

SECTION 502 – A-1 AGRICULTURAL DISTRICT

502.1 PERMITTED USES

- Agriculture, (as defined in Article 2) but excluding concentrated animal feeding operations as defined and regulated under the Pennsylvania Nutrient Management Act, as amended.
- Communication antennas mounted on an existing public utility transmission tower, building or other structure
- Commercial Greenhouses, Nurseries and Garden Shops
- Forestry (as defined in Article 2, also see Section 802.14)
- Public Recreational Facilities
- Public Utility Facilities (as defined in Article 2) excluding storage yards)
- No Impact Home Based Business
- Retail sales of Agricultural and/or Forestry products including those produced and/or processed upon the premises, not to exceed five thousand (5,000) square feet of gross floor area and/or land area.
- Single-Family Dwellings, including mobile homes on permanent foundations.
- Stables (Private) in association with a single family dwelling (limited to properties of not less than 2 acres and limited to not more than two equines).
- Accessory Uses to the Above

502.2 USES PERMITTED BY SPECIAL EXCEPTION

- Animal Hospitals
- Animal Kennels
- Bed and Breakfast Establishments
- Cemeteries
- Commercial Communication Tower and related facilities
- Excavation and extraction of minerals, excluding Quarries, (as defined in Article 2)
- Group Residences
- Home Occupations
- Nursing Homes
- Outdoor Fuel Burning Furnace
- Place of Worship
- Planned Residential Development
- Private Recreational Facilities
- Public Uses
- Public Utilities Facilities
- Small Wind Energy Facility (as defined in Article 2)
- Stables (Commercial)
- Warehouse (Self-Storage)
- Any nonresidential use permitted by right, excluding agricultural uses, shall be deemed a special exception use if it involves either of the following:
 - (a) the initial or cumulative earth disturbance activity which equals or exceeds 80,000 square feet of surface area.