

ZONING

3. General Requirements. Applicants shall identify measures to protect stream banks and stream corridors. Such measures may include, but are not limited to stream corridor buffers, riparian buffers, stream bank fencing, etc.

(Ord. 2007-03, 5/2/2007, §301)

§302. AGRICULTURAL DEVELOPMENT DISTRICT (A-2).

1. Intent. It is the intent of the Agricultural Development District to promote the following:
 - A. To preserve and protect agricultural land in the rural areas
 - B. To protect the area's rural atmosphere and lifestyle and minimize impacts from incompatible land use.
 - C. To keep substantial areas of permanent open space as one means of retaining that rural atmosphere.
 - D. To provide for limited and clustered development activities on appropriate sites, such as areas with less productive soils.
 - E. To promote the continuation of farming in areas where it is already established.
 - F. To implement the Nittany Valley Regional Comprehensive Plan which contains the goals of protecting agricultural lands and promoting agriculture as an important component of the local economy.
 - G. To permit limited commercial and community facilities compatible with the rural environment, and offer economic alternatives to property owners which would not create serious nuisances or hazards if located within populous areas.
2. District Regulations. Only uses listed below shall be permitted in the Agricultural Development District. All uses shall conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
PERMITTED USES							
All permitted primary uses of the A-1 District							
Golf courses	100 acres (18-hole); 50 acres (9-hole)	50 at street line	10% building; 20% total impervious	50	50	50	35
Driving ranges	5 acres						
Veterinary clinics, animal hospitals, and/or kennels	3 acres	150	20% bldg. 40% imp.	50	50	50	35
Community centers	5 acres	150	25% bldg. 50% imp.	50	50	50	35
Seasonal dwelling units	1 acre	150	20% bldg. 60% imp.	50	25	50	35
Government buildings/facilities	5 acres	150	40% bldg. 60% imp.	50	50	50	35
Self-storage facilities	10 acres	300	10% building; 25% total impervious	50	100	75	35
Commercial establishments for the processing, storage and sale of farm products	10 acres	300	10% building; 25% total impervious	50	100	75	35
Horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other plant materials	5 acres	200	10% building; 25% total impervious	50	75	75	35

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	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Owner-occupied artists, artisans, and craftsmen studios and facilities for the design, production, execution, and storage of arts and crafts in an enclosed structure	5 acres	150	10% building; 25% total impervious	50	50	50	35
Single-family detached residential units *minimum designated open space required = 50%	1 acre minimum; 5 acre maximum	100	20% bldg. 30% imp.	50	25	50	35
Single-family detached residential units *minimum designated open space required = 80% ¹	1/3 acre minimum; 5 acre maximum	75 [Ord. 2012-04]	20% bldg. 40% imp.	35/50 on arterial streets [Ord. 2012-04]	15 [Ord. 2012-04]	30 [Ord. 2012-04]	35
ACCESSORY USES							
All permitted accessory uses of the A-1 District	See permitted use above to which proposed use is accessory						
CONDITIONAL USES							
Airports	See supplemental regulations “Conditional Use Criteria”						
Communications towers and antennas							
Concentrated animal feeding operations							
Sawmills							
Cemeteries							
Correctional facilities							

¹A-1 zoned property on the parent tract may be included in the open space designation.

	Lot Requirements			Yard Setback and Height Requirements			
	Minimum Lot Size	Minimum width (feet)	Maximum coverage	Front yard (feet)	Side yard (feet)	Rear yard (feet)	Maximum Height (feet)
Shooting ranges							
Traditional neighborhood design							

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3. General Requirements. Applicants shall identify measures to protect stream banks and stream corridors. Such measures may include, but are not limited to, stream corridor buffers, riparian buffers, stream bank fencing, etc.

(Ord. 2007-03, 5/2/2007, §302; as amended by Ord. 2012-04, 5/7/2012)

§303. CONSERVATION DISTRICT (C). [Ord. 2009-02]

1. Intent. It is the intent of the Conservation District to promote the following:
 - A. To preserve and protect the natural diversity of the rural areas.
 - B. To preserve and protect the region's natural landscapes, including wooded areas, hillsides, ridges, steep slopes, wetlands, and floodplains.
 - C. To protect the quality of the region's surface waters.
 - D. To protect natural habitat areas and provide passive recreational opportunities.
 - E. To discourage sprawling development patterns and further deterioration of rural character.
2. District Regulations. Only uses listed below shall be permitted in the Conservation District. All uses shall conform to the lot, yard setback, and maximum height regulations stipulated herein, as well as other appropriate requirements of this Chapter.