

ZONING

250 Attachment 3

**Township of Eldred**

**A Agricultural District**

**[Amended 2-1-2006 by Ord. No. 02.01.2006; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]**

**Uses and Structures**

<b>Permitted Principal Uses and Structures (Zoning Officer)</b>	<b>Permitted Accessory Uses and Structures (Zoning Officer)</b>	<b>Special Exception Uses and Structures (Zoning Hearing Board)</b>
Land cultivation	Uses and structures customarily incidental to an approved principal use	Concentrated animal feeding operations (see § 250-420)
Raising of livestock or poultry, excluding concentrated animal feeding operations (see Special Exception Uses)	Roadside stands for the sale of products grown on the premises (see § 250-421)	Agribusinesses, including seed, feed, and implement sales, tack shops, or other agriculture-related activities
Horticultural activities, including nurseries, greenhouses, orchards, and/or garden shops	Home occupations (see § 250-427)	Mineral extraction operations (see § 250-418)
Stables or riding academies	No-impact home-based business	Outdoor commercial recreation uses, including campgrounds, golf courses, and similar activities (see § 250-423)
Veterinary offices, including animal hospitals and/or animal boarding facilities	Farm-related businesses for the processing, storage, or sale of products produced or raised on the premises (see § 250-428)	Public or private schools
Forestry or forest management activities, including sawmills (see § 250-419)	Private swimming pools (see § 250-426)	Conversion apartments (up to 2 dwelling units (see § 250-403)
Single-family detached dwellings, including mobile homes (see § 250-402)	Family day-care homes	Group homes (see § 250-408)
Churches or places of worship	On-lot storage (see § 250-430)	Day-care centers or group day-care homes (see § 250-410)

ELDRED CODE

<b>Permitted Principal Uses and Structures (Zoning Officer)</b>	<b>Permitted Accessory Uses and Structures (Zoning Officer)</b>	<b>Special Exception Uses and Structures (Zoning Hearing Board)</b>
Government or municipal buildings, including community centers or grange halls	Signs (see § 250-705)	Bed-and-breakfast establishments (see § 250-411)
Cemeteries	Off-street parking and/or loading areas (see Article VIII)	Commercial communications antennas, towers, and/or equipment buildings (see § 250-425)
Kennels		Junkyards or auto salvage operations (see § 250-417)
Animal husbandry		Utility supply facilities (see § 250-424)
		Vehicle service stations and/or repair shops (see § 250-413)
		Family care unit

**Lot, Yard, and Open Space Requirements**

<b>Minimum Lot Requirements (See § 250-501)</b>	<b>Minimum Yard Requirements (See § 250-502)</b>	<b>Maximum Height Requirements (See § 250-503)</b>
Minimum lot area per principal structure or use:	Front yard: 50 feet from edge of road right-of-way	Principal and accessory nonagricultural structures: 40 feet or 2 1/2 stories, whichever is greater
Single-family detached dwellings and other principal uses	Side yards: 25 feet each side	Agricultural structures: no maximum
Lots with average slope of 10% or less 2 acres (87,120 square feet) per dwelling unit or use, except as provided below.	Rear yard: 25 feet	

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<b>Minimum Lot Requirements (See § 250-501)</b>	<b>Minimum Yard Requirements (See § 250-502)</b>	<b>Maximum Height Requirements (See § 250-503)</b>
Lots with average slope greater than 10% but less than 25% - 3 acres (130,680 square feet) per dwelling unit or use		
Lots with average slope greater than 25% - 5 acres (217,800 square feet) per dwelling unit or use		
Conversion apartments - 1 acre per dwelling unit		
Mineral extraction operations - 5 acres		
Junkyards or auto salvage operations - 5 acres		
Concentrated animal feeding operations - 25 acres		
All lots shall meet the requirements of the PA Sewage Facilities Act <sup>1</sup> and all other state or local sewage regulations		
Minimum lot width (measured at building setback line):		
Lots with average slope of 10% or less - 200 feet		
Lots with average slope greater than 10% - 250 feet		
Maximum building coverage: 10%		

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<sup>1</sup> Editor's Note: See 35 P.S. § 750.1 et seq.