborhood Business (NB), Community Business (CB), and Mining (MI) Districts. Household pets shall be limited to four (4) combined per family in Residence Districts.

SECTION 506 BED AND BREAKFAST

- A. A Bed and Breakfast shall be within an owner-occupied premise which is rented on a nightly basis.