

§ 184-11. A Agricultural District. [Amended 2-6-1979 by Ord. No. 1-1979; 5-7-1985 by Ord. No. 48; 12-9-1986 by Ord. No. 58]

- A. Intended purpose. The primary purposes of this district are to protect and stabilize agriculture in areas of productive soils as an ongoing, viable, major component of the economy of the township and of Lancaster County, to permit with limited exceptions only those land uses and activities which are agricultural in nature, to encourage the preservation of the most productive farmland within the township as a valuable resource which is lost and not reclaimable once it is developed for building purposes and to prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development with agricultural uses. The preservation of land for agricultural purposes is a legitimate zoning objective under the Pennsylvania Municipalities Planning Code¹ which the township desires to implement by the regulations set forth in this section.
- B. Permitted uses shall be as follows:
- (1) All forms of agriculture, horticulture and animal husbandry, except as noted in Subsection D(4) and (5) of this section, subject to the provisions of Article V, § 184-27, and Article VIII, § 184-65E(3) of this chapter.
 - (2) Nurseries and greenhouses.
 - (3) Roadside stands for the sale of farm products grown on the premises, provided that off-road parking space is provided for customers.
 - (4) Lodges or clubs for hunting, fishing, gunning or other similar recreational purposes.
 - (5) Public and nonprofit private outdoor recreation areas and facilities, parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, camps, golf courses or country clubs (except driving ranges and miniature golf courses).
 - (6) Cemeteries and necessary incidental structures.
 - (7) Single-family detached dwellings.
 - (8) Public structures owned or operated by the township or a municipal authority created by the township.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garages or private parking areas.
 - (2) Signs pursuant to § 184-35.
 - (3) Family farm support business meeting all of the following criteria: **[Amended**

1. Editor's Note: See 53 P.S. § 10101 et seq.

5-14-1990 by Ord. No. 82; 5-27-2003 by Ord. No. 168]

- (a) The primary activity of the subject tract shall be agricultural and the tract shall be at least 25 acres in area.
- (b) The family farm support business shall be secondary to the primary agricultural use and shall not change or reduce the exterior farm character.
- (c) The family farm support business shall be located within existing conforming accessory buildings on the farm and shall not utilize a land area (including all buildings, parking and storage areas) in excess of one acre. No new buildings or additions to existing buildings shall be permitted, and the maximum building area of any family farm support business shall not exceed 4,000 square feet.
- (d) When the farm containing a family farm support business is located adjacent to lands within a residential zoning district, no part of the family farm support business activity shall be located within 100 feet of the adjacent zoning boundary.
- (e) The family farm support business shall be conducted and owned by the farmer in residence on the property, and only family members living on the farm shall be employed in the family farm support business.
- (f) There shall be no outside storage of materials associated with a family farm support business located between the building and the street. Exterior storage of goods and materials shall be permitted only within a completely enclosed and screened area which shall not be visible from any adjoining residential lot.
- (g) A family farm support business shall have a minimum fifty-foot long gravel or paved access apron extending into the farm parcel to prevent tracking of mud and manure onto the public road. Any access drive provided shall be of sufficient length to accommodate the off-road stacking of delivery and customer vehicles.
- (h) The owner of the family farm support business shall not allow a nuisance condition to be created in terms of excessive noise, light, dirt or odor. The family farm support business shall be conducted in a manner which does not allow the accumulation of trash and debris.
- (i) Only one family farm support business shall be permitted per farm. This includes a family farm support business in accordance with this subsection or a family farm support business which requires a special exception approval by the Zoning Hearing Board. For the purposes of this subsection, a "farm" shall be defined as an area of land employed by the farmer as a single economic agricultural enterprise, regardless of the number of contiguous parcels, plots or tracts comprising such enterprise.

- (j) The applicant shall obtain a zoning permit for a family farm support business in accordance with § 184-51 of this chapter.
- (4) No-impact home-based business. **[Added 1-27-2003 by Ord. No. 164]**
- D. Uses permitted with Zoning Hearing Board approval (special exception) shall be as follows:
 - (1) Churches or similar places of worship, parish houses, convents and other housing for religious personnel.
 - (2) Public or private schools, but not including correctional institutions.
 - (3) An accessory use not located on the same lot with the permitted principal use.
 - (4) Poultry houses for housing more than 500 birds.
 - (5) Structures for housing more than 300 head of livestock.
 - (6) Home occupations in accordance with § 184-29. **[Added 5-14-1990 by Ord. No. 82]**
 - (7) Bed-and-breakfast establishments in accordance with § 184-39. **[Added 5-14-1990 by Ord. No. 82]**
 - (8) Communications towers and antennas for the purpose of facilitating communications services and attendant support structures in accordance with § 184-43.1. **[Added 6-12-1995 by Ord. No. 107]**
 - (9) Family farm support businesses which do not meet the criteria set forth in § 184-11C(3). Such family farm support businesses shall meet all of the following criteria: **[Added 5-27-2003 by Ord. No. 168]**
 - (a) The family farm support business shall be secondary to the primary agricultural use which does not change or reduce the exterior farm character.
 - (b) The land area of the proposed family farm support business shall not utilize more than one acre, including all buildings, parking and storage areas. Exterior storage of goods and materials shall be permitted only within a completely enclosed and screened area which shall not be visible from any adjoining residential lot.
 - (c) The family farm support business shall be conducted and owned by the farmer in residence on the property.
 - (d) No more than two full-time and two part-time nonfamily members shall be employed in a family farm support business.
 - (e) The applicant shall demonstrate to the Zoning Hearing Board that the proposed family farm support business will not be detrimental to the agricultural uses of the Agricultural District and will not interfere or

conflict with the continuation and perpetuation of agricultural activities and the health, safety and welfare of the community. The Zoning Hearing Board may require that impact studies be furnished which evaluate the effect of the proposed family farm support business upon the subject tract of land, the abutting properties and the community in general.

- (f) The applicant shall acknowledge as part of the special exception application that additional Township, county, commonwealth and federal requirements may exist and that it is the applicant's responsibility to comply with all additional requirements.
- (g) If the proposed family farm support business requires the construction of new buildings or additions to existing buildings, the applicant shall provide information justifying that the location of the proposed construction does not unnecessarily utilize agricultural lands and/or does not have an adverse effect upon the existing agricultural uses of the farm.
- (h) The land area of the family farm support business shall not, at any time, be permitted to be subdivided from the farm.
- (i) A family farm support business shall have a minimum fifty-foot-long gravel or paved access apron extending into the farm parcel to prevent tracking of mud and manure onto the public road. Any access drive provided shall be of sufficient length to accommodate the off-road stacking of delivery and customer vehicles.
- (j) The applicant shall demonstrate that the proposed family farm support business provides for the safe and efficient movement of traffic by addressing anticipated changes in vehicular movements. Any structure used for the family farm support business shall be located at least 100 feet from any property line and the legal right-of-way line.
- (k) If required by the Zoning Hearing Board, suitable buffering shall be provided when the family farm support business is located within 100 feet of an adjacent residential structure.
- (l) The owner of the family farm support business shall not allow a nuisance condition to be created in terms of excessive noise, dirt or odor. The family farm support business shall be conducted in a manner which does not allow the accumulation of trash and debris.
- (m) When there is a change in the ownership or occupancy of the farm where there exists a family farm support business, or when there is a change in the management of the family farm support business, the continuation of the family farm support business shall be subject to a new special exception use approval for such continuation.
- (n) Only one family farm support business shall be permitted per farm. For purposes of this subsection, a "farm" shall be defined as an area of land employed by the farmer as a single economic enterprise, regardless of the

contiguity or number of parcels, plots or tract comprising such enterprise.

- (o) The applicant shall obtain a zoning permit for a family farm support business in accordance with Section § 184-51 of this chapter
- (10) Food processing facility in accordance with the following criteria: **[Added 2-9-2015 by Ord. No. 226]**
 - (a) The food processing facility shall be located on a separate lot which shall not exceed 10 acres. Any lot to be developed with a food processing facility which is subdivided from a parent tract after November 1, 2014, shall not contain prime agricultural soils.
 - (b) The applicant shall provide evidence of the types of vehicles delivering raw materials to and taking processed foods from the food processing facility. The applicant shall demonstrate that the proposed food processing facility provides for the safe and efficient movement of traffic.
 - (c) The applicant shall demonstrate that the food processing facility will not be detrimental to the agricultural uses of the Agricultural District and will not interfere or conflict with the continuation and perpetuation of agricultural activities and the health, safety and welfare of the community.
 - (d) The applicant shall demonstrate a plan for proper disposal of all waste materials generated at the food processing facility.
 - (e) The applicant shall demonstrate that public sewer service and public water service were available to serve the lot on which the proposed food processing facility will be located on the effective date of this section. The applicant for a food processing facility shall not extend public sewer service or public water service into areas of the Agricultural District where such utilities do not exist on the effective date of this section.
 - (f) The maximum building coverage for a food processing facility shall be 25% and the maximum impervious surface coverage for a food processing facility shall be 55%.
 - (g) No retail sales shall be permitted at any food processing facility.

E. Maximum number of dwellings or lots permitted.

- (1) For each 50 acres of contiguous land (the "parent tract") under single ownership existing on December 14, 1986, one dwelling unit may be constructed on the parent tract, or one lot may be subdivided from the parent tract, provided that the parent tract and the lot shall comply with all of the lot size and yard regulations of this district and with any applicable subdivision and land development regulations. This provision shall not be deemed to apply to the transfer of land as a lot add-on for the sole purpose of increasing the size of an adjoining tract of land which is used and will continue to be used for

agricultural purposes. **[Amended 4-21-1987 by Ord. No. 64]**

- (2) A single-family detached dwelling may be erected on any single lot of record as of the effective date of this chapter, notwithstanding the limitations imposed by Subsection E(1) of this section. Such lot must be in single ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for minimum size or width, or both, that are applicable to this district, provided that yard dimensions and requirements other than those applying to minimum size or width, or both, of the lot shall conform to the regulations for this district.
- (3) The provisions of this Subsection E shall apply to all parcels of land legally existing on December 14, 1986. Regardless of size, no lot subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings pursuant to this Subsection E. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this chapter shall be bound by the acts of previous owners in that such current owner may only subdivide, for purposes of additional single-family dwellings, the number of lots, if any, remaining from the original number permitted by this Subsection E. In the event that a tract of land which was not classified as part of the A Agricultural District on the effective date of this chapter is hereafter classified as part of the A Agricultural District, the size and ownership of such tract of land shall be determined as of the effective date of the change in the zoning classification. **[Amended 8-9-1993 by Ord. No. 100]**
- (4) Any single-family detached dwelling located in the A Agricultural District which was in existence on the effective date of this chapter or which is in existence on the effective date of any zoning amendment hereafter enacted changing the zoning classification of a tract of land to the A Agricultural District shall not be included in determining the number of single-family detached dwellings permitted in accordance with the provisions of this Subsection E.
- (5) Any subdivision or land development plan hereafter filed with the applicable approving body for a tract of land in the A Agricultural District shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this Subsection E. In the event that any lot shown on a subdivision or land development plan on which a single-family dwelling is to be erected or placed exceeds the maximum lot size for a single-family detached dwelling as provided in Subsection E(2) of this section, the portion of such lot to be used in conjunction with the single-family dwelling, not to exceed one acre, shall be delineated on the plan, and the remainder of said lot shall not be used for residential purposes. Any divisions or redivisions of land which are not considered subdivisions within the meaning of Chapter 155, Subdivision and Land Development, shall nevertheless be approved by the Zoning Officer prior to the lease, conveyance, sale or transfer of a lot or lots

resulting from such division or redivision. A sketch plan which shows the existing tract boundaries, the proposed lots and the information which is required by this Subsection E to be shown on subdivision and land development plans shall be sufficient for this purpose. The Zoning Officer's review shall be limited to a determination of compliance with the requirements of this chapter. In no event shall any tract of land which is divided or redivided after the same becomes subject to the provisions of this section, nor any of the lots which are created by such division or redivision, result in an increase in the quota of single-family detached dwellings permitted by this Subsection E.

- (6) Notwithstanding the foregoing limitations on the maximum number of lots permitted to be subdivided contained in this Subsection E, if a lot is subdivided and transferred to the township, a municipal authority incorporated by the township or the commonwealth, the subdivision of such lot shall not be counted against the maximum number of lots permitted to be subdivided from the tract. The property owner shall be entitled to subdivide the number of lots based upon the number of acres contained in the tract prior to the transfer of the lot to the township, the Authority or another governmental body. **[Added 5-14-1990 by Ord. No. 82]**

F. Minimum and maximum lot size shall be as follows:

- (1) The minimum lot area per dwelling unit or other principal use shall be 30,000 square feet.
- (2) The maximum lot area per dwelling unit shall be one acre.
- (3) The minimum lot width shall be 90 feet.

G. Minimum yard dimensions shall be as follows:

- (1) Front yard: 40 feet.
- (2) Each side yard: 15 feet.
- (3) Rear yard: 30 feet.

H. Maximum building coverage, impervious coverage and height shall be as follows: **[Amended 2-9-2015 by Ord. No. 226]**

- (1) Maximum building coverage:
 - (a) Lots five acres or greater: 10%.
 - (b) Lots less than five acres: 25%.
- (2) Maximum impervious surface coverage:
 - (a) Lots five acres or greater: 15%.
 - (b) Lots less than five acres: 30%.

- (3) Maximum height:
 - (a) In feet: 50 (excluding silos).
 - (b) In stories: 2 1/2.