

CA Conservation Agriculture

3.1.1

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area[Ⓜ]:

Farm dwelling	10 Acres
Single-family detached dwelling	2 Acres

Minimum lot width[Ⓜ]:

Farm dwelling	300 ft
Single-family detached dwelling	200 ft

Maximum Lot Coverage[Ⓜ]

Farm dwelling	5%
Single-family detached dwelling	15%

Setbacks[Ⓜ]

Minimum front yard setback:	50ft
Minimum rear yard setback:	50ft
Minimum side yard setback:	15 ft

Building Height[Ⓜ]

Maximum building height:	35 ft or 2.5 stories whichever is less
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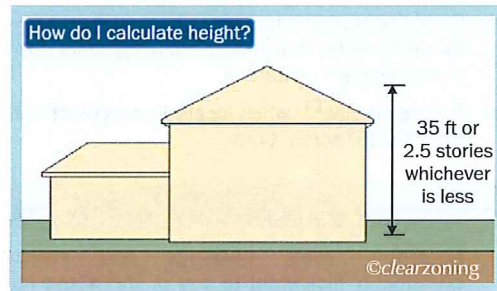
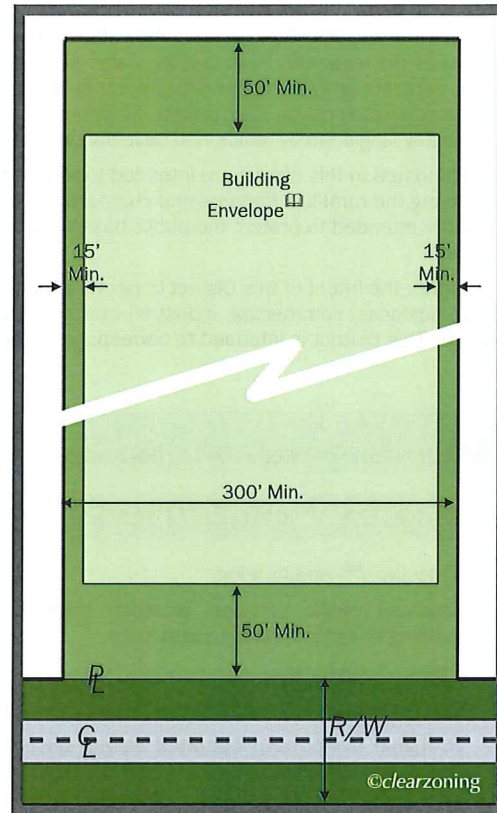
Floor Area[Ⓜ]

Minimum floor area per one-family dwelling[Ⓜ]:

1 story	1,200 sq ft
1+ stories	960 sq ft (first floor) 1,200 sq ft (total)

NOTES

- For additions to the above requirements, refer to Section 3.24: 1, 2, 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28.
- See *Suggested References* below for applicability



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **General Exemptions for Essential Services** §3.8
- **Single Family Lot Coverage Exemption** §3.25

4. Use Standards

- **Farms** §4.27
- **Keeping of Animals** §4.10
- **Residential Open Space Development** §4.48

- **Stables and Riding Arenas** §4.43
- **Residential Design Standards** §4.1

5. Site Standards

- **Sidewalks & Pathways** §5.12
- **Paved Access** §5.22
- **Off-Street Parking and Loading** §5.8
- **Access Management and Driveways** §5.10
- **Landscaping** §5.11
- **Lighting** §5.13
- **Walls and Fences** §5.20

- **Performance Standards** §5.19
- **Architectural Standards** §5.24
- **Accessory Buildings and Uses** §5.14
- **Specific Landscaping Requirements** §5.11.6

6. Development Procedures

- **Site Plan Review** §6.1
- **Traffic Impact** §6.5
- **Special Use Review** §6.6

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



3.1.1

CA Conservation Agriculture

A. INTENT

The intent of the "CA" Conservation Agricultural District is broad in scope but specific in purpose: to protect vital natural resources (for example, high quality water supplies, flood-prone areas, stable soils, significant stands of vegetative cover, substantial wetlands) and to protect lands best suited to agricultural use from the encroachment of incompatible uses which would cause such land to be taken out of production prematurely, while designating an area appropriate to low density single family residential development that does not alter the general rural character of the District.

The standards in this district are intended to assure that permitted uses peacefully coexist in a low density setting, while preserving the rural-like features and character of certain portions of the Township. Low density residential development is further intended to protect the public health in areas where it is not likely that public water and sewer services will be provided.

It is further the intent of this District to permit a limited range of residentially-related uses, and to prohibit multiple family, office, business, commercial, industrial and other uses that would interfere with the quality of residential life in this district. This District is intended to correspond to the Estate Residential future land use category of the Comprehensive Plan



User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Agriculture[□] and farming
- ii. **Essential public services, provided there is no building or outdoor storage yard** §4.26
- iii. **Forests, forestry** §5.17
- iv. **Single family detached dwellings**[□] §4.1
- v. Township owned and operated water, sewer and storm drain systems
- vi. **Public park and recreation areas**[□] §4.40
- vii. State licensed residential facilities that provide care for up to six (6) individuals, including child day care and adult foster care[□]
- viii. **Private stables**[□] **when located on a site of not less than five (5) acres** §4.43

C. ACCESSORY USES

- i. **Accessory uses, buildings and structures customarily incidental to any of the above-named permitted uses** §5.14
- ii. **Home occupations**[□] §4.2
- iii. Living quarters for persons employed on the premises and not rented or used for some other purpose
- iv. **Temporary or seasonal roadside stand**[□] §4.41
- v. Seed and feed dealership provided there is no showroom or other commercial activities included
- vi. Land extensive recreation activities

D. SPECIAL LAND USES

- i. **Cemeteries** §4.19
- ii. **Adult care**[□] **and child care facilities**[□] **that provide care for seven (7) to twelve (12) individuals** §4.12
- iii. **Churches and religious institutions**[□] §4.20
- iv. **Nursing or convalescent homes**[□] **or child caring institution** §4.23
- v. Duplex or two dwelling[□] for farm family only, in conjunction with a farm operation.
- vi. **Essential public service buildings, structures and equipment, excluding storage yards** §4.26
- vii. Forestry clearcut operation which encompasses thirty (30) or more acres over a three (3) year period or ten (10) or more acres during one year.
- viii. **Golf courses**[□] **and country clubs**[□] §4.30
- ix. **Kennels**[□] §4.33
- x. **Sand, gravel or mineral extraction** §4.5
- xi. **Public & private elementary, intermediate or high schools** §4.42
- xii. **Specialized animal raising and care**[□], **when located on at least five (5) acres** §4.10
- xiii. **Public stables**[□] **or riding arenas** §4.43
- xiv. **Radio, telephone and television transmitting and receiving towers**[□] §4.39
- xv. **Landscape nursery**[□], **if located on at least ten (10) acres** §4.38
- xvi. **Veterinary offices/clinics (large animal)**[□] §4.45
- xvii. **Private recreation areas**[□] §4.40
- xviii. **Bed and breakfast facilities**[□] §4.18
- xix. Farm markets, cider mills, and you-pick operations on a farm
- xx. Wildlife refuges
- xxi. Game preserves

