

ARTICLE IV

Rural Agriculture

Section 400 Rural Agriculture Zone

- a. Purpose: The primary purpose of this zone is to maintain and promote the rural-agricultural character of the land within this zone. This zone is composed of those areas in the Borough whose predominant land use is rural residential and agricultural. The regulations of this zone are designed to protect and stabilize the essential characteristics of these areas; to minimize conflicting land uses detrimental to agricultural enterprises and to limit development that requires highways and other public facilities in excess of those required by rural-oriented uses. Because on-lot sewage and water will be utilized for all new development within this zoning district, minimum lot sizes shall be large enough to support both an existing and replacement drainfield.
- b. Uses by Right: The following principal uses are permitted by right in the Agricultural Zone:
 - 1) Crops
 - 2) Farm Dwelling
 - 3) Farm Dwelling, Accessory
 - 4) Greenhouse or Nursery (See Section 1008)
 - 5) Group Home
 - 6) No Impact Home Based Business (See Section 1016)
 - 7) Single-family Detached Dwellings
- c. Uses by Special Exception: The following principal uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Article XIII of this Ordinance.
 - 1) Bed and Breakfast Inn (See Section 1303)

- 2) Cellular Communication Towers and Antennas (See Section 1304)
- 3) Cemetery (See Section 1305)
- 4) Club (See Section 1307)
- 5) Dairy, Livestock, Poultry, Small Animals
- 6) Family Day Care Home (See Section 1311)
- 7) Farm Occupation as an Accessory Use (See Section 1312)
- 8) Home Business as an Accessory Use (See Section 1313)
- 9) Intensive Agricultural Operation (See Section 1314)
- 10) Kennel, Animal Hospital (See Section 1315)
- 11) Park, Playground, or Recreation Area (See Section 1317)
- 12) Public Building (See Section 1318)
- 13) Public Utility Building (See Section 1319)
- 14) Sawmill Operation (See Section 1323)

- d. Lot Area and Width: Lot area and lot width consistent with the following dimensions shall be provided for each principal use hereafter established in this zone:

Use	Lot Requirements			Minimum Building Setbacks				Max. Building Height
	Min. Lot Area per unit/lot	Min. Lot Width	Maximum Impervious Coverage	Front	One Side	Total Sides	Rear	
All Uses*	43,560 sq. ft.	150'	30%	35'	25'	50'	40'	35'

* All uses must have a minimum lot size to provide suitable land for both a primary and replacement drainfield associated with on-lot sewage disposal area.

a. Use Standards

Uses permitted in the Rural Agriculture District shall be subject to the following conditions:

- 1) Parking, loading, or service areas used by motor vehicles shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress. All roads, driveways, parking areas and walks shall be paved and maintained in good condition with hard surface materials.
- 2) All access roads or driveways shall be located not less than one hundred (100) feet from the intersection of any street right-of-way lines, and shall be designed in a manner conducive to safe ingress and egress.
- 3) Illumination. All illumination shall comply with the requirements of Article IX. When lot lines lie within 35 feet of a Residential District boundary or any lot in residential use, any illumination or floodlighting shall be arranged so there will be no glare of lights on such lot or District boundary line.
- 4) Landscaping. The entire lot shall be landscaped pursuant to Article IX (except for those areas that are covered by buildings or surfaced as parking or service areas). All landscaping shall be properly maintained throughout the life of any use on any lot.

- 5) When livestock uses are proposed with any new development, along each property line which is adjacent to a Residential District or lot in residential use, the owner shall be required to maintain a buffer strip ten (10) feet wide which shall be a fence, screen, or planted with a hedge, evergreen shrubbery or suitable vegetation or combination thereof, to provide appropriate screening against noise, glare, fumes, dust, and other harmful effects. Said buffer strip shall be consistent with any existing vegetation and the permitted use of the adjacent residential property.
- b. Off-Street Parking: Off-Street Parking shall be provided in accordance with Article XI.
- c. Environmental Protection Overlay District: Development shall meet the requirements of the Environmental Protection Overlay District's hillside/slope and floodplain protection in accordance with Article VIII.
- d. Performance Standards: Development shall meet the requirements of the performance standards in accordance with Article IX.
- e. Signs: Signs are permitted in accordance with Article XII.