

# ZONING

## 220 Attachment 1

### Township of East Cocalico

#### Agricultural Zone Area and Design Requirements [Amended 6-19-2014 by Ord. No. 2014-05]

Use	Minimum Required Lot Area	Maximum Permitted Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
			At Building Setback	At Lot Frontage	Front <sup>5</sup>	One Side	Both Sides	Rear		
Agriculture and horticulture uses	20 acres	N/A	200 ft.	N/A	50 ft.	50 ft. on each side <sup>1</sup>		50 ft. <sup>1</sup>	10%	150 ft. provided each structure is set back a distance at least equal to its height from each property line
Single-family detached dwellings <sup>4</sup>	1 acre <sup>3</sup>	2 acres <sup>2</sup>	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	50 ft.	20%	35 ft.
Forestry and other principal uses	1 acre <sup>3</sup>	N/A	150 ft.	120 ft.	50 ft.	50 ft.	100 ft.	50 ft.	20%	35 ft.
Residential accessory buildings	N/A	N/A	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided	5 ft.	10 ft.	5 ft.	Same as above	20 ft.

**NOTES:**

- <sup>1</sup> Special setback requirements: Except as provided for in the following paragraph, no new slaughter area, area for the storage or processing of manure, garbage or spent mushroom compost, structures for the cultivation of mushrooms or the raising of livestock, or any building housing livestock shall be permitted within 400 feet of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than 100 feet. The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.
- <sup>2</sup> The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the dwelling lot (1) does not predominantly consist of Class I, II and/or III soils, as identified in the soil survey, or (2) is generally unsuitable for agricultural purposes; or, where an applicant desires to subdivide an existing dwelling from the parent tract, the applicant may opt to impose the maximum lot area requirements of this section upon such existing dwelling, rather than on a proposed dwelling located on the remainder of the parent tract.
- <sup>3</sup> All uses relying upon on-lot sewers shall comply with § 220-47 of this chapter.
- <sup>4</sup> Single-family detached dwellings may be located upon flag lots, subject to the requirements of § 220-53 of this chapter.
- <sup>5</sup> The required front yard setbacks vary for properties that conform to the Township's Corridor Assessment Policy. See § 220-60 of this chapter for additional information.