

# Article XI: SA Specialized Agricultural District

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## SECTION 240-1100. PURPOSE

The purpose of this district is to accommodate specialized agricultural uses, including indoor agriculture such as mushroom production and greenhouse culture, and compatible activities that are related to agricultural uses; allow mutually compatible uses to be located near one another to maximize the benefit of their interrelationship; as well as provide a logical transition between higher density/intensity uses nearer to the Borough and the rest of the rural, low density portion of the Township; and accommodate development at a density that can largely be supported by on-site sewer disposal and water supply facilities and systems. In addition, it is the intent of the district to achieve the applicable purposes and community development objectives as stated in Article I.

## SECTION 240-1101. USE REGULATIONS

- A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:
1. Agriculture, Intensive and non-intensive per § 240-1903.
  2. Agriculture-related laboratory and research facility.
  3. Agriculture-related warehousing, indoor storage, or distribution facility.
  4. Public stable.
  5. Cottage Brewing, Distilling, or Winemaking Industry per § 240-1910.
  6. Adaptive reuse of a historic resource for a business or professional office, personal service establishment, studio, antique shop, or use meeting the purpose of this district and subject to § 240-1602.
  7. Medical marijuana grower/processor per § 240-1920.
  8. Single-family detached dwelling existing at the effective date of this Article.
  9. Municipal use.
  10. Timber harvesting per § 240-1802.G.
  11. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
  12. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
    - a. Retail sales and/or services in conjunction with nonresidential uses other than in Subsection b.
    - b. Sale of agricultural products, secondary agricultural use, agritourism, and agricultural warehousing per § 240-1903.
    - c. No-impact home-based business per § 240-1915.
    - d. Home-based business per § 240-1915.
    - e. Keeping of animals per § 240-2020.
    - f. Renewable energy system per § 240-1929.

- B. Uses permitted by special exception when authorized by the Zoning Hearing Board:
  - 1. Kennel per § 240-1918.
  - 2. Veterinary hospital per § 240-1918.
  - 3. Public park or recreation use per § 240-1927.
  - 4. Public utility facility.
  - 5. Club or lodge.
  - 6. Residential Conversion, per § 240-1930.
  - 7. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal special exception use permitted in this district shall be permitted by special exception, subject to applicable provisions for accessory uses in Article XIX.
  - 8. The following specific accessory uses shall in addition be permitted by special exception, subject to applicable:
    - a. Family day-care home per § 240-1915.
    - b. Kennel as accessory to a veterinary hospital per § 240-1918
    - c. Agricultural worker housing per § 240-1903
  
- C. Uses permitted as a conditional use when authorized by the Board of Supervisors.
  - 1. Public use, excluding active recreation that is allowed in Subsection B., sanitary landfill, junkyard, salvage yard, and penal institution.
  - 2. Quarrying or mining per § 240-1926.
  - 3. Mobile or manufacture home park per § 240-1923.
  - 4. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal conditional use permitted in this district shall be permitted by conditional, subject to applicable provisions for accessory uses in Article XIX.

**SECTION 240-1102. AREA AND BULK REGULATIONS**

The following area and bulk regulations shall apply to lands within this district, except as otherwise indicated for a specific use.

- A. Minimum lot size.
  - 1. Individual use unless otherwise specified: One and one-half (1.5) acres.
  - 2. Indoor agriculture without outdoor composting: Three (3) acres.
  - 3. Indoor agriculture with outdoor composting: Ten (10) acres.
  - 4. Kennel and/or veterinary hospital: Four (4) acres.
  - 5. Public stable: Four (4) acres.
  - 6. Quarrying or mining: Twenty (20) acres.
  
- B. Minimum lot width.
  - 1. At building line: One-hundred fifty (150) feet.
  - 2. At street line: Fifty (50) feet.

- C. Minimum front yard setback depth: Fifty (50) feet.
- D. Minimum side yard setback width.
  - 1. Each individual side yard: Twenty (20) feet.
  - 2. Aggregate of both side yards: Fifty (50) feet.
  - 3. When abutting residential lot or district each individual side yard: Fifty (50) feet.
- E. Minimum rear yard setback depth.
  - 1. When abutting a nonresidential lot or district: Thirty (30) feet.
  - 2. When abutting residential lot or district: Fifty (50) feet.
- F. Maximum building coverage.
  - 1. Indoor agriculture: Fifty percent (50%).
  - 2. All other permitted uses: Fifteen (15) percent.
- G. Maximum lot coverage.
  - 1. Indoor agriculture: Seventy percent (70%).
  - 2. All other permitted uses: Twenty percent (20%).
- H. Minimum green space: Ten percent (10%).
- I. Maximum building height: Thirty-five (35) feet.

**SECTION 240-1103. DESIGN STANDARDS**

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.
- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.
- F. The following development standards shall be applied to uses permitted in this district:
  - 1. Manufacturing activities shall be carried on in completely enclosed buildings. Only Related ancillary storage may be permitted outdoors per § 240-2012.
  - 2. Uses shall conform to the applicable regulations of the United States Environmental Protection Agency (EPA), Pennsylvania Department of Environmental Protection (PADEP) and Chester County Health Department, including regulation of the treatment and disposal of industrial or sanitary wastes.

3. No use shall engage in the storage of nonhazardous waste material as defined by Pennsylvania Act 97 of 1980 (Solid Waste Management Act) on the lot for any period beyond thirty (30) days.
4. Existing and proposed streets shall meet specifications determined by the Township Engineer as adequate for this district in general and the proposed use in particular; such street specifications may exceed those set forth in the Subdivision and Land Development Ordinance.
5. Utility lines shall be underground unless otherwise approved by the Board of Supervisors.
6. Evidence of adequate water supply and sewage facilities and service for proposed use(s) shall be provided to the Township.
7. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view per Article XX.
8. Vehicular access shall be designed to limit the number of new access points and potential for turning movement conflict per Article XX. Where practical, access to adjoining lots with frontage along arterial and collector streets and highways shall be combined so as to limit potential turning movement and pedestrian movement conflicts.