

ARTICLE VI

AC AGRICULTURAL & CONSERVATION DISTRICT

600. Purpose

The purpose of the Agricultural & Conservation District is to preserve areas of prime or productive agricultural capability and conserve open spaces, scenic areas, exceptional natural resources, stream riparian zones and flood plains. It is also the intent to encourage the retention and proper use of such land and resources, while accommodating limited additional uses in a manner that does not promote a scattering of development within this District. The priority of this District is to encourage conservation of agricultural and related uses to preserve the rural character of the municipality.

601. Permitted Uses, Subject to Article XVI

- (1.) Farms.
- (2.) Agricultural and farm operations including the following:
 - (a.) Forest reserve, crop farming, milk processing, and animal housing provided that any stable, pen or similar housing or storage of manure and the like is located not less than thirty feet (30'0") to any front, side or rear property line.
 - (b.) Vineyards, orchards, nurseries, garden crops, and sale of horticultural or agricultural products as long as any farm stand or similar structure is less than 400 square feet and is set back at least ten feet (10'0") from street line.
 - (c.) Animal hospitals and veterinary clinics, riding academies, and farm equipment warehouses and sales.
- (3.) Commercial Keeping And Handling of Livestock and poultry.
- (4.) Greenways and Trails.
- (5.) Municipal Buildings, Services, and Recreational Facilities.
- (6.) Single-family dwellings.

Single family dwellings are permitted in the AC-Agricultural and Conservation District subject to the following conditions and limitations:

- (a.) Single-family detached dwellings - Only Single-family detached dwellings shall be permitted under this Section.
- (b.) Permitted number of dwellings - Upon each parcel as it existed on September 21, 1999, there shall be permitted the total number of dwelling units as listed in Table VI-1, including those existing on September 21, 1999, provided all requirements and limitations hereinafter set forth in paragraphs (c.) through (d.) of this section are complied with.
- (c.) Approved Subdivision - Each such additional dwelling shall be located upon a separate and approved lot whether intended for transfer of title or not. Such additional lots shall meet all the requirements of this Ordinance, the Township Subdivision and Land Development Ordinance, the Township Individual and Community Sewage System Management Ordinance and all requirements of the Pennsylvania Department of Environmental Protection.
- (d.) Lot and Area Regulations
 - (i.) Maximum Lot Size - The maximum lot size for new single-family dwelling development shall be three (3) acres, unless the physical characteristics of the land itself require a lot size of greater than three (3) acres in order to properly site an on-lot sewage disposal system, with specific regard to the location of the dwelling, a driveway and a water supply well (other than residual lot in accordance with Section 601(6)(d)(x)).
 - (ii.) Minimum Lot Frontage/Lot Width.....100 feet
 - (iii.) Minimum Front Yard.....50 feet
 - (iv.) Minimum Side Yards Each20 feet
(See also Section 1602)
 - (v.) Minimum Rear Yard50 feet
 - (vi.) Height (max. permitted).....35 feet
 - (vii.) Building Coverage (max. permitted).....25 %
 - (viii.) Impervious Area (max. including buildings).....35 %
 - (ix.) Off Street Parking.....2 spaces
 - (x.) All lots within a single family residential subdivision shall be clustered together to the greatest extent possible to maximize the most desirable agricultural land on the residual lot. In order to determine the area with the most desirable agricultural land, a conservation plan shall be submitted with any subdivision plan and shall include mapping of area

soil types (specifically class I & II soils), topographical mapping, location of all natural features on the property, and any other such additional information necessary to determine the most desirable agricultural land.

(7.) Sending Area for Transfer of Development Rights

Owners of property in the AC District may sell the development rights to their property under the provisions of Sections 1632, 1633 and 1634 of this Ordinance.

(8.) No-Impact Home Based Business

(9.) Accessory structures and uses customarily incidental to a permitted use.

(10.) Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure.

(11.) Small Wireless Facilities.

602. Conditional Uses, Subject to Article XVI and Article XX

(1.) Growth Boundary Development

Growth Boundary Development is intended to accommodate limited higher density development in the AC District in a manner that results in an extension of residential development, where water and sewer is available, into the AC District. Only a portion of the land in the AC District may be developed, with the remaining placed in a conservation easement. Thus, open space and agricultural land will be preserved, and a growth boundary will be created. Growth Boundary Development shall be permitted in Agricultural and Conservation areas, subject to the requirements set forth herein at Sections 1631, 1633 and 1634.

(2.) Farm Market - defined as a retail establishment of area greater than 400 square feet located on the same property as the principal farming operation, engaged in the sale of products that are supplementary or compatible with the farm products. Farm markets may be permitted subject to the following standards:

- (a.) The principal farming operation on which the farm market is proposed to be located shall contain a minimum of twenty (20) acres.
 - (b.) The farm market building shall be of one story and not exceed three thousand square feet (3,000-sq. ft.) of floor area.
 - (c.) The farm market building shall be set back a minimum of seventy-five feet (75'0") from the street right-of-way and located no closer than fifty feet (50'0") from the side and rear property lines.
 - (d.) Each application shall be accompanied with a report listing the products to be sold consistent with the farm market definition. The Board of Supervisors may permit the farm market to sell motor fuel provided it is conclusively demonstrated by the applicant that the sale of motor fuel will be a convenience to the surrounding area and will not unduly detract from the objectives of this district.
 - (e.) Signs shall be in accordance with Article XVII.
 - (f.) Each application shall be accompanied with a site plan indicating parking and circulation arrangements, proposed landscaping and screening measures, building location and related features to enable the Township to evaluate the conditional use in accordance with Article XX.
- (3.) Non-municipal outdoor recreational facilities and organizations such as playgrounds, fishing and hunting clubs, swimming clubs, golf clubs, tennis courts and similar activities subject to the following conditions.
- (a.) That such use shall occupy a lot with an area of not less than five (5) acres.
 - (b.) That exterior lighting, other than that essential for the safety and convenience of the users of the premises shall be prohibited. All exterior lighting shall be shielded from adjacent properties.
 - (c.) Along all property lines adjacent to a residential use, screening shall be provided.
 - (d.) A parking and circulation pattern shall be established to assure that ingress and egress does not negatively impact upon adjacent roads and that accessibility by emergency vehicles is provided.

- (e.) The applicant shall submit a plan and supporting documentation to establish compliance with the standards herein in accordance with Article XX.
- (4.) Accessory Apartment - defined as a secondary dwelling unit contained within a single-family detached dwelling may be permitted subject to the following standards:
- (a.) The livable floor area of the accessory apartment shall be in accordance with Section 1616.2.
 - (b.) Only one accessory apartment may be permitted within a single-family detached dwelling.
 - (c.) An accessory apartment may only be permitted and may only continue in use as long as the principal dwelling is occupied by the owner of said dwelling.
 - (d.) The lot area for the principal dwelling shall meet the minimum lot area requirement for the applicable district where located.
 - (e.) The exterior architectural character of the principal dwelling shall not be altered in a manner that departs from the primary feature of the building as a single-family detached dwelling unit.
 - (f.) One additional off-street parking space shall be provided.
 - (g.) The applicant shall submit a plan and supporting documentation to establish compliance with the standards herein in accordance with Article XX.
- (5.) Schools and Related Educational Facilities and uses Accessory thereto subject to the following conditions and Articles XVI and XX.
- (a.) Any site shall occupy a lot area of not less than ten (10) acres.
 - (b.) No buildings for group housing, feeding or meeting purposes shall be located closer than fifty (50) feet to any property line.
 - (c.) There shall be a minimum distance of fifty (50) feet between buildings.
 - (d.) There shall be a minimum of two (2) points of ingress and egress, and such points shall be directly connected to a township or state road.

- (e.) Coverage for all buildings and permanent parking areas shall not exceed 35% of the project lot area.
 - (f.) Other than compensation for food, lodging, instruction, and materials, no commercial activities shall be permitted.
 - (g.) No outdoor assembly shall take place after 11:00 P.M. or before 6:00 A.M., prevailing time.
 - (h.) It shall be incumbent upon the applicant to substantiate that adequate parking is provided as part of development of the site.
 - (i.) Signs shall be subject to Article XVII.
- (6.) Accessory Distilleries, Wineries, and Breweries
 - (7.) Essential Services
 - (8.) Churches and similar places of worship
 - (9.) Surface mining and the excavation, extraction, or removal of any natural resource from the land or ground for any purpose, subject to Articles XVI and XX.
 - (a.) An individual, corporation or otherwise, engaged in, or proposing to engage in, the business of surface mining shall be properly licensed by the Pennsylvania Department of Environmental Protection to engage in such business and each site shall be appropriately permitted by the applicable state agency.
 - (b.) Production, processing, excavation, sedimentation ponds and stockpiling shall not be conducted closer than one hundred feet (100'0") to any public street or highway, or property line.
 - (c.) All extraction operations located within five hundred feet (500'0") of any residence shall be conducted between the hours of 6 A.M. and 7 P.M.
 - (10.) Group Homes
 - (11.) Bed and Breakfasts
 - (12.) Cemeteries
 - (13.) ECHO Housing

- (14.) Social and Fraternal Organizations and Lodges subject to Section 1624.
- (15.) Industrial activities directly related to the storage, processing and production of agricultural products.
- (16.) Personal Stand-Alone Wind Turbines
- (17.) Landscaping, tree services, and building contractor businesses

603. Lot and Area Regulations

Minimum lot area, dimensions and frontage standards, unless designated otherwise for specific uses as listed in Sections 601 and 602 herein.

- (1.) Lot sizes
 - (a.) Maximum Lot Size (other than residual lot in accordance with Section 601(6)(d)(x))...3.0 acres, or the minimum size necessary to site an on-lot sewage disposal system.
 - (b.) Minimum Lot Size for Farms (See definition for farm Section 300(65)) existing as of September 21, 1999... 10 acres.
- (2.) Lot Frontage/Lot Width..... 100 feet
- (3.) Front Yard..... 50 feet
- (4.) Each Side Yard..... 20 feet
(See also Section 1602)
- (5.) Rear Yard..... 50 feet
- (6.) Height (max. permitted)..... 35 feet
- (7.) Building Coverage (max. permitted).....25 %
- (8.) Impervious Area (max. including buildings).....35 %
- (9.) Off Street Parking.....in accordance with Article XVIII

604. Special Exceptions

- (1.) Customary Home Occupations in accordance with Section 1609 and Article XXIII.
- (2.) Accessory farm dwellings for persons permanently employed on the farm, and their families, who receive housing in lieu of all or part of their wages from that farm, provided that:
 - (a.) The lot containing the principal farming operation on which the accessory farm dwelling is proposed shall contain a minimum of twenty (20) acres.
 - (b.) The accessory farm dwelling shall comply with all the setback requirements of the principal building and shall not project nearer to

the street on which the principal building fronts than the principal building itself.

Table VI - 1

Size of Parcel	Number of Dwellings Permitted
0 - <6 acres	1
6 to <15 acres	2
15 to <30 acres	3
30 to <60 acres	4
60 to <90 acres	5
90 to <120 acres	6
120 to <150 acres	7
Over 150 acres	8 plus one (1) for each 30 acres over 150 acres