

Township of Amity, PA
Monday, January 13, 2020

Chapter 32. Zoning

Part 9. SUPPLEMENTARY REGULATIONS

§ 32-905. Agricultural Use Regulations.

[Ord. No. 130, 12/9/1991; as amended by Ord. No. 164, 4/26/1999]

(a) General Agricultural Standards.

- (1) Unless specifically stipulated within this chapter, General Agricultural activities are a permitted use by right within all Zoning Districts in the Township.
- (2) The raising and ownership of livestock in excess of 200 pounds in weight, as defined in the "Standard Animal Weights" table of the Pennsylvania Act 38/Nutrient Management Program/Technical Manual, is permitted in all districts, provided the minimum lot size exceeds two contiguous grazeable acres. The total number of livestock shall not exceed one for all lots with less than three contiguous grazeable acres. For each additional contiguous grazeable acre over two, the total number of livestock over 200 pounds may be increased by one per acre. For each contiguous grazeable acre over five, the total number of livestock over 200 pounds shall not exceed three per acre, up to a maximum total of 50.
[Amended by Ord. No. 310, 2/6/2019]
- (3) The raising and ownership of livestock under 200 pounds, as defined in the "Standard Animal Weights" table of the Pennsylvania Act 38/Nutrient Management Program/Technical Manual, is permitted in all districts, provided the minimum lot size exceeds two contiguous grazeable acres. The total number of livestock under 200 pounds shall not exceed five for all lots with less than five contiguous grazeable acres. For each additional contiguous grazeable acre over five, the total number of livestock under 200 pounds shall not exceed five per acre up to a maximum total of 100.
[Amended by Ord. No. 310, 2/6/2019]
- (4) The raising and ownership of poultry is permitted in all districts provided the minimum lot size exceeds one contiguous acre. The total number of birds shall not exceed 10 per acre for all lots under five acres in size. For each additional acre over five acres, the total number of birds shall not exceed 50 per acre up to a maximum of 1,500.
- (5) The raising and ownership of rabbits is permitted in all districts. The total number of rabbits shall not exceed five per acre for all lots under five acres in size. For each additional acre over five acres, the total number of rabbits shall not exceed 25 per acre up to a maximum of 750.
- (6) The display and sale of farm products shall be permitted provided that at least 75% of the quantity of products for sale have been produced on the property on which they are offered for sale. The sale of farm products shall be conducted in a structure or stand which shall not be located closer than 20 feet from the applicable street right-of-way. In addition, all off-street parking shall be designed in accordance with § **32-924** of this chapter.
- (7) All areas utilized for grazing purposes shall be completely fenced in.

(b) Intensive Agricultural Standards.

- (1) Unless specifically stipulated within this chapter, intensive agricultural activities are a permitted use by conditional use within the RC (Rural Conservation) and by special exception within the LDR (Low Density Residential) Zoning Districts in the Township. Intensive agricultural activities shall be prohibited in all other Zoning Districts.
- (2) Agricultural activities that exceed the standards and provision specified under § **32-905(a)** (General Agricultural Standards) shall be construed as intensive agriculture.
- (3) All intensive agricultural activities shall be conducted on lands that exceed 50 acres in size.
- (4) The raising and ownership of horses, cattle and/or livestock shall not exceed four animals per acre.
- (5) The raising and ownership of poultry shall not exceed 500 birds per acre.
- (6) The raising and ownership of rabbits, guinea pigs, ferrets, hamsters, rodents or similar animals shall not exceed a total of 250 per acre.
- (7) No farm or other accessory outbuilding shall be constructed closer than 200 feet to any residential property line.
- (8) No more than one dwelling unit shall be permitted on lands on which agricultural activity is considered dominate.
- (9) The display and sale of farm products shall be permitted provided that at least 75% of the quantity of products for sale have been produced on the property on which they are offered for sale. The sale of farm products shall be conducted in a structure or stand which shall not be located closer than 20 feet from the applicable street right-of-way. In addition, all off-street parking shall be designed in accordance with § **32-924**.
- (10) All areas utilized for grazing purposes shall be completely fenced in.
- (11) The cultivation of mushrooms shall be construed as an intensive agricultural activity.
- (12) Piggeries and mink farms shall be construed as an intensive agricultural activity.
- (13) Solid and liquid wastes shall be disposed of in a manner to avoid creating insect or rodent problems.
- (14) No discharges of liquid wastes and/or sewage shall be permitted into a reservoir, sewage or storm sewer disposal system, holding pond, stream or open body of water, or into the ground unless the discharges are in compliance with the standards approved by the local, state and/or federal regulatory agencies.
- (15) A nutrient management plan, a manure management plan, a conservation plan, a stormwater management plan, an erosion and sedimentation control plan, a solid waste management plan, and a hydrogeological resource plan shall be prepared by the applicant for all proposed intensive agricultural uses. All plans shall be submitted to the Township Engineer for review and comment. All such plans shall be approved by the Township prior to time the proposed intensive agricultural activity is permitted to commence.
- (16) Dead carcasses shall be removed from the property within 48 hours of fatality and disposed of in a manner which is acceptable to the Township and the Commonwealth of Pennsylvania.