# ARTICLE V
# AGRICULTURAL-CONSERVATION DISTRICT (AC)

## SECTION 500. PURPOSE OF THE AGRICULTURAL CONSERVATION DISTRICT

This district is composed of those areas in the Township whose predominate land use is devoted to agricultural activities.

The AC District is established to protect and stabilize agriculture as an on-going and economic activity by permitting only those land uses and activities which are either agricultural in nature or act in direct support thereof and the regulations for this zone are designed to minimize conflicting land uses detrimental to agricultural enterprises and to maintain agricultural parcels or farms in sizes which will permit efficient agricultural operations.

The AC District is established to provide for the preservation of productive farmland, the Township's most important natural resource.

## SECTION 501. STATEMENT OF LEGISLATIVE INTENT

In the interest of public health, safety, and welfare, the Agricultural Conservation District is further designed and intended to accomplish the following:

A. Protect and stabilize agriculture in areas of productive soils as an ongoing, viable, major component of the economy of the Township.

B. Permit only those land uses and activities which are agricultural in nature or incidental thereto.

C. Encourage the preservation of the most productive farmland within the Township as a valuable resource which is lost and not reclaimable once it is developed for any purpose other than agriculture by limiting uses within the Agricultural Conservation District, insuring that farms remain of sufficient size to be profitable for farming by limiting the number of lots which may be created, and imposing a minimum lot size on farms to be created which is sufficient to insure viability.

D. Prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development, with agricultural uses. For the

farmer, such mixing would cause increased traffic on the roads used to move farm machinery and livestock; additional litter, which is a nuisance to crop farming and a danger to livestock; damage and loss of crops and livestock from theft, mischief, or trespass; and complaints about odors, noise, dust, barbed wire or electric fencing, night operations, and other items which are normal often uncontrollable aspects of farming. For the residential or commercial occupant, farm operations can cause a nuisance and health and safety hazards as well as the possible contamination of well water by agricultural chemicals, fertilizers, and animal waste.

E. Assure the ready availability of agricultural products to the residents of the Township and region.

F. Direct development which is incompatible with agriculture into other areas of the Township to foster conditions favorable to the continuation of agriculture.

G. Provide maximum protection to existing and future agricultural enterprises as a natural and national economic resource.

H. To implement the requirement of Section 604(3) of the Municipalities Planning Code that zoning ordinances shall be designed to preserve prime agricultural land.

SECTION 502. PERMITTED USES

Land and Buildings in the AC District shall be used only for the following purposes:

Accessory Building
Agricultural Uses
Building and similar structures related to agricultural uses
Communication Antennae
Drive-In Produce Stands
Feed and Grain Mills
Forest Uses
Grange Halls, etc.
Home Occupations
Horticultural Uses
House of Worship
Private Swimming Pool
Sales and Service of Agricultural Equipment and Vehicles
Single-Family Dwelling
Use and Storage of Black Powder, Low and High Explosives
Veterinary Office or Animal Hospital
Warehousing, Storage of Agricultural Equipment and Vehicles

## SECTION 503. CONDITIONAL USES

The following uses are permitted as "Conditional Uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

Agribusiness Operations
Bed and Breakfast Operations
Boarding Houses
Boarding or Commercial Kennel or Stable
Butcher Shops
Communication Towers
Equestrian Center
Farm Market
Farm Processing Establishment
Fruit Processing Operations
Intensive Farming Operations
Large Livestock Operations
Migrant Housing
Outdoor Recreational use
Public Museums
Public Utility Building
Public Building and Municipal Services
Water and Wastewater Treatment Facility

## SECTION 504. DIMENSIONAL REQUIREMENTS

A. Lot Area

1. The minimum lot area required for permitted uses and conditional uses in the AC District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of on-site water supply and sewage disposal facilities, including replacement system location. The minimum lot area for all non-farm single-family detached dwellings shall be one and one-half (1-1/2) acres. The recommended maximum lot area for all uses shall be four (4) acres.

2. Subdivision and Land Development Limitations. It is the intent of the Supervisors to preserve and protect agriculture and to preserve prime agricultural soils through limitations on subdivision and land development.

a. Number of lots, dwellings or other principal non-agricultural buildings permitted. For each parent tract there shall be permitted the subdivision of a lot or number of lots (which shall specifically include, but not be limited to, a subdivision to change lot lines or a "lot add-on" subdivision which removes land from the parent tract to add land to another lot) or the erection of one (1) accessory farm or non-farm single family dwelling or other principal non-agricultural building on the parent tract, but not both, with the portion of the existing or newly created lot used for residential purposes limited to the maximum lot size set forth above. A tabular example of this limitation on the creation of lots or the erection of dwellings is as follows:

| Parent Tract (Size of Tract of Land as of the date of this Ordinance) | Number of Lots that may be subdivided from the Parent Tract |
|---|---|
| Less than 6 acres | 1 |
| 6 - 10 acres | 2 |
| 11 - 30 acres | 3 |
| 31 - 60 acres | 4 |
| 61 - 90 acres | 5 |
| 91 - 120 acres | 6 |
| 121 - 150 acres | 7 |
| 151 - 180 acres | 8 |
| 181 - 210 acres | 9 |
| 211 and over acres | 10 |

(1) Any subdivision or land development plan hereinafter filed with the applicable approving body for subdivision or land development of a lot in this District shall specify which lot or lots shall carry with it a right of further subdivision or erection of accessory farm or non-farm single family dwellings or principal non-agricultural buildings, if any such right remains from the quota allocated to the parent tract. This right of further subdivision or erection of accessory farm or non-farm single-family dwellings or principal non-agricultural buildings, or an indication that no further subdivision or erection of such dwellings or principal buildings is permissible, shall also be noted on the subdivision plan and recorded. All deeds of conveyance will be subject to these restrictions. This restriction shall remain in effect for a period of ten (10) years from the date of initial subdivision of the parent tract.

(2) The number of lots which may be created or accessory farm or non-farm single family dwellings or other principal non-agricultural buildings which may be erected on the parent tract shall be fixed according to the parent tract. This number shall not be increased by the subdivision of such parent tract. Any subsequent owner of a parent tract or land remaining in a parent tract after subdivision shall be bound by the actions of his predecessor.

(3) Any land development, the purpose of which is to permit the erection of a permanent accessory farm or non-farm single family dwelling on a parent tract which has previously been improved with a dwelling which also will remain on the parent tract or to permit the erection of a structure for an addiitonal principal use on the parent 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 for non-agricultural purposes regardless of whether such development is accomplished by subdivision or land development as those terms are defined in the Municipalities Planning Code.

b. Exemptions from limitation on subdivision of land. The following types of subdivisions shall not be counted against the subdivision/land development quota established by this Section.

(1) A subdivision, the sole purpose of which is to transfer land to increase the size of a tract being used for agricultural purposes.

(2) A subdivision to create a lot which will be transferor to the Township or a municipality authority created by the Township.

c. Requirements for plans and deeds relating to lands within the AC District. Any subdivision or land development plan hereafter filed with the applicable approving body for subdivision or land development of land in the AC District shall specify on the recorded plan which lot or lots shall carry a right of further subdivision or erection of accessory farm or non-farm single family dwellings or other principal non-agricultural buildings. The right of further subdivision or erection of accessory farm or non-farm single farm dwellings or other principal non-agricultural buildings, or a statement that no further subdivision or erection of accessory farm or non-farm single family dwellings or other principal non-agricultural buildings is permissible, shall also be included in the deed to the newly-created lot.

4. New single family dwellings must be located on lots or land which cannot feasibly be farmed, (1) due to existing features of the site such as rock outcroppings, swamps, the fact that the area is heavily wooded, or the fact that the slope of the area exceeds fifteen (15%) percent, or (2) due to the fact that the size or shape of the area suitable for farming is not sufficient to permit efficient use of farm machinery. Where such location is not feasible, permits shall be issued to enable dwellings to be located on lots containing higher quality soils. However, in all cases such dwellings and residential lots shall be located on the least agriculturally productive land feasible so as to minimize interference with agricultural production.

B. Minimum Lot Width - One hundred fifty (150) feet at the street right-of-way line.

C. Minimum Lot Depth - One hundred fifty (150) feet.

D. Yard Requirements - All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:

1. Front Yard - depth, fifty (50) feet.

2. Side Yards (2) - width, twenty (20) feet each.

3. Rear Yard - depth, thirty (30) feet.

4. Special Buffering - In addition to such buffering and screening as may be required under the General Regulations Article of this Ordinance, all structures involving the raising and keeping of animals shall be set back a distance of at least one hundred (100) feet from any dwelling; and all uses authorized, permitted or authorized by conditional use of a non-agricultural nature shall be set back a distance of at least one hundred fifty (150) feet from any adjoining residential lot or zone district. In the latter case, the required buffer yard shall be planted with an evergreen vegetative screen.

E. Lot Coverage

1. The lot coverage by all buildings, structures and impervious surfaces shall not be greater than thirty (30%) percent for lots of four (4) acres or less; and ten (10%) percent for lots greater than four (4) acres.

2. In the case of non-agricultural, forestry and related uses, no more than fifty (50%) percent of the lot shall be cleared of trees and shrubs.

F. Height Regulations - No building or structure, excluding agricultural and public service structures, shall be erected to a height in excess of thirty-five (35) feet.

G. Off-Street Parking and Loading - Off street parking, loading and unloading areas shall be provided in accordance with the related regulations of this Ordinance.

H. Paved Area - Not more than fifteen (15) percent of the lot area may be paved with an impervious surface.

# ARTICLE VI
# RESIDENTIAL-AGRICULTURAL DISTRICT (RA)

## SECTION 600. PURPOSE OF THE RESIDENTIAL-AGRICULTURAL DISTRICT

This District is composed of those areas in the Township where some residential development has begun and agriculture is present but not predominate.

Residential-Agricultural Districts are established to promote and encourage a suitable and safe environment for family life by providing only for low density single family residences in rural areas where public services such as water and sewerage are not available and generally not expected to be available. This District is also intended to encourage a mix of residential and agricultural uses in close proximity to one another.

## SECTION 601. STATEMENT OF LEGISLATIVE INTENT

A. Preserve open space and to permit residential development which will not require extensive public services or facilities.

B. Preserve open land by setting development apart from sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands.

C. Provide flexibility and efficiency in the siting of infrastructure and the provision of services.

D. Reduce erosion and stream sedimentation by the retention of existing vegetation and by the minimization of development on steep slopes.

E. Retain the rural character and scenic qualities of areas within Huntington Township while, at the same time, allow for reasonable and sympathetic residential development in rural areas of the Township where the incidence of active agriculture is relatively low.

## SECTION 602. PERMITTED USES

Land and buildings in the RA District shall be used only for the following purposes:

Accessory Building
Bank
Butcher Shop
Cemetery
Crop Farming

Cultural Facilities
Drive-In Produce Stand
Fire Station
Greenhouse, Nursery
Home Occupation
House of Worship
Municipal Building
School
Single-Family Dwelling
Private Social or Recreational Club
Private Swimming Pool
Public Recreation Facility

## SECTION 603. CONDITIONAL USES

The following uses are permitted as "Conditional Uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

Barber Shops
Beauty Shops
Boarding Schools
Cluster Development
Government Building or Use
Mobile Home Park
Public Utilities
Trailer Camps or Campgrounds

## SECTION 604. DIMENSIONAL REQUIREMENTS

A. Lot Area

1. The minimum lot area required for permitted uses and conditional uses in the RA District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of on-site water supply and sewage disposal facilities, including replacement system location. The minimum lot area and lot area per dwelling unit shall be sixty-five thousand (65,000) square feet. The recommended maximum lot area for all uses shall be four (4) acres.