

Article 7

A-1 AGRICULTURAL DISTRICT

Section 701. PURPOSE.

The purpose of the A-1 Agricultural District is to discourage the scattering of commercial, industrial, residential, and other urban-type uses throughout land predominantly used for the raising of agricultural and associated products; to provide for the preservation of farm lands and natural amenities; to protect and stabilize agriculture as an on-going economic activity; and recognizing the general decline in agricultural activity, to provide reasonable alternative economic activities.

Section 702. PERMITTED USES.

A building may be erected or used and a lot may be used or occupied, for any of the following uses:

- A. Single-family detached dwellings.
- B. Family Child Day Care Homes *
- C. Schools, public and private; colleges and universities.
- D. Churches, Places of Worship.
- E. Municipal recreation areas and facilities.
- F. No Impact, Home-based businesses.
- G. Public utility facilities.
- H. Telecommunication Antennas (not exceeding twenty (20) feet in height).*
- I. Animal husbandry, including public and private stables.
- J. Agriculture, horticulture, truck farming.
- K. Nurseries and greenhouses.
- L. Timber harvesting. *
- M. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses.

An * indicates that additional regulations found in Article 19 apply.

Section 703. CONDITIONAL USES.

The following conditional uses and no other may be allowed by the Township Board of Commissioners after recommendations by the Planning Commission, pursuant to the express standards and criteria set forth in Article 23 and Article 24 of this ordinance.

- A. Cemeteries

- B. Home occupations.
- C. Telecommunication Towers (not exceeding one-hundred (120) feet in height)
- D. Telecommunication Antennas (greater than twenty (20) feet in height).
- E. Temporary roadside stands.
- F. Kennels; Veterinary hospitals

Section 704. BUILDING HEIGHT LIMIT.

No building shall be erected to a height in excess of thirty-five (35) feet; provided, however, that the height limit may be increased one (1) foot for each additional foot that each and every setback exceeds the minimum required.

Section 705. ACCESSORY BUILDINGS.

- A. Two (2) accessory buildings shall be permitted for any residential use.

Section 706. LOT AREA AND WIDTH REQUIREMENTS.

The minimum lot area shall be five (5) acres; the width of the lot measured at the minimum required building setback line shall be a minimum of two hundred (200) feet; and the lot shall have a minimum of one hundred (100) feet of frontage on an ordained or accepted Township street or highway.

Section 707. LOT COVERAGE.

No more than thirty (30) percent of the area of the lot shall be covered by buildings, structures and impervious surfaces.

Section 708. MINIMUM SETBACKS (RESIDENTIAL).

- A. Front - thirty (30) feet.
- B. Side - ten (10) feet minimum with a total of thirty (30) feet for the two side yards.
- C. Rear - forty (40) feet.

Section 709. MINIMUM SETBACKS (NON-RESIDENTIAL).

- A. Front - sixty (60) feet.
- B. Side - fifteen (15) feet each.
- C. Rear - forty (40) feet.

Section 710. SPECIAL SETBACK REQUIREMENTS.

No structure and/or building used for the keeping of livestock or animals other than domestic animals shall be located closer than two hundred (200) feet to any lot line or principal building. A buffer yard of thirty (30) feet shall be provided between property lines and any fenced or

containment areas used for grazing, pastures, or runs for livestock, including horses, or other animals.

Section 711. BUFFERS AND SCREENING.

Buffer yards and screening shall be provided in accordance with the development standards outlined in Section 1901.B of this Ordinance.

Section 712. OFF-STREET PARKING.

Parking shall be provided in accordance with the Article 21 of this Ordinance.

Section 713. SIGNS.

Signs shall conform to the requirements of Article 20 of this Ordinance.

Section 714. PRINCIPAL USES.

No more than one principal use shall be permitted on a lot.