

ARTICLE IV

A-1 AGRICULTURAL DISTRICT

SECTION 400 PURPOSE

The purpose of the A-1, Agricultural District is to provide for agriculture and low density single family residential development in rural areas of the Township where public sewers are not available and to provide for accessory uses and compatible public and semi-public uses as conditional uses or uses by special exception.

SECTION 401 AUTHORIZED USES

In the A-1, Agricultural District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Agriculture, subject to Section 1508
- b. Boarding Stable, subject to Section 1508
- c. Kennel, subject to Section 1508
- d. Garden Nursery or Greenhouse, subject to Section 1508
- e. Forestry/Fish Production, subject to Section 1513
- f. Single Family Dwelling
- g. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Private Garages and Storage Buildings, subject to Section 1503.
- e. Private Residential Swimming Pools or Tennis Courts, subject to Section 1503
- f. Private Stables, subject to Section 1508
- g. Fences, subject to Section 1503
- h. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507
- i. Home Gardening
- j. Home Office

3. Accessory Uses, continued

- k. Keeping of Domestic Pets
- l. On-Site Sales Accessory to a Farm, subject to Section 1512
- m. Secondary Dwelling for Resident Farm Workers, subject to Section 1511

B. CONDITIONAL USES

1. Principal Uses

- a. Airport, subject to §1403.2
- b. Animal Hospital, subject to §1403.3
- c. Campground or Recreational Vehicle Park, subject to §1403.6
- d. Cemetery, subject to §1403.8
- e. Church, subject to §1403.9
- f. Cluster Subdivision, subject to §1403.10
- g. Commercial Communications Tower, subject to §1403.11
- h. Firehouse, subject to §1403.9
- i. Landfill, subject to §1403.21
- j. Mineral Removal, subject to §1403.24
- k. Mobile Home Park, subject to §1403.25
- l. Personal Care Boarding Home, subject to §1403.17
- m. Public Buildings, subject to §1403.9
- n. Public Recreation, subject to §1403.28
- o. Public Utility Building or Structure, subject to §1403.29
- p. School, subject to §1403.9

2. Accessory Uses

- a. Home Occupation, subject to §1403.18

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Day Care Center or Pre-School Facility in a Church or School, subject to §1403.14
- b. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32

2. Accessory Uses

None

H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1504
I.	MAXIMUM HEIGHT:	
	All Principal Structures:	2 ½ stories and no more than 35 feet.
	All Accessory Structures:	1 story and no more than 15 feet.
J.	HEIGHT EXCEPTIONS:	See Section 1505
SECTION 403	PARKING AND LOADING	See Article XVI
SECTION 404	SIGNS	See Article XVII
SECTION 405	SCREENING AND LANDSCAPING	See Section 1502
SECTION 406	STORAGE	See Section 1509