

*Township of Jackson, PA  
Wednesday, March 15, 2023*

## Chapter 27. Zoning

### Part 6. A AGRICULTURAL DISTRICT

#### § 27-602. Permitted Uses.

[Ord. 8, 4/3/1972; as added by Ord. 1-2001, 4/2/2001, § 1B]

The following permitted uses are permitted in Agricultural Districts, subject to the requirements listed herein and in §§ **27-604** and **27-605** of this Part:

- A. Agriculture, crop and truck farming, pasturing, truck gardening, horticulture and similar agricultural uses. Greenhouses are also permitted, provided that they do not involve retail sales of items stocked for resale.
- B. Nonintensive animal husbandry.
- C. Pet kennels, provided that they are located a minimum of 100 feet from any right-of-way or lot line.
- D. Public conservation areas for the preservation of open space, water, soil, forest and wildlife resources.
- E. Public park and recreation areas, forest preserves, game refuges and similar nonintensive uses.
- F. Golf courses and country clubs.
- G. Churches, associated parish houses and cemeteries.
- H. Single-family dwellings, in accordance with the requirements of §§ **27-604** and **27-605** of this Part, including maximum lot area requirements.
- I. Customary accessory uses and structures incidental to any of the above permitted uses, including the following:
  - (1) Roadside stands for the sale of home-grown or homemade products when located not less than 20 feet from the road cartway and not within the road right-of-way.
  - (2) Home occupations and accessory uses, as regulated in Part **14** of this chapter.
- J. Farm Occupations in Agricultural Zone.  
[Added by Ord. No. 5-2018, 7/2/2018]
  - (1) Farm occupations in the Agricultural Zone are intended to provide supplemental income for residents and tenants owning or leasing land in the agricultural community. The farm occupation shall be accessory to the primary permitted use of the farm parcel. The primary use of the parcel shall be agricultural in nature, such as farming and animal husbandry. The farm occupation shall be owned and operated by the owner or lessee of the subject parcel. The owner of the farm occupation shall reside on the property. No more than three nonresident employees shall be permitted to work on site of the farm occupation at one time. At least 50% of the total sales of the

agricultural goods to be displayed or offered for sale by the farm occupation shall be produced on the parcel.

- (2) Farm occupations in the Agricultural Zone shall be limited to the following types of activities:
  - (a) Manufacturing and/or production of agricultural goods for either retail or wholesale.
  - (b) Agricultural service shops, including, but not limited to, farm machinery service and repair, blacksmith shops, or farriers.
  - (c) Retail sale of agricultural goods, as defined in § 27-101, of which 50% shall be grown or produced on the premises.
  - (d) Veterinary services and facilities.
  - (e) Fruits, vegetables, or baked goods, 50% of which shall be grown or produced on the premises, may be sold to the general public, except that no food sold on the premises shall be consumed on the premises.
  - (f) Sawmills.
  - (g) Compost and mulch sales.
  - (h) Other similar activities that may be determined by the Zoning Officer to be within the intent of this section of this chapter.
- (3) Farm occupations in the Agricultural Zone shall meet the following standards and conditions previous to being permitted:
  - (a) The land area devoted to the farm occupation shall occupy no more than one acre of lot area. However, the driveway to the business will be the same driveway used for the existing agricultural operation and will not be included in the required minimum or maximum lot area required by this subsection.
  - (b) Farm parcels which contain farm occupations shall be a minimum of 10 acres in size.
  - (c) No more than one farm occupation per lot shall be permitted.
  - (d) The land upon which the farm occupation is located shall not be subdivided from the remainder of the parcel for purposes of the farm occupation.
  - (e) The stands and/or buildings and related parking must be located at least 40 feet back from any right-of-way line and any lot line.
  - (f) The farm occupation shall be conducted in an existing building and shall utilize a maximum of 900 square feet for purposes of the display of products for retail.
  - (g) If required by state law, a food certificate or other licensing shall be acquired and provided from the Department of Agriculture or other appropriate state agency.
  - (h) The landowner or lessee shall provide evidence from the Township Sewer Enforcement Officer or sewer authority that the parcel is served by functioning sewage facilities.
- K. The keeping of livestock for purposes other than business or gainful occupation.  
[Added by Ord. No. 5-2018, 7/2/2018]
- L. Animal husbandry, intensive. (See Part 14, Supplementary District Regulations.)  
[Added by Ord. No. 1-2019, 4/1/2019]

## § 27-603. Special Exceptions.

[Ord. 8, 4/3/1972; as added by Ord. 1-2001, 4/2/2001, § 1B]

Upon approval by the Zoning Hearing Board, the following special exception uses are permitted, provided the use complies with the conditions listed herein and any other parts governing special exceptions. Additionally, the requirements of §§ 27-604 and 27-605 of this Part, including maximum lot area, shall apply.

- A. Semipublic or private recreational areas, game and wildlife hunting and gunning clubs, camps and structures necessary for the operation of these uses.
- B. Riding academies, commercial stables and animal hospitals.
- C. Sawmills and other establishments associated with forestry activities.
- D. Agriculturally oriented commercial establishments (e.g., farm implement dealers, feed mills, seed stores, butchering shops, etc.).
- E. Group care facilities, provided that:
  - (1) Plans for the facilities are approved by the appropriate local and state agencies; i.e., Department of Labor and Industry and Department of Public Welfare.
  - (2) The group homes do not cluster in large numbers in the Township, that is, no more than 3% of the population (according to the most-recent U.S. Census) of the Township can be residents of group homes.
  - (3) There shall be no more than 13 aged, handicapped, dependent, neglected, disabled or mentally ill residents and no more than eight mentally retarded residents in any one group care facility; unless the applicable state standards are changed, then the new standards shall apply.
- F. Junkyards and auto salvage yards used for storage, wrecking and converting used or discarded materials, provided that such visible use is not less than 50 feet from any roadway and is not less than 500 feet from any R-1 or R-2 District.
- G. Any buildings which exceeds 2 1/2 stories or 35 feet in height. (See exception at § 27-1421).
- H. Conversion Apartments. Any farmhouse or dwelling may be converted to a dwelling for more than one family, provided that:
  - (1) The lot area per family is not reduced thereby to an amount less than 2/3 of that required by this chapter for the district in which the designated lot is located.
  - (2) There is no exterior evidence of change in the building, except as required by other ordinances of the Township.
  - (3) Fire escapes, where required, shall be in the rear of the building and shall not be located on any wall facing a street.
  - (4) Off-street parking shall be provided in accordance with Part 15 hereof.
  - (5) There is provided at least 400 square feet per apartment.
  - (6) The plans for the conversion of said building shall be submitted to the Zoning Hearing Board for review and approval.
- I. Airport Facilities. Airfields, airstrips or landing facilities for any type of small or medium-size aircraft and buildings accessory thereto, provided that the following conditions are met:

- (1) For airfields and airstrips, a minimum lot area of 10 acres; and for helipads, a minimum lot area of two acres.
  - (2) Applicant shall submit a plot plan of the lot indicating the landing pad, runway and approach area and existing residences located within a five-hundred-foot radius of the runway or landing area.
  - (3) Landing pads or runways shall be no closer than 100 feet to any residential district and no closer than 50 to any property line or road right-of-way line.
  - (4) A description of equipment and facilities to be utilized and a description of the overall development plans for the lot shall be made available to the Zoning Hearing Board.
  - (5) The airport or landing pad "approach" shall be defined as a three-hundred-foot-wide area lying within and below an inclined plane extending outward horizontally 1,000 feet at a ratio of one foot of height to each 20 feet of length of an established airport runway or landing pad, with no structure or airport hazard to exceed 35 feet high in height anywhere within the lot.
  - (6) Any radio or electronic device shall be permitted only with approval and license by the Federal Communications Commission.
  - (7) Any landing facility shall obtain the approval of the appropriate licensing body, including, but not limited to, the Federal Communications Commission, the Federal Aviation Administration or the Pennsylvania Aviation Commission.
  - (8) The Zoning Hearing Board may impose other conditions as are appropriate to the public safety and welfare, including hours of operation, frequency of use and location in relation to existing residences.
- J. Animal husbandry, intensive, shall be permitted by special exception.  
[Amended by Ord. No. 1-2019, 4/1/2019]