

## **Chapter 6**

### **AGRICULTURAL ZONING DISTRICT (AG)**

#### **SECTION 6.1 PURPOSE**

Eureka Township has a strong agricultural base. The land use contributes to the economy of the Township, helps foster the area's rural character which is desired by many residents and adds to the overall quality of life within the greater Greenville regional area.

The Agricultural District recognizes the importance of farming to the Township and regional area. The District provides opportunity for a wide range of general and specialized agricultural activities. The District also recognizes and supports low density residential development and other uses that are considered compatible with the District.

#### **SECTION 6.2 PERMITTED USES**

The following uses shall be permitted by right:

- a. Single-family dwellings – Limited to the equivalent of the number of parcels permitted in accordance with the Land Division Act, PA 591 of 1996, amended by PA 87 of 1997 and lot standards of this Ordinance. \*
- b. Two-family residences – Limited to the equivalent of the number of parcels permitted in accordance with the Land Division Act, PA 591 of 1996, amended by PA 87 of 1997 and lot standards of this Ordinance. \*
- c. Family day care and family foster care homes (1-6 children or adults).
- d. General and specialized Commercial farm operations.
- e. Commercial Farm market (roadside stand) selling vegetables, fruits and goods produced on-site with approved site plan review.
- f. Seasonal Sales of locally grown fruits, flowers, vegetables and Christmas Trees for 90 days with a Zoning Permit.
- g. On site Wind Energy System (SWES)

\* It is the intention of this Section to permit single-family and two-family residential development, but to limit the number of residential lots to the number equivalent to the number permitted in compliance with the Land Division Act, PA 591 of 1996, as amended by PA 87 of 1997 and lot standards of this Ordinance.

### **SECTION 6.3      ACCESSORY USES**

Accessory uses customarily and historically incidental to a principal permitted use or special land use shall be permitted. Accessory uses shall only be permitted in conjunction with an approved permitted or special use. Pursuant to this Section, and for purposes of clarification, an accessory use such as a farm barn or other such outbuilding may be erected on a site without benefit of other buildings when erected as part of a Commercial Farm agricultural operation.

### **SECTION 6.4      SPECIAL LAND USES**

The following uses shall be permitted as special land uses:

- a. Family group care and family foster care group homes (7-12 children or adults).
- b. Public and private recreation and camping operations.
- c. Cemeteries.
- d. Religious institutions.
- e. Riding stables.
- f. Kennels.
- g. Commercial Farm markets selling vegetables, fruits and related goods produced on the site, as well as similar products which are produced off-site with gross annual sales exceeding \$2,000.00.
- h. Saw mills and wood products.
- i. Clubs and lodges not operated for a profit.
- j. Mining.
- k. Intensive Livestock Operations.
- l. On site Wind Energy System (LWES).
- m. Adult Dwelling Unit (ADU)

It is the intention of this Section to permit subdivision (plat) and site condominium developments, but to limit the number of residential lots to the number equivalent to the number permitted in compliance with the Land Division Act, PA 591 of 1996 and lot standards of this Ordinance.

### **SECTION 6.5      SITE DEVELOPMENT REQUIREMENTS**

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- a. Site Plan Review is required in accordance with the site plan review standards of this Ordinance.
- b. Special Land Use Review is required in accordance with the special land use standards of this Ordinance.
- c. Landscaping and screening are required in accordance with the landscaping and screening standards of this Ordinance.

- d. Parking is required in accordance with the parking standards of this Ordinance.
- e. Signs are permitted in accordance with the sign standards of this Ordinance.
- f. Setbacks, height, area and lot dimensions are required as noted below unless greater setbacks are required by other applicable provisions of this Ordinance.
- g. Lots meeting requirements for minimum lot area and minimum lot width prior to the Schedule of Standards below established in November of 2005 shall be grandfathered as long as they meet all other requirements.

<b>AGRICULTURAL DISTRICT REGULATIONS (Refer also to Notes)</b>	
<b>DIMENSIONAL STANDARD</b>	<b>AG DISTRICT</b>
Minimum lot size	3 acres (130,680 square feet)
Minimum lot frontage	300 feet
Maximum height	35 feet (Note #4)
Minimum front setback	50 feet
Minimum side setback (per side)	20 feet
Minimum rear setback	20 feet
Maximum lot coverage	35% (Note #5)
Lot depth to width ratio not to exceed	4:1

**SECTION 6.6 ANIMALS AND POULTRY – NUMBER PER ACRE**

The following is the minimum lot size regulation for animals and poultry:

- a. Horses, cows, pigs, sheep: 1st animal – 3 acres  
Additional animals – 1 additional acre per animal
- b. Poultry: 25 poultry – 3 acres  
Additional Poultry – each additional acre you may add 10 more poultry

**Notes:**

1. **Buffer Requirements** – The buffer requirements of the Landscaping and Screening provisions of this Ordinance may require an increase in setback to meet buffer standards. Refer to the Landscaping and Screening Standards of this Ordinance.
2. **Special Land Use** – In certain instances, special land uses may be subject to dimensional standards which are more stringent than those of the above table. Refer to the Special Land Use Requirements of this Ordinance.
3. **Minimum Lot Area** – No lot shall be created within a District which does not meet the above lot size requirements of said District.
4. **Building Height** – Agricultural buildings and structures, such as barns and silos, used in conjunction with a Commercial farming operation, shall be exempt from the maximum height restriction, provided, however, per each one foot said

building or structure exceeds 35 feet, said building or structure shall be set back an additional one foot from the required front, side and rear lot lines.

5. **Lot Coverage** – Lot coverage includes the horizontal area covered by all buildings, paving and other (constructed) hard surface features.

**Square Footage** – A minimum of 1,000 approved finished square feet, based on exterior dimensions, per housing unit for one and two bedroom units and an additional 200 square feet for each additional bedroom.