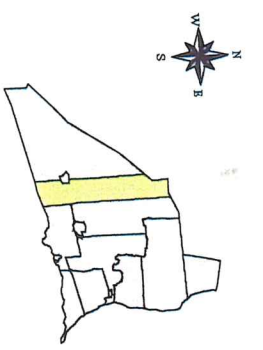
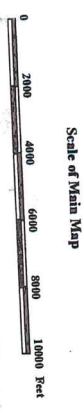


Zoning District Map Adopted April 30, 2003

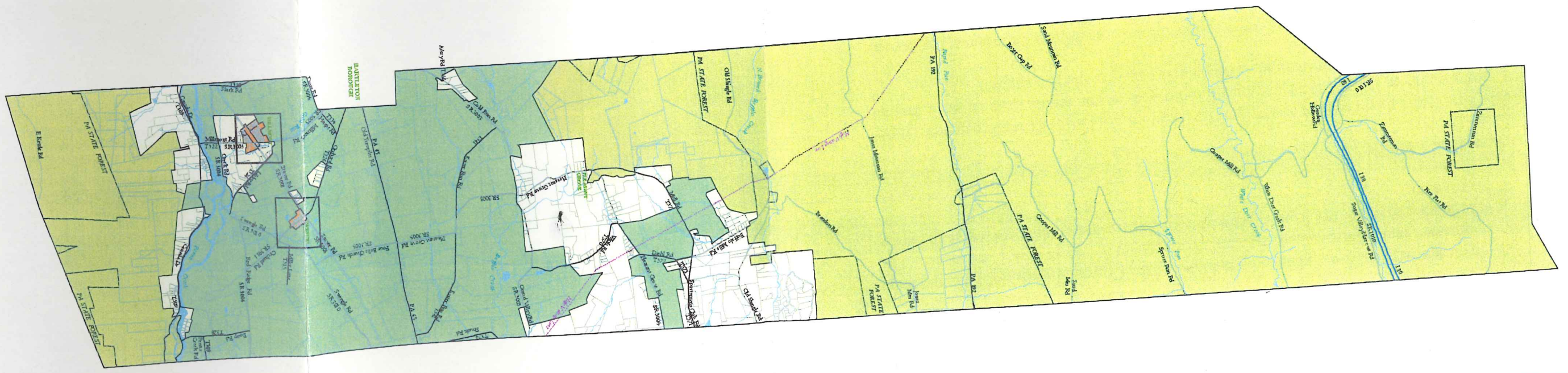
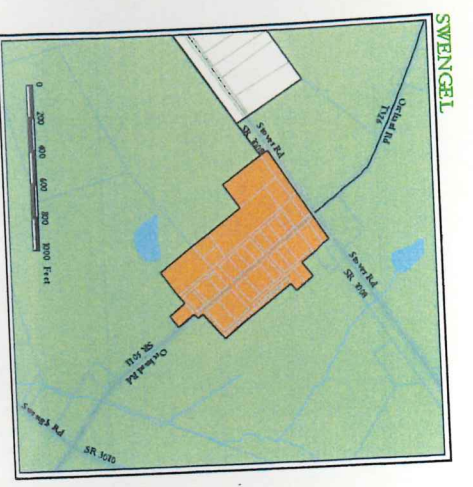
LEWIS TOWNSHIP UNION COUNTY, PA



- Proposed Zoning Districts**
- A-P Agricultural Preservation
 - R-R Rural Residential
 - V Village
 - F-P Forest Preservation
 - State Forest
 - Tax Parcels



Planning Consultant: Cummings & Smith, Inc.
Montgomery, PA and Upper Merionair, NJ
2000



Source: Union County GIS Data
PA State Plane Coordinates, North Zone, NAD 83
Mapping by: K. Hannaford, Union Co. GIS, June 2003

ARTICLE 3

Rural Residential District

3

3.1 Purpose of the Rural Residential District

The purpose of the Rural Residential District is to encourage the continued use of areas of the Township for rural living including open space, agricultural, and residential uses. Such uses typically do not require public utilities or community services. Uses which specify the provision of community or public utilities may be feasible in certain locations in Lewis Township provided that the developer is able to furnish the necessary utility infrastructure.

3.2 Use Regulations for the Rural Residential District

3.2.1 Permitted Uses

- 3.2.1.1 Accessory Use or Structure (see supplemental regulations in Article 6);
- 3.2.1.2 Agricultural Operations;
- 3.2.1.3 Bed and Breakfast Inn (see supplemental regulations in Article 7);
- 3.2.1.4 Camp or Seasonal Dwelling;
- 3.2.1.5 Communications Antennae and Equipment Buildings (see supplemental regulations in Article 7);
- 3.2.1.6 Communication Tower with Height less than 100 ft. (see supplemental regulations in Article 7);
- 3.2.1.7 Cultivation of Crops (no permit required);
- 3.2.1.8 Dwelling, Accessory Apartment (see Section 6.2.8);
- 3.2.1.9 Dwelling, Single Family Detached;
- 3.2.1.10 Dwelling, Two Family;
- 3.2.1.11 Essential Service (no permit required);

- 3.2.1.12 Family Based Group Home (see supplemental regulations in Article 7);
- 3.2.1.13 Family Child Day Care Home (see supplemental regulations under Home Occupation in Article 7);
- 3.2.1.14 Forestry Activities (no permit required);
- 3.2.1.15 Home Occupation (see supplemental regulations in Article 7); or
- 3.2.1.16 No Impact Home Based Business (no permit required).

3.2.2 Special Exception Uses (criteria found in Article 7)

- 3.2.2.1 Agricultural Business;
- 3.2.2.2 Communications Tower (Height greater than 100 ft.);
- 3.2.2.3 Day Care Center;
- 3.2.2.4 Group Care Facility;
- 3.2.2.5 Home Business.
- 3.2.2.6 Indoor Recreation/Entertainment Facility;
- 3.2.2.7 Kennel;
- 3.2.2.8 Outdoor Recreation Use or Facility (also see applicable Subdivision and Land Development Ordinance);

3.2.3 Conditional Uses (criteria found in Article 7)

- 3.2.3.1 Nursing Home or Retirement Village;
- 3.2.3.2 Public or Quasi-Public Use; or
- 3.2.3.3 Surface Mining.

3.3 Height and Coverage Requirements

- 3.3.1 Maximum Building Coverage: 20%

3.3.2 **Maximum Impervious Surface** (including buildings): 30%

3.3.3 **Minimum Open Space:** 70%

3.3.4 **Maximum Building Height:** 35 ft.

3.4 Minimum Areas and Dimensions

3.4.1 **Agricultural Business; Bed and Breakfast Inn; Day Care Center; Group Care Facility; Indoor Recreation/Entertainment Facility; Kennel; or Public or Quasi-Public Use.**

3.4.1.1 **Minimum Lot Area:** 2 acres

3.4.1.2 **Minimum Lot Width:** 200 ft.

3.4.1.3 **Minimum Yards:**

front: 30 ft. (40 ft. on collector street)

side: 30 ft.

rear: 50 ft.

3.4.2 **Nursing Home/Retirement Village**

3.4.2.1 **Minimum Lot Area:** 3 acres

3.4.2.2 **Maximum Gross Density:** 5 dwelling units per acre

3.4.2.3 **Minimum Lot Width:** 300 ft.

3.4.2.4 **Minimum Building Lines:**

front: 50 ft.

side: 20 ft.

rear: 30 ft.

3.4.2.5 **Minimum Building Separation:** 100 ft.

3.4.2.6 **Water and Sewage Facilities:** The development shall be served by community or public water and sewage facilities.

3.4.3 Agricultural Operations, Outdoor Recreation Use or Facility, or Surface Mining

3.4.3.1 Minimum Lot Area: 10 acres

3.4.3.2 Minimum Lot Width: 400 ft.

3.4.3.3 Minimum Yards:

front: 30 ft. (40 ft. on collector street)

side: 50 ft.

rear: 100 ft.

3.4.4 Family Based Group Home; Camp or Seasonal Dwelling; Single Family Detached and Two Family Dwelling.

3.4.4.1 Minimum Lot Area: 1 acre

3.4.4.2 Minimum Lot Width: 150 ft.

3.4.4.3 Minimum Yards:

front: 30 ft. (40 ft. for collector street)

side: 30 ft.

rear: 30 ft.

ARTICLE 4

Agricultural Preservation District

4

4.1 Purpose of the Agricultural Preservation District

The purpose of the Agricultural Preservation District is to permit, protect and encourage the continued use of the land for agricultural purposes and to maintain agriculture as an ongoing economic activity in the township. Agricultural business concerns and other uses supportive of the agricultural community are to be encouraged. This District is comprised of those areas in the Township whose predominant land use is agricultural. It is also the intent of the Agricultural Preservation District regulations to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to agricultural enterprises, to limit development which requires highways and other public facilities in excess of those required by agricultural uses and to maintain agricultural lots or farms in sizes which will permit efficient agricultural operations.

4.2 Use Regulations for the Agricultural Preservation District

4.2.1 Permitted Uses

- 4.2.1.1 Accessory Use or Structure (see supplemental regulations in Article 6);
- 4.2.1.2 Agricultural Operation;
- 4.2.1.3 Bed and Breakfast Inn (see supplemental regulations in Article 7);
- 4.2.1.4 Camp or Seasonal Dwelling (see Section 4.5).
- 4.2.1.5 Communication Antennas on an existing Public Utility Transmission Tower, Building or other Structure, and Communications Equipment Buildings (see Supplemental Regulations in Article 7);
- 4.2.1.6 Communications Towers (Height of 100 feet or less) - see Supplemental Regulations in Article 7;
- 4.2.1.7 Cultivation of Crops (no permit required);
- 4.2.1.8 Dwelling, Accessory Apartment (see Section 6.2.8);

- 4.2.1.9 Dwelling, Single Family Detached (see Section 4.5);
 - 4.2.1.10 Dwelling, Two Family (see Section 4.5);
 - 4.2.1.11 Essential Service (no permit required);
 - 4.2.1.12 Family Based Group Home (see supplemental regulations in Article 7);
 - 4.2.1.13 Family Child Day Care Home (see supplemental regulations under Home Occupation in Article 7);
 - 4.2.1.14 Forestry Activities (no permit required);
 - 4.2.1.15 Home Occupation (see supplemental regulations in Article 7); or
 - 4.2.1.16 No Impact Home Based Business (no permit required).
- 4.2.2 Special Exception Uses (criteria found in Article 7)**
- 4.2.2.1 Agricultural Business (see Section 4.5);
 - 4.2.2.2 Animal Hospital or Kennel (see Section 4.5);
 - 4.2.2.3 Communications Towers (Height greater than 100 feet);
 - 4.2.2.4 Group Care Facility (see Section 4.5);
 - 4.2.2.5 Home Business (see Section 4.5);
 - 4.2.2.6 Indoor Recreation/Entertainment Facility (see Section 4.5);
 - 4.2.2.7 Outdoor Recreation Uses (also see standards in the applicable Subdivision and Land Development Ordinance);
- 4.2.3 Conditional Uses (criteria found in Article 7)**
- 4.2.3.1 Corrective/Penal Facility;
 - 4.2.3.2 Private Airport;
 - 4.2.3.3 Public or Quasi-Public Use (see Section 4.5);

- 4.2.3.4 Surface Mining; or
- 4.2.3.5 Waste Storage or Processing Facility

4.3 Height and Coverage Requirements

- 4.3.1 Maximum Building Coverage: 10%
- 4.3.2 Maximum Impervious Surface: 15%
- 4.3.3 Maximum Building Height: 45 ft.

4.4 Minimum Areas and Dimensions

4.4.1 Agricultural Operation, Corrective/Penal Facility, Surface Mining or Waste Storage or Processing Facility

- 4.4.1.1 Minimum Lot Area: 50 acres
- 4.4.1.2 Minimum Lot Width: 200 ft.
- 4.4.1.3 Minimum Building Lines:
 - front: 50 ft.
 - side: 50 ft.
 - rear: 50 ft.

4.4.1.4. Manure Storage Facilities

New or expanded manure storage facilities shall be constructed in accord with 25 Pa. Code § 83.351 through § 83.491 (Subchapter D. Nutrient Management) and 25 Pa. Code § 91.36 (Pollution Control and Prevention at Agricultural Operations). The applicant shall provide documentation to the Zoning Officer that demonstrates compliance with the above referenced regulations.

4.4.2 All Other Uses

- 4.4.2.1 Minimum Lot Area: 1 acre
- 4.4.2.2 Minimum Lot Width: 150 ft.

4.4.2.3 Minimum Building Lines:

front:	25 ft.
side:	10 ft.
rear - principal structure:	20 ft.
rear - accessory structure:	8 ft.

4.5 Limitations With Respect to Non-Agricultural Development Uses

Non-Agricultural Development Uses in the Agricultural Preservation District shall be subject to the following limitations and standards:

4.5.1 Maximum Acres Allocated To Non-Agricultural Development Uses

The number of acres of non-agricultural development permitted in the Agricultural Preservation district after July 1, 2003 shall be based on the size of the Core Farm Tract in accord with the following schedule and standards.

Size (Acres) Of Core Farm Tract <u>As of July 1, 2003</u>	Total Number of Acres of Non-Agricultural <u>Development Permitted</u>
0-7 acres	2
> (greater than) 7 up to 15	3
> 15 up to 30	4
> 30 up to 80	5
> 80 up to 130	6
> 130 up to 180	7
over 180	8 plus 1 dwelling unit for each 50 acres over 180

- 4.5.2 New non-agricultural development uses shall be located to avoid prime agricultural land (USDA Class I, II, and III) and be located on the least agriculturally productive land feasible, so as to minimize interference with agricultural production.
- 4.5.3 A lot on which a new non-agricultural development use is to be located shall not contain more than one (1) acre unless the physical characteristics of the land itself require a lot size in excess of one (1) acre in order to properly locate a building, a driveway, and an on-lot sewage disposal system.
- 4.5.4 As noted in Sections 4.4.1.1 and 4.5.1 the lot size (acres) existing in the core farm tract shall be the number of contiguous acres owned by the same person, persons or entity as of July 1, 2003. For purposes of this provision, roads, alleys, streets,

highways, natural or manmade boundaries and tax map parcels shall be disregarded for the purpose of determining if acres are contiguous.

- 4.5.5 A property owner submitting a subdivision plan will be required to specify on his plan which lot or lots carry with them the right to utilize any unused quota of acres for non-agricultural development his tract may have.
- 4.5.6 Owners of the core farm tract are urged to consider techniques to minimize the effects of new non-agricultural development on agricultural operations including use of least productive soils, maximizing distance from livestock operations, contiguous lot placement using a common access, or other methods. In addition, innovative arrangements involving clustering of units and DEP approved sewage disposal alternatives may be considered when suitable legal arrangements are implemented by the applicant.

4.6 **Division of Land for Agricultural Operations**

- 4.6.1 Except where necessary to permit the location of a non-agricultural development in accord with Section 4.5, no subdivision of land shall be permitted; provided however this shall not prevent a parcel from being divided into or among two or more farms which will, after transfer, each contain at least fifty (50) acres, nor shall it prevent a parcel containing less than fifty (50) acres from transferring land to another parcel which will, after such transfer, be at least as large as the transferor (sending) parcel prior to the transfer. Any new division line being created between two farms shall be agriculturally reasonable and shall not be so as to render the agricultural use of the tracts less efficient; i.e. under normal circumstances fields and contour strips shall not be divided. The tracts transferred to a farm or parcel pursuant to this section shall not subsequently be separated from such farm or parcel.
- 4.6.2 The property owner shall also be required to assign for each lot created for a new agricultural operation at least one acre for a farm dwelling and to demonstrate that the lot can be approved as a location for the placement of a farm dwelling unit unless the lot is being permanently merged with another parcel which has either an existing dwelling or the right to erect or place at least one dwelling.

4.7 **Agricultural Nuisance Disclaimer**

The following notation shall be affixed to all subdivision plan for the Agricultural Preservation District.

Lands within the Agricultural Preservation District are used for commercial agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations,

including, but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, herbicides, and pesticides. Owners, residents, and users of this property should be prepared to accept these conditions and are hereby put on official notice that Section 4 of the Pennsylvania Act 33 of 1982 "The Right to Farm Law" may bar them from obtaining a legal judgement against such normal agricultural operations.