

ORDINANCE NO. 44 OF 1991

ADOPTED BY THE HONEY BROOK TOWNSHIP BOARD OF SUPERVISORS ON THE 9th DAY OF JULY, 1991 FOLLOWING PUBLIC HEARING AND APPROPRIATE ADVERTISEMENT THEREOF, wherein the Honey Brook Township Zoning Ordinance is amended to provide for a new set of permitted uses, known as "farm-related businesses" in the NC district as follows:

Section 1:

Section 202 of the Zoning Ordinance, "Definitions" is hereby amended to include the following:

"Farm-related businesses. A "farm-related business" consists of one, and only one, of the following uses, which would be carried on in such a way as to primarily serve the local farming community:

- a. Facilities for the manufacturing, warehousing, sales, repair and service of agricultural equipment, vehicles (including carriages and buggies) or supplies;
- b. Blacksmith shops, farrier, harnessmaking;
- c. Butcher shops;
- d. Grain mills;
- e. Processing of locally produced agricultural products;
- f. Veterinary offices with accessory kennels which primarily involve farm animals, stables;
- g. Feed supply, fuel and fertilizer distributors;
- h. Composting and other farm waste storage facilities;
- i. Manufacturing of household articles, such as chairs, cabinets, clocks, and similar "carpentry-type" articles for use in the home."

Section 2:

Section 501.3 of the Honey Brook Township Zoning Ordinance is amended by adding the following:

"Section 501.3b. A farm-related business is permitted as a conditional use so long as the applicant meets the following requirements:

- a. Minimum lot size of three (3) acres;
- b. No other business or business-type use is located upon the premises other than a traditional agricultural use and not more than one farm-related business being proposed;
- c. The farm-related business use shall be located in an area completely enclosed and shielded from neighboring or adjoining properties which are zoned and/or used residentially, and shall have a minimum setback from all yards in the amount of at least 100 feet;
- d. The applicant shall be the owner of the business and the owner of the property and the business may be permitted only so long as the owner of the property is conducting the business and resides at the same premises;
- e. The maximum lot coverage of a farm-related business shall be twenty (20%) percent of the acreage owned and operated by the applicant, and shall occupy no more than a total of one (1) acre;
- f. The applicant shall demonstrate to the satisfaction of the Board that the size of the site devoted to farm-related business is the minimum needed to conduct the farm-related business;
- g. Any building constructed for use by the farm-related business shall be of a type so that it can be converted to agricultural use in the event the farm-related business is discontinued (e.g., barn or shed);
- h. Off-street parking and loading shall be provided per the schedule of required parking spaces and loading facilities contained elsewhere in this Zoning Ordinance and, in the absence of such reference, one parking space per 200 square feet of retail space and one space per full-time employee will be required;
- i. There shall be no outside storage of supplies, materials, or products of the farm-related business, except that the display of farm equipment for sale may be permitted by the Board;

j. Not more than one outdoor sign which shall not exceed 12 square feet in total area shall be permitted;

k. The Board may attach such other reasonable conditions as may be appropriate in order to restrict any fire hazard, emissions of smoke, dust or other pollutions, noise, light and glare, the creation of a nuisance, or the like.

Section 3 adopted this 9th day of July, 1991.

HONEY BROOK TOWNSHIP
BOARD OF SUPERVISORS

BY: *John Super*

BY: *Raymond Means*

BY: *Salvas D. Fox*

Attest:

Ruby M. Peterson
Secretary