

(Ordinance 130, December 9, 1991, Section 903; as amended by Ordinance 146, August 29, 1994, Section 4; as further amended by Ordinance 196, April 15, 2003, Section 8)

Section 904. Residential Conversion Standards.

(a) The Zoning Hearing Board may authorize as a special exception the conversion of any single-family detached dwelling into a dwelling for not more than two (2) families, provided that the tract or lot is located within the RC (Rural Conservation), LDR (Low Density Residential) or MDR (Medium Density Residential) Zoning Districts.

(b) The lot area per family shall not be reduced to less than the minimum lot area per family.

(c) The yard, building, area and other applicable requirements for the applicable Zoning District shall not be reduced.

(d) Provisions for adequate water supply and waste disposal shall be made in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

(e) Such conversion shall be authorized only for a large building which has relatively little economic value or usefulness as a single-family detached dwelling or other conforming use.

(f) If such conversion is authorized, the Zoning Hearing Board may prescribe such further conditions with respect to the conversion and use of such building as it deems appropriate.

(Ordinance 130, December 9, 1991, Section 904)

Section 905. Agricultural Use Regulations.

(a) General Agricultural Standards.

(1) Unless specifically stipulated within this Chapter, General Agricultural activities are a permitted use by right within all Zoning Districts in the Township.

(2) The raising and ownership of horses, cattle and/or livestock is permitted in all districts provided the minimum lot size exceeds two (2) contiguous grazeable acres. The total number of horses, cattle and/or livestock shall not exceed one (1) for all lots with less than three (3) contiguous grazeable acres. For each additional contiguous grazeable acre over two (2), the total number of horses, cattle and/or livestock may be increased by one (1) per acre. For each additional contiguous grazeable acre over five (5), the total number of horses, cattle and/or livestock shall not exceed three (3) per acre up to a maximum total of fifty (50).

(3) The raising and ownership of goats, sheep and/or similar livestock exceeding fifty (50) pounds in weight is permitted in all districts provided the minimum lot size exceeds two (2) contiguous grazeable acres. The total number of goats, sheep and/or similar livestock shall not exceed five (5) for all lots with less than five (5) contiguous grazeable acres. For each additional contiguous grazeable acre over five (5), the total number of goats, sheep and/or similar livestock shall not exceed five (5) per acre up to a maximum total of one hundred (100).

(4) The raising and ownership of poultry is permitted in all districts provided the minimum lot size exceeds one (1) contiguous acre. The total number of birds shall not exceed ten (10) per acre for all lots under five (5) acres in size. For each additional acre over five (5) acres, the total number of birds shall not exceed fifty (50) per acre up to a maximum of one thousand five hundred (1,500).

(5) The raising and ownership of rabbits is permitted in all districts. The total number of rabbits shall not exceed five (5) per acre for all lots under five (5) acres in size. For each additional acre over five (5) acres, the total number of rabbits shall not exceed twenty-five (25) per acre up to a maximum of seven hundred fifty (750).

(6) The display and sale of farm products shall be permitted provided that at least seventy-five percent (75%) of the quantity of products for sale have been produced on the property on which they are offered for sale. The sale of farm products shall be conducted in a structure or stand which shall not be located closer than twenty feet (20') from the applicable street right-of-way. In addition, all off-street parking shall be designed in accordance with Section 924 of this Chapter.

(7) All areas utilized for grazing purposes shall be completely fenced in.

(b) Intensive Agricultural Standards.

(1) Unless specifically stipulated within this Chapter, intensive agricultural activities are a permitted use by conditional use within the RC (Rural Conservation) and by special exception within the LDR (Low Density Residential) Zoning Districts in the Township. Intensive agricultural activities shall be prohibited in all other Zoning Districts.

(2) Agricultural activities that exceed the standards and provision specified under Subsection 905(a) (General Agricultural Standards) shall be construed as intensive agriculture.

(3) All intensive agricultural activities shall be conducted on lands that exceed fifty (50) acres in size.

(4) The raising and ownership of horses, cattle and/or livestock shall not exceed four (4) animals per acre.

(5) The raising and ownership of poultry shall not exceed five hundred (500) birds per acre.

(6) The raising and ownership of rabbits, guinea pigs, ferrets, hamsters, rodents or similar animals shall not exceed a total of two hundred fifty (250) per acre.

(7) No farm or other accessory outbuilding shall be constructed closer than two hundred feet (200') to any residential property line.

(8) No more than one (1) dwelling unit shall be permitted on lands on which agricultural activity is considered dominate.