

## 2.3 Agriculture

The use of a tract of land of not less than thirty-five (35) acres for growing crops in the open, dairying, pasturage, horticulture, floriculture, and animal and poultry husbandry (but expressly prohibiting the feeding of garbage to any animal or poultry), and necessary accessory uses; the feeding (other than grazing in open pasture) or sheltering in penned enclosures of animals or poultry within 100 feet of any lot line.

### 5.1 A-1 Agricultural District

No building or use shall hereafter be established or enlarged within the A-1 Agricultural District unless it conforms to the following regulations:

- a. Purpose. All agricultural land in the Township's considered transitional and the primary purposes of the A-1 District are to (1) provide for the orderly transition of agricultural land into other uses in area planned for eventual urban expansion; (2) defer urban development until the appropriate local governmental bodies determine that adequate public services and facilities can be provided at a reasonable cost; (3) insure that urban development is compatible with local land use plans and policies; (4) provide periodic review to determine whether all or part of the land should be transferred to another zoning district.
- b. Permitted Uses.
  - (1) Agricultural and agricultural storage as defined in this Ordinance.
  - (2) One (1) single or two-family dwelling.
  - (3) Public and private schools, colleges, and universities.
- c. Permitted Uses If Under Thirty-five (35) Acres. If at any time the minimum lot area of A-1 zoned land is less than thirty-five (35) acres, no new structure shall be constructed, except single family dwellings.
- d. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- e. Lot Size Requirements.
  - (1) Minimum lot area: Farm Size – thirty-five (35) acres.
  - (2) Minimum lot width: 100 feet.
- f. Building Bulk Limitations.
  - (1) Farm Dwelling:
    - (a) A front yard of not less than thirty feet (30').
    - (b) A side yard on each side of the lot not less than fifteen feet (15').
    - (c) A rear yard of not less than fifty feet (50').
    - (d) Maximum dwelling height:
      - (i) Farm dwelling - thirty-five feet (35').
      - (ii) Other structures - two (2) times distance from the nearest lot lines with a maximum of sixty feet (60').
  - (2) Other Structures:
    - (a) Rear - Minimum 100 feet.
    - (b) Side - Minimum twenty feet (20') if structure is not to be used for the housing of animals; 100 feet if structure is to be used for the housing of animals.
    - (c) Street - See Section 5.1, f., (1)(a).
- g. Existing Substandard Lots. No accessory farm structures may be erected on any substandard lot or parcel of record in the County Register of Deeds Office before the effective date of this Ordinance without obtaining a conditional use permit for same.
- h. Building Coverage and Construction Specifications.
  - (1) All farm dwellings hereafter constructed or erected shall conform to the following
    - (a) The minimum building width shall not be less than twenty-two feet (22').
    - (b) All dwelling shall be constructed or erected on a Uniform Dwelling Code - approved foundation.
    - (c) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.

d. Agricultural Uses in R-2, R-3 and R-4, except as follows:

- (1) No building or enclosure in which farm animals and poultry are kept shall be nearer than 100 feet to any adjoining property line.
- (2) No storage of manure, odor, or dust producing substances or use shall be permitted within 100 feet of any adjoining property line.
- (3) No swine, fur farms or fee lots shall be allowed.
- (4) No sale of products shall be allowed from any roadside stands.
- (5) All animals and poultry, except household pets, shall be kept within a structure or other enclosure. See Section 6.18 for keeping horses.
- (6) Any other conditions deemed necessary to carry out the intent of this Ordinance.