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 Section1508
- 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
- I. 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
- I. 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

SECTION 402 AREA AND BULK REGULATIONS

In the A-1, Agricultural District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

A. MINIMUM LOT AREA:

Single Family Dwelling	
Without public sewers	21,780 sq. ft. 12,000 sq. ft.
With public sewers	
All Other Principal Uses	1 acre

B. MINIMUM LOT WIDTH:

Single Family Dwelling	
Without public sewers	90 feet
With public sewers	75 feet
All Other Principal Uses	100 feet

C. MAXIMUM LOT COVERAGE: 30%

D. MINIMUM FRONT YARD:

Single Family Dwelling	
Local Street	25 feet
Collector Street	35 feet
Arterial Street	50 feet
All Other Principal and Accessory Structures	50 feet

E. MINIMUM REAR YARD:

Principal Structures	25 feet
Accessory Structures	See §1503.3

F. MINIMUM SIDE YARD:

Single Family Dwelling	
Without public sewers	15 feet
With public sewers	10 feet
All Other Principal Structures	20 feet
Accessory Structures	See §1503,3

G. SPECIAL YARD REQUIREMENTS: See Section 1503

H. PERMITTED PROJECTIONS INTO REQUIRED YARDS:

See Section 1504

I. MAXIMUM HEIGHT:

All Principal Structures:

All Accessory Structures:

2 ½ stories and no more than 35 feet.1 story and no more

than 15 feet.

J. HEIGHT EXCEPTIONS:

PARKING AND LOADING

See Article XVI

See Article XVII

See Section 1505

SECTION 404 SIGNS

SECTION 403

SECTION 405

SCREENING AND LANDSCAPING

See Section 1502

SECTION 406 STORAGE

See Section 1509