the Zoning Officer upon the recommendation of professional nurserymen, aborts, or landscaped architects.

5. All planting stock and planting methods shall meet the following standards:

   i. All planting stock and planting methods shall meet the following standards;

   ii. All stock shall have a normal habit of growth and shall be sound, healthy, and vigorous. All shall be free from disease, insects, insect eggs, and larvae.

   iii. All planting shall be performed in conformance with good nursery and landscape practice.

   iv. Requirements for the measurements, branching, grading, quality, balling, and the burlapping of stick shall follow the code of standards recommended by the American Association of Nurserymen, Inc. in the American Standard for Nursery Stock ANSIZ60, I1973, as amended.

SECTION 303. AGRICULTURAL TRANSITION (AT) ***[Amended by Ord. 060903, §2, 6/9/03]***

A. Intended Purpose

The regulations for this District are intended to protect the public health, safety and welfare in those areas of the Township that have useful agricultural soils, wooded land, streams, flood plains, steep slopes, and limitations for subsurface sewage disposals systems.

B. Uses and Structures

1. Permitted

   a. Farms

   b. Public park and recreation areas

   c. "Single family detached dwellings, country club or golf course, except no part of any lot upon which any of the aforesaid are erected, shall contain any Class I, II, or III Prime Agricultural Soils. [Ord. 10-08-90, 10/8/90, §2.; Amended by Ord. 03-121487, 10/8/01, §1.a.]

   d. i. In addition to all other rights set forth elsewhere herein, for every fifty (50) acres of contiguous land in single ownership as of the effective date of this ordinance, there may be one (1) lot subdivided or utilized for a single family detached dwelling without reference to the soils of the proposed lot or those elsewhere on the Farm.

ii. For each tract of contiguous land in single ownership that is two (2) acres or more, but less than fifty (50) acres, as of the effective date of this ordinance, there may be only one (1) lot subdivided or utilized for a single family detached dwelling.

iii. A tabular example of the limitation on the subdivision of land set forth in (1) and (ii) above is as follows:

Lot Area	(Acres)	Number of Lots Which
At Least	Less Than	May Be Subdivided:
2	100	1
100	150	2
150	200	3
200	250	4

iv. The provisions of this Section shall apply to all parcels of land legally existing on the effective date of this Ordinance. Regardless of size, no tract of land subsequently subdivided from its parent tract shall qualify for additional single-family detached dwellings or lots pursuant to this section. Similarly, any subsequent owner of any parcel of land legally existing on the effective date of this ordinance shall be bound by the actions of previous owners in that such current owner may only subdivide for purposes of additional single-family detached dwellings the number of lots, if any, remaining from the original number permitted in this Section.

v. Any land development, the purpose of which is to permit the erection of a permanent single-family detached dwelling on a tract which has been previously improved with a dwelling which also will remain upon the tract, shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the Pennsylvania Municipality Planning Code.

vi. Any subdivision or land development plan hereafter filed for a tract of land in the 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 Section.

[a*dded by Ord. 11-9-92, 12/14/92, §2.*]

e. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. [*Ord. 051198, 5/11/98, §5.*]

f. Forestry in accordance with the requirements of this Ordinance, specifically Article V, Section 540. *[Added by Ord. 060903, §3, 6/9/03]*

g. ECHO Housing in accordance with the requirements of this Ordinance, including Article V, Section 541. *[Added by Ord. 060903, §3, 6/9/03]*

h. Municipal Parks [*added by Ord. No. 040907, 4/9/07, §3*]

i. Municipal Buildings [*added by Ord. No. 040907, 4/9/07, §3*]

j. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.

k. Accessory Manure Digesters in accordance with the requirements of this Ordinance including Article V, Section 546, Accessory Manure Digesters.

l. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.

m. Outdoor Hydronic Heaters shall be permitted as an accessory use in accordance with the requirements of this Ordinance including Article V, Section 549.

n. Accessory Wind Energy Systems in accordance with the requirements of this Ordinance including Article V, Section 549 Accessory Wind Energy Systems. [*added by Ord. #091211; 09/12/11; §3*]

o. Customary accessory uses and structures, incidental to the above permitted uses.

2. Special Exceptions

The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board if not located on Class I , II, or III Prime Agricultural Soils:

a. Church, cemeteries

b. School

c. Private park and recreation areas

d. Medicine and dental offices

e. Extraction of natural resources

f. Communication Antenna Sites when absolutely necessary to be located in this District, as further governed by other regulations contained in this Ordinance. [Amended by Ord. 051198, 5/11/98, § 6.]

g. Motel

h. Home occupations

i. Other principal uses determined by the Zoning Hearing Board to be of the same general character as these permitted and Special Exception uses and which will not be more detrimental than any permitted uses and structures are which are not located on Class I , II, or III Prime Agricultural Soils. [a*mended by Ord. 03-121487, 10/8/01, §1.a.*]

j. Bed and Breakfast Inns [*added by Ord. 01-3-25-85, 3/25/05, §II.*]

k. Fire Houses [*added by Ord. No. 040907, 4/9/07, §3*]

l. Ground Mounted/Free Standing Solar Energy Systems subject to the provisions of Section 545 and Article VI.

[*amended by Ord. #091211; 09/12/11; §3.B*]

m. Customary accessory uses and structures incidental to the above. [*amended by Ord. 03-121487, 10/8/01, §1.a.*]
[*former §303.2.h. deleted per Ord. No. 061107, 6/11/07, §2*]

3. The following uses are permitted subject to the issuance of a Special Exception by the Zoning Hearing Board [without soil restriction]:

a. Concentrated Animal Feeding Operations. [*added by Ord. No. 061107, 6/11/07, §3*]

b. Concentrated Animal Operations. [*added by Ord. No. 061107, 6/11/07, §3*]

c. Manure Management Facilities. [*added by Ord. No. 061107, 6/11/07, §3*]

4. Conditional Uses

a. Principal Manure Digester subject to the provisions of Section 547 and Article XII. [*amended by Ord. #091211; 09/12/11; §3.C*]

C. Lot and Yard Requirements

1. Lot Requirements

a. Minimum Lot Area – one (1) acre for any dwelling

b. Minimum Lot Area – as set forth in Section 304 for any other uses

c. Minimum Lot Width – one hundred fifty (150) feet

d. Maximum Lot Coverage – twenty percent (20%)

e. Maximum Building Height:

Farm Structures – None

Other Building – thirty-five (35) feet

2. Yard Requirements

a. Front Yard – forty (40) feet

b. Side Yard – twenty (20) feet

c. Rear Yard – forty (40) feet

3. In the case of single family lots described in SECTION 303.B.1.d only the following lot criteria shall apply:

a. Minimum lot size: one (1) acres

b. Maximum lot size: two (2) acres

c. Side yard setback on each side: twenty-five (25) feet

d. Rear Yard setback: fifty (50) feet

e. Minimum lot width at the building set back line: one hundred and fifty (150) feet

f. Minimum lot depth: one hundred and fifty (150) feet

g. Minimum set back from ultimate right away: forty (40) feet

[*added by Ord. 11-9-92, 12/14/92, § 2.*]

4. In the case of Municipal Parks and Municipal Buildings only, the minimum and maximum lot size and lot coverage criteria within the AT - Agricultural Transition Zoning District shall not apply. [*added by Ord. No. 040907, 4/9/07, §3*]

SECTION 304. RESIDENTIAL – 1 (R-1)

A. Intended Purpose

The regulations for this District are intended to provide medium density residential areas where on-site water supply and sewage disposal are generally the only types available.

B. Uses and Structures

1. Permitted Uses

a. Single-family detached dwellings

b. Municipal buildings

c. Municipal Parks [*added by Ord. No. 040907, 4/9/07, §3*]

d. Fire houses

e. Farms

f. Public Utility Structures when absolutely necessary to be located in this District for public service purposes. [*added by Ord. 051198, 5/11/98, § 7.*]

g. No-Impact Home-Based Businesses, as defined in the Pennsylvania Municipalities Planning Code, except that such permission shall not supersede any deed restriction, covenant, or agreement restricting the use of land, nor any master deed, bylaw, or other document applicable to a common interest ownership community. *[added by Ord. 060903, §5, 6/9/03].*

h. Forestry in accordance with the requirements of this Ordinance, including Article V, Section 540. *[added by Ord. 060903, §5, 6/9/03].*

i. ECHO Housing in accordance with the requirements of this Ordinance, including Article V, Section 541. *[added by Ord. 060903, §5, 6/9/03].*

j. Solar Energy Systems (Accessory and Principal) in accordance with requirements of this Ordinance, including Article V, Sections 543 and 544.

k. Geothermal Systems in accordance with requirements of this Ordinance including Article V, Section 548.