

ARTICLE IV. GENERAL AGRICULTURAL DISTRICT "A-2"

Section 401. INTENDED PURPOSES

The General Agricultural Districts are those areas identified on the Township's Land Use Plan as being marginal for agricultural production and yet not presently needed for urban residential type uses. The purpose of this Section is to provide for the continual change from rural agriculture to suburban and from suburban to urban uses. The General Agriculture Districts are expected to remain essentially in agriculture production, but provide for the transition of these uses to more intensively used rural residential developments on large lots providing a variety of housing types.

Section 402. PERMITTED USES

The following uses of land and structures shall be permitted in a General Agricultural District:

- A. All uses permitted in Article III, Prime Agricultural District;
- B. Single family dwellings
- C. Home Occupations (see Section 1815)
- D. Parks, playgrounds or community centers -- owned and operated by a governmental agency.
- E. Greenhouses and nurseries
- F. Accessory uses that are customarily incidental to any permitted principal use, as long as such accessory uses do not create nuisance which adversely affects a legal use of adjoining premises.

Section 403. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a General Agricultural District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII:

- A. All special land uses in Article III, Prime Agricultural District
- B. Animal hospitals or kennels
- C. Livestock sales or auctions
- D. Transient amusement enterprise

- E. Recreational area/campgrounds
- F. Other uses conforming to the requirements of Section 1309 and approved under the procedures of Article XIII
- G. Open Space Developments, in accordance with the provisions of Section 1310.
- H. Silos and grain bins over thirty-five (35) feet tall.
- I. Churches, schools, libraries and similar uses, when owned and operated by a governmental agency or nonprofit organization, provided the site plan is approved in accordance with Article XX.
- J. Industrial Solar Energy Facilities. See Section 1310.1 of this Ordinance.

Section 404. LOT AREA, WIDTH AND YARD REQUIREMENTS

The following lot area width and yard requirements apply to the “A-2” District:

Minimum Lot Area:	2 acres
Minimum Lot Width:	165 feet
Minimum Front Yard:	40 feet
Minimum Side Yard:	30 feet
Minimum Rear Yard:	50 feet

Section 405. BUILDING HEIGHT AND AREA REGULATIONS

The following building height and floor area requirements apply to the “A-2” District:

Minimum Floor Area	a. 1,000 square feet b. 600 square feet for ground floor of dwellings having more than one story
Maximum Building Height	35 feet

Section 406. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XX, Section 2007 of this Ordinance.

Section 407. OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVIII of this Ordinance.

Section 408. SIGNS

Sign requirements will be in accordance with the provisions of Article XIX of this Ordinance.

Section 409. SUPPLEMENTAL STANDARDS

The following supplementary standards shall apply to the use of land and structures within the General Agricultural District.

- A. Agricultural Labor Camp: The dwelling units in agricultural labor camps provided for migratory employees engaged in agricultural activities on a farm shall be exempt from the minimum lot size and width requirements contained in this section. All structures in agricultural labor camps shall comply with the setback requirement established in this Section and the provisions of Public Act 368 of 1978, as amended, and the administrative rules promulgated thereunder. The provisions of this ordinance shall apply to dwelling units for seasonal employees which do not meet the definitions of an agricultural labor camp.
- B. Site Development Standards for Special Land Uses: In addition to applicable general requirements of this Ordinance, and such conditions imposed in accord with the standards stated in this Article and Article XIII, a special land use permitted in a General Agricultural District shall be identified as either a commercial or industrial use, and shall comply with the applicable site development standards contained in either Article X, XI or XIII.
- C. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.
- D. All uses shall comply with the Supplemental Provisions in Article XVIII as applicable.