

FINAL DRAFT - REVISED 10-25-91

ORDINANCE NO. 47, 1991  
HONEY BROOK TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF HONEY BROOK, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE HONEY BROOK TOWNSHIP ZONING ORDINANCE OF 1979, AS AMENDED BY REVISING AND AMENDING ARTICLE II, ARTICLE III, AND ARTICLE V, OF SAID ORDINANCE.

BE IT HEREBY ENACTED AND ORDAINED, and it is enacted and ordained by authority of the Board of Supervisors of Honey Brook Township that the Township Zoning Ordinance of 1979, as amended, is hereby further amended as follows:

I. Amend Article II, Section 202 of the Zoning Ordinance by further amending the definition of "Farm-Related Businesses" to read as follows:

"Farm-Related Business. A "Farm-Related Business" consists of one or more 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, assembly, warehousing, sales, repair and service of agriculturally related equipment and farm vehicles (including carriages and buggies) or farm-related supplies;
- b. Blacksmith shops, farrier, harness making;
- c. Butcher shops;
- d. Grain mills;
- e. Processing of locally produced agricultural products;
- f. Veterinary offices which primarily involve farm animals, stables, and kennels;
- g. Feed supply, fuel and fertilizer distribution;
- h. Composting and other farm waste storage facilities meeting the physical performance requirements established in Section 901.19 of this Ordinance and meeting any applicable requirement of the Pennsylvania Department of Environmental Resources;

- i. Manufacturing of household articles, such as chairs, cabinets, clocks, and similar "carpentry-type" articles for use in the home;
- j. Farm equipment shop, woodworking shop, plumbing shop, upholstery shop, shoe shop or tailor shop, printing shop, tailor shop, hatters shop, floor covering shop, paint store, tool sharpening shop, or shop for the making and selling of quilts and uses similar to those listed above."

II. Amend Article V, Section 501.3b, as adopted within Ordinance No. 44 of 1991 on July 9, 1991, to redesignate subparagraphs a. through k. as subparagraphs 1. through 11. and to further revise the existing subparagraph e. (now subparagraph 5) to change the maximum lot coverage of a farm-related business from twenty (20) percent to thirty-three (33) percent."

III. Amend Article III, Section 302.2, Conditional Uses which must be approved by the Board of Township Supervisors, to include a new subparagraph h) as follows:

- h) Farm-related business as defined in this Ordinance and provided that the following requirements shall be maintained:
  - 1) A farm-related business shall not occupy an area of more than three (3) acres within a working farm comprising twenty (20) or more acres in size. The farm-related business may be subdivided from the working farm parcel. Only one (1) farm-related business shall be approved for each original farm. For purposes hereof, "original farm" shall mean the farm as it existed as of the date of adoption of the Ordinance Amendment.
  - 2) Non-farm-related business shall not be conducted within an area approved by Conditional Use for a farm-related business.
  - 3) The applicant for a farm-related business shall be the owner or co-owner of the business and the owner of the working farm property and the farm-related business may be conducted only so long as the owner or co-owner of the working farm or another member of the same farming family is conducting the business and residing on the original family farm.

- 4) Where possible, a farm-related business shall be located in an existing farm structure. Where this is not possible or practical and where a new building is approved by the Board of Supervisors, any such business use or building related to such use shall be located in an area completely enclosed and shielded from neighboring or adjoining properties which are zoned and/or used residentially. Any such use or building shall have a minimum setback from all rights-of-way and adjacent front, side, and rear property lines of a minimum of one hundred (100) feet.
- 5) The maximum impervious coverage for a farm-related business shall not exceed a total of more than one acre within the working farm parcel or subdivided tract and shall further comply with the maximum impervious coverage stated in Sections 303.1 and 303.2 of this Ordinance. The maximum building coverage for a farm-related business shall not exceed a total of 4,000 square feet and any individual building devoted to such use shall not exceed 8,000 square feet in gross floor area.
- 6) The off street parking and loading for any farm-related business shall be as specified in Sections 901.21 and 901.22 of this Ordinance. In the absence of specific standards related to any specific farm-related business use not covered in the above sections, a minimum of one parking space per 200 square feet of sales or display area shall be required in addition to one space for each full-time employee permitted not including resident owners of the farm.
- 7) The applicant shall demonstrate to the satisfaction of the Board of Supervisors that the size of the site devoted to farm-related business is the minimum needed to conduct the farm-related business.
- 8) 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. Storage of all such materials, products, or supplies shall be within an enclosed building except as noted above.

- 9) Not more than one outdoor sign shall be permitted for an approved farm-related business and said sign shall not exceed a total of twelve (12) square feet in area. The height of any permitted sign shall not exceed five (5) feet, and shall otherwise comply with Section 901.20 of this Ordinance.
- 10) Any farm-related business which is approved as a Conditional Use must have frontage on a paved Township or State highway and if possible shall be located with additional frontage or access on an intersecting minor local street.
- 11) Any farm-related business approved as a Conditional Use must have a paved driveway apron extending thirty (30) feet into the farm parcel with an additional twenty (20) foot long gravel scraping area to prevent tracking of mud and manure onto the access roadway or roadways. In addition, any access drive provided shall be of sufficient length to accommodate the off-road stacking of delivery and customer vehicles.
- 12) A planting screen as defined in this Ordinance shall be provided for any approved farm-related business along the side property lines and rear property lines if such property lines are adjacent to any residentially zoned or residentially occupied premises.
- 13) Any approved farm-related business shall initially and perpetually meet the physical performance requirements stated in Section 901.19 of this Ordinance even though such standards are established primarily for commercial and industrial districts within the Township."
- 14) Not more than four (4) full-time non-resident employees of the working farm shall be employed by the farm-related business.
- 15) The farm-related business, if approved, shall be valid for the original applicant and shall not be used by or conveyed to another party other than members of the same farming family.

- 16) In the application for Conditional Use approval, the owner of the working farm shall certify to the Board of Supervisors the acreage and tax map parcel delineation of total boundaries of the farm which shall not be less than twenty (20) acres. If the farm-related business is approved as a Conditional Use, the original boundaries and acreage of the farm shall not be converted to any other use and shall not be further subdivided except where the original farm acreage allows dividing the farm into other farms for family member use only. A proposed deed restriction shall accompany the application for Conditional Use and said deed restriction shall be recorded and evidence of the recording supplied to the Township prior to the issuance of a building permit for a farm-related business approved by Conditional Use. The restriction shall run with the land, be a matter of public record in the Court House, and shall only be removed from record if, when and as the farm-related business ceases. The Conditional Use approval shall be terminated if the above conditions are violated.

IV. Amend Article III, Sections 302.3 and 302.2 by deleting Section 302.3a) "Sales of farm equipment and farm machinery." as a Use by Special Exception and by relettering the remaining uses therein as subsections a) through e); and by incorporating the same use in Section 302.2, Conditional Uses as a new subparagraph i).

EFFECTIVE DATE.

This Ordinance shall become effective five (5) days after enactment as provided by law.

ENACTED AND ORDAINED this 7<sup>th</sup> day of November 1991.

ATTEST:

Ruby M. Stinson  
Township Secretary

BOARD OF SUPERVISORS OF  
HONEY BROOK TOWNSHIP

Paul Super  
Raymond Means  
Dallas D. Ford