

## ARTICLE VIII

### (A) Agricultural District

#### Section 800 Purpose

The purpose of an Agricultural District is to provide standards for certain agricultural and residential uses in areas of agricultural activity where public water and public sewerage are generally not available.

#### Section 801 Permitted Uses

1. Single-family detached dwellings. Existing properties greater than or equal to ten (10) acres in size as of April 12, 2007 and proposing a total of five (5) or more residential dwelling units shall comply with the standards of Article XIV (Conservation Design Overlay District) for Options 1, 2 and/or 3.
2. Churches or similar places of worship including parish houses and parsonages.
3. Federal, State and Local municipal buildings and uses and essential services.
4. Agriculture and agriculturally related operations, including the following:
  - a. Forest reserves, tree farming and crop farming to include forage, sod, grain, and feed.
  - b. Vineyards, orchards, greenhouses, nurseries, gardens, commercial production of fruits, vegetables, flowers, plants and similar products, and sale of these products in buildings in which the retail area shall not exceed 1,000 square feet in floor area, and set back a minimum of thirty-five feet (35') from any property line or street right-of-way line, with off-street parking provided.
  - c. Animal husbandry, milk processing, livestock production including breeding of dairy and beef cattle, sheep, swine, horses, ponies, mules, goats, poultry, other birds, fowl, fur animals, associated farm animals including domestic cats and dogs, if the number exceeds 10.

Buildings housing animals and storage areas for animal waste shall have a minimum setback distance from any property line in accordance with the following schedules:

(1) Permitted Use:

<u>Type of Farm Animal</u>	<u>Minimum Setback Distance</u>
a. Swine (hogs & pigs)	100'
b. Cattle (cows, steer, heifers, calves and bulls)	100'
<u>Type of Farm Animal</u>	<u>Minimum Setback Distance</u>
c. Sheep & Goats	100'
d. Horses (ponies, mules and donkeys)	100'
e. Fowl (chickens, turkeys, ducks and other birds)	100'

(2) Conditional Use: Operations requiring a Nutrient Management Plan in accordance with applicable State and Federal regulations shall be a conditional use and shall provide a minimum area of 25 acres for housing of animals and shall have a minimum setback distance for buildings housing animals and animal waste storage areas in accordance with the following schedule.

<u>Type of Farm Animal</u>	<u>Minimum Setback Distance</u>
a. Swine (hogs & pigs)	200'
b. Cattle (cows, steer, heifers, calves and bulls)	200'
c. Sheep & Goats	200'
d. Horses (ponies, mules and donkeys)	200'
e. Fowl (chickens, turkeys, ducks and other birds)	200'

(3) Disposal of dead animals on all farm land including that land intended for nutrient management is expressly prohibited. Dead animals must be disposed of by rendering.

d. Granaries, sawmills, and similar agriculturally related activities.

5. Stables and riding academies.
6. Cemeteries and related uses provided no graves or structure shall be located within fifty (50') feet of any property line on the cemetery.
7. Kennels, animal hospitals not located within one hundred (100') feet of any property line.
8. Accessory buildings and uses customarily incidental to any of the above permitted uses and which may include a home occupation.

Section 802 Conditional Uses:

1. Public utility facilities.
2. Outdoor recreational facilities and organizations such as private playgrounds, swimming clubs, golf clubs, tennis courts and similar activities subject to the following conditions.
  - a. That such use shall occupy a lot with an area of not less than five (5) acres.
  - b. That all lighting, which is necessary as incident to such use shall be shielded from adjacent properties.
  - c. Along all property lines adjacent to a Residential Use or District, a one hundred (100') foot wide landscaped buffer strip shall be provided in addition to any required form of screening.
3. Fishing and hunting clubs.
4. Campgrounds, trailers or recreational vehicles camps, not for year round permanent residential occupancy, and subject to the conditions contained in Section 702.4 of this Ordinance.
5. Total confinement and environment controlled animal husbandry subject to such building setback requirements as the Board of Supervisors may require.
6. Sanitary Landfills

Sanitary landfills designed and permitted in accordance with the rules and regulations promulgated under Act 97 and as it may be amended from time to time, the Pennsylvania Solid Waste Management Act of 1980, shall be permitted as a conditional use when said operation is located with vehicular access over a roadway with paving a minimum of three (3") inches thick and at least twenty (20') feet in width connecting said operation to a roadway classified in the Township Comprehensive Plan as an arterial roadway and subject to the following conditions and performance standards:

- a. The actual landfill area shall comply with the following minimum setback requirements:
  - (1) 300 feet from any property line.
  - (2) 500 feet from any occupied building or structure, or any private water supply.
  - (3) 0.25 mile (1,320 feet) from any public water supply.
  - (4) The landfill shall not be located within an Agricultural Security Area or on soils identified in the Adams County Soil Survey as Capability Units I or II.
- b. Vegetative screening shall be provided by the Owner along all of the property and street boundary lines separating the landfill from adjacent uses. The screening is to be in the form of vegetation and the following standards shall apply:
  - (1) A minimum of 3 rows of trees, shrubs, or other vegetation not less than fifty (50%) percent evergreen material shall be planted to produce the effective visual barricade.
  - (2) At least 2 different species of trees, shrubs, or other vegetation shall be utilized. Selected species shall exhibit different tolerances to insect and disease.
  - (3) Species selected must be capable of producing the effective visual barricade ten (10') feet in height within 5 years of planting.
  - (4) Prompt replacement of any dead species shall be required within one (1) year.
- c. The following security measures shall be provided:
  - (1) Adequate fencing shall be provided at any point where vehicular access into the landfill may be possible.
  - (2) All access points into the landfill shall be provided with gates that can be locked to prevent unauthorized entry during times of non-operation.
  - (3) Adequate security lighting shall be required at points of vehicular access, such as the front gate, scale house, other areas of public entry.
- d. The landfill shall have an adequate number of employees to operate in accordance with Section 26, Chapter 75 of State Solid Waste Management Rules and Regulations.
- e. The landfill shall have posted, in a conspicuous location, the days and hours of operation.

- f. A washdown facility or other mechanism shall be provided to clean off refuse vehicles prior to their entry onto the public road. However, all mud or debris shall be kept off the public road and adjoining lands.
- g. An operations plan shall be provided for all landfill operations which shall include the following:
  - (1) Procedures to be followed for compliance with Section 26, Chapter 75 of the Solid Waste Management Rules and Regulations regarding operation standards for sanitary landfills.
  - (2) A schedule of operation hours provided that no operation commences prior to 6:00 a.m. or after 7:00 p.m. prevailing time.
  - (3) Procedure for the removal of any mud or debris on any public road from the ingress or egress of landfill traffic.
- h. A site plan of the entire property, clearly and legibly drawn at a scale of 1"= 100' or less shall be provided and include the following items:
  - (1) North arrow, scale and date.
  - (2) Topographic contour lines.
  - (3) All property lines including a metes and bounds description and the size of the property expressed in acres or square feet.
  - (4) The location of all existing buildings, structures, streets and streams within 500 feet of the proposed landfill.
  - (5) The location of the proposed landfill on the property, and the staging of activities.
  - (6) The location of proposed buildings, structures, storage areas, access roads and washdown facilities associated with the proposed landfill operation.
  - (7) The location of security fences, gates, lights, and signs.
  - (8) The location and description of required screening.
  - (9) The location and description of any erosion and sedimentation control measures.
- i. A vicinity plan drawn at suitable scale shall be provided indicating the following:

- (1) The location of the proposed landfill with respect to all other land uses within one (1) mile of the proposed landfill.
  - (2) The location of all existing private and/or public wells within one (1) mile of the proposed landfill.
  - (3) The traffic routes that will be the primary ingress and egress routes.
- j. A maintenance bond not exceeding fifty (50%) percent of the full cost of repaving the Township roads servicing the operation, from the entry to the operation of the first utilized arterial roadway, as classified by the Township Comprehensive Plan, under such conditions, in form and with surety as shall be approved by the Township Board of Supervisors, shall be provided by the operator. In lieu of a bond, the operator may deposit cash or securities with the Township to secure said repaving under an escrow agreement approved by the Township Solicitor and Board of Supervisors. The amount of the bond or other guarantee shall be equal to fifty (50%) percent of the cost of the required repaving as estimated by the Township Engineer. The amount of financial security may be increased by up to an additional ten (10%) percent from each one-year period beyond the first anniversary date from posting of financial security.
- k. The landfill operation shall provide the Township with a one dollar (\$1.00) per ton user fee payable on a monthly basis. The landfill production records shall be subject to an annual audit by the Township.
7. Public, private and parochial schools, and day care centers for the educational needs of the community; provided all outside active play areas are screened from adjacent residential properties.
  8. Hospitals, sanitariums and nursing or convalescent homes.
  9. Radio and television transmission facilities, electric or telephone substation.
  10. Neighborhood outdoor recreational facilities and organization when not operated for gain or profit.
  11. Commercial Wireless Telecommunications Service Facilities in accordance with Section 316 of This Ordinance.

Section 803 Minimum Area and Density Requirements

1. All buildings including accessory buildings shall not cover more than thirty (30%) percent of the area of the lot.
2. Minimum required for all uses not otherwise listed:

Lot Area	2 acres
Lot Width	200 feet
Lot Depth	180 feet
Front Yard**	50 feet
Each Side Yard**	25 feet
Rear Yard**	25 feet
Height (maximum)	45 feet
Parking	2 off-street spaces

\*\*Lots used for single-family detached dwellings shall utilize the R-1 district yard and building setback requirements for such structures as found in Article 9 of this Ordinance.

When on-lot sewer facilities are to be utilized, the minimum lot size may be increased by the Township Enforcement Officer or the Department of Environmental Protection for factors relating to health and sanitation.