

ARTICLE V

AR - AGRICULTURE/RURAL DISTRICT

Section 501 - Intended Purpose

This district is composed of those areas in the Township whose predominant land use is agriculture and scattered low density residential. These regulations are designed to protect and stabilize the areas' essential agricultural characteristics, and limit development that requires highways and other public services and facilities in excess of those required by agricultural and low density residential uses. All lands within the Agriculture/Rural District are located within an area where land is used for agricultural production. Owners, residents and other users of property in this district may be subject to some common characteristics of agriculture which are sometimes regarded as objectionable, including but not limited to odor, dust, night, holiday, early morning and weekend operations, noise, use of roads by slow and oversized agricultural equipment, the storage and disposal of manure, the application of fertilizers, herbicides, etc. Residents, owners, and users of property in this district should accept these factors as normal and unavoidable characteristics of an agricultural area and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982, referred to as "The Right to Farm Law", may bar them from obtaining a legal judgment against such normal agricultural operations.

All uses within the AR District shall be subject to the following regulations:

Section 502 - Permitted Uses

Within the AR District shown on the Zoning Map, the following uses shall be permitted as a matter of right:

1. Single family detached dwellings.
2. Conservation areas and structures for the conservation of open space, water, soil and wildlife resources.
3. Public and private recreation areas, forest reserves, historical preservation areas, game refuges and similar non-intensive public uses.

4. Public and private parks, playgrounds and open space.
5. Buildings and structures, municipal and/or public utility.
(see Section 1608)
6. Essential services buildings and structures with locational requirements. (See Section 1645)
7. Places of worship. (see Section 1611)
8. Crop and tree farming, pasturing, truck gardening, horticulture, aviaries, hatcheries, apiaries and similar enterprises.
9. Raising and keeping of poultry, rabbits, goats and similar animals.
10. General and specialized farms, including the raising, keeping and breeding of livestock for gain (including cattle, hogs, horses, ponies, cows, sheep and similar livestock), subject to the following regulations:
 - a. No building in which farm animals are kept shall be closer than one hundred (100) feet to any adjoining lot line.
 - b. No storage of manure or of odor or dust-producing substances or materials shall be permitted within one hundred (100) feet of any adjoining lot line.
11. Nurseries and greenhouses. (see Section 1635)
12. Self-service storage facility (Mini Warehouse). (see Section 1630)
13. General gardening.
14. Roadside stands for the sale of edible produce grown on the premises when located not less than twenty (20) feet from the right-of-way of any highway.
15. Home occupations. (see Section 1613)
16. Day care homes. (see Section 1614)
17. Cemeteries. (see Section 1612)

18. Pan handle lots. (see Section 1649)

19. Sawmills - Private

Section 503 - Accessory Uses and Structures

The following customary accessory uses and structures incidental to any permitted uses shall be permitted:

1. Uses and structures which are customarily associated with the permitted uses such as storage buildings, outdoor storage areas, yards, gardens, play areas and parking areas.
2. Garden house, tool house, playhouse, wading pool, or swimming pool incidental to the residential use of the premises and not operated for gain.
3. Private garages.
4. The keeping of a reasonable number of customary household pets and/or domestic animals in a safe, healthy, and humane manner, but excluding the commercial breeding or keeping of same. All such household pets or domestic animals shall not be penned or housed within the applicable minimum yard requirements of any lot.
5. Signs, as provided in Article XV of this Ordinance.

Section 504 - Conditional Uses

The following uses and activities may be permitted by Conditional Use upon approval of the Board of Supervisors after a public hearing and recommendation by the Planning Commission. Conditional Uses shall be subject to the requirements specified in Articles XVI and XVIII and elsewhere in This Ordinance.

1. Seasonal dwellings. (see Section 1603)
2. Bed and Breakfast Inn. (see Section 1605)
3. Game and wildlife hunting camps and gun clubs.
4. Community activity building. (see Section 1607)
5. Public and private schools, colleges and other educational institutions. (see Section 1609)

6. Essential services buildings and structures without locational requirements. (see Section 1645)
7. State, county or Federal buildings. (see Section 1646)
8. Public libraries. (see Section 1607)
9. Health and welfare institutions. (see Section 1610)
10. Country clubs and golf courses. (see Section 1618)
11. Home Businesses. (see Section 1613)
12. Commercial kennels. (see Section 1615)
13. Animal hospitals and veterinarian clinics. (see Section 1616)
14. Commercial riding academies and stables. (see Section 1617)
15. Day care centers. (see Section 1614)
16. Commercial amusement or recreation establishments such as outdoor theaters, race tracks, and other similar recreational uses requiring large segregated land areas, providing that any of these uses shall not be located nearer than fifty (50) feet from the right-of-way of any highway.
17. Auction house for household and other goods. (see Section 1622)
18. Farm or construction equipment and supplies sales and service. (see Section 1623)
19. Lawn and garden equipment and supplies sales and service. (see Section 1623)
20. Commercial saw mills and other establishments associated with forestry.
21. On-farm occupations. (see Section 1636)
23. Open space development. (see Section 1641)
23. Intensive Agricultural Operation. (see Section 1640)
24. Off premise signs.

25. Home occupations exceeding 33% of gross floor area. (see Section 1613)

26. Uses which, in the opinion of the Board of Supervisors, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of this district. In such instances, final approval of the use shall be subject to the functions and procedures as identified in Section 1805 and Section 1820 of this Ordinance.

Section 505 - Lot Area, Lot Width, Impervious Coverage, Building Setbacks, and Maximum Building Height Requirements: (2005-03 - 12/28/2005)

Unless specified in the USE SCHEDULE, or in Article XVI, the minimum lot area, lot width, impervious coverage, and yard and building setback, and building height of not less than the dimensions shown below shall be provided for every dwelling unit and/or principal non-residential building or structure hereafter erected or altered for any use permitted in this district.

	Lot Requirements**			Minimum Building Setback (FT)**				Height
	Min. Lot Area	Min. Lot Width (FT)	Max. Impervious Coverage (%)	Front	One Side	Total Sides	Rear	Max. (FT)
On-Lot Sewage Disposal System	1.5 Acres*	150'	20	25'	15'	30'	25'	***
Public Sewer	1 Acre	150'	20	25'	15'	30'	25'	***
* Lot Size Subject to PaDEP approval for on-lot sewage disposal systems **Minimum requirement unless specified elsewhere herein ***Unless elsewhere specified in this Ordinance, the maximum building height shall comply with the Uniform Construction Code, as amended. SF- square feet; FT - feet								

Section 506 - Minimum Off-Street Parking Requirements

Off-street parking shall be provided for in accordance with Article XIV of this Ordinance.