

Draft 8-31-26

350-201. Conservation (C) District.

A. Purpose.

1. The purpose of the Conservation (C) Zone is to provide for the protection and preservation of areas of the Township which, by virtue of steep slopes, wetlands, floodplains, streams, limited accessibility, unique natural beauty or established State Forest Land, are inappropriate for development.
2. The primary goal of the Conservation (C) Zone is to preserve land from the detrimental impacts caused by urban and suburban sprawl.
3. The Conservation (C) Zone provides for a limited number of low-intensity residential, agricultural or recreational uses.

B. Uses.

1. Permitted Uses:

- a. Agricultural operation and farm buildings, including accessory uses roadside stands (§ **350-445**), manure storage facilities (§ **350-301H**), accessory apartments (§ **350-401**), and no-impact home-based business (§ **350-435**). (§ **350-406**)
- b. Bed-and-breakfasts. (§ **350-409**)
- c. Forestry, excluding permanent sawmills. (§ **350-301G**)
- d. Public/nonprofit park or nature preserves. (§ **350-439**)
- e. Single-family detached dwellings
- f. Wind energy conversion system (nonpublic). (§ **350-455**)
- g. Accessory uses customarily incidental to permitted uses and including accessory apartments (see § **350-401**), no impact home-based businesses (see § **350-435**), and accessory solar photovoltaic systems. (§ **350-301**)

2. Special Exception Uses:

- a. Age-restricted residential development. (§ **350-451**)
- b. Clubhouses for private clubs. (§ **350-415**)
- c. Communication tower/antennas. (§ **350-418**)
- d. Outdoor shooting range. (§ **350-438**)
- e. Riding stables. (§ **350-444**)

3. Conditional Uses:

- a. Conversion apartment. (§ **350-419**)
- b. Churches and places of worship. (§ **350-414**)
- c. Home business. (§ **350-427**)
- d. Quarries. (§ **350-440**)
- e. Retreat Center. (§ **350-XXX**)

4. Additional Requirements. The permitted, special exception and conditional uses shall be in accordance with the following standards.

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- a. Permitted, special exception and conditional uses shall meet the requirements of Article IV, Specific Criteria, and Article VI, Administration and Enforcement.
- b. No more than one principal use shall occupy a lot

C. Density and Dimensional Regulations.

1. Adjusted tract area. Option 1 in the Conservation (C) Zone is required to calculate the adjusted tract area for the entire tract(s) of land. The adjusted tract area equals the gross tract area minus the constrained land (listed below):

a. Constrained land area equals the sum of the following:

1. Right-of-way: multiply all land within the rights-of-way of existing public streets or highways, access easements or access strips or within the rights-of-way for existing or proposed overhead rights-of-way of utility lines by 1.0.
2. Streets: multiply all land under existing private streets by 1.0.
3. Critical natural features:

(a) Wetlands: multiply the acreage of designated wetlands by 0.80.

(1) In those cases where land is being subdivided from a parent tract, and there is no indication of the presence of wetlands on any lot or lots being subdivided from the parent, but there is an indication of wetlands on the parent tract, then one of the two following methods may be used to calculate the wetlands constraints, if the applicant receives approval from the Township's Engineer to do so:

(i) Designation of the wetlands on the parent tract by use of the National Inventory of Wetlands for Pennsylvania to depict such wetlands; or

(ii) Designation of the wetlands on the parent tract by depiction of the hydric soils and a ten-foot buffer area around all hydric soils.

(2) The Township's Engineer shall base his approval or denial of either of the alternatives listed above upon his expectation of the reliability of the alternative that the applicant seeks to use. The Engineer's decision shall be final and is not appealable. If the Engineer does not permit the use of either alternative method described above, then the applicant shall cause a wetland study and delineation to be made by a qualified expert.

(b) Floodway: multiply the acreage within the floodway by 1.0.

(c) Floodplains: multiply the non-wetland portion of the one-hundred-year floodplain by 0.50.

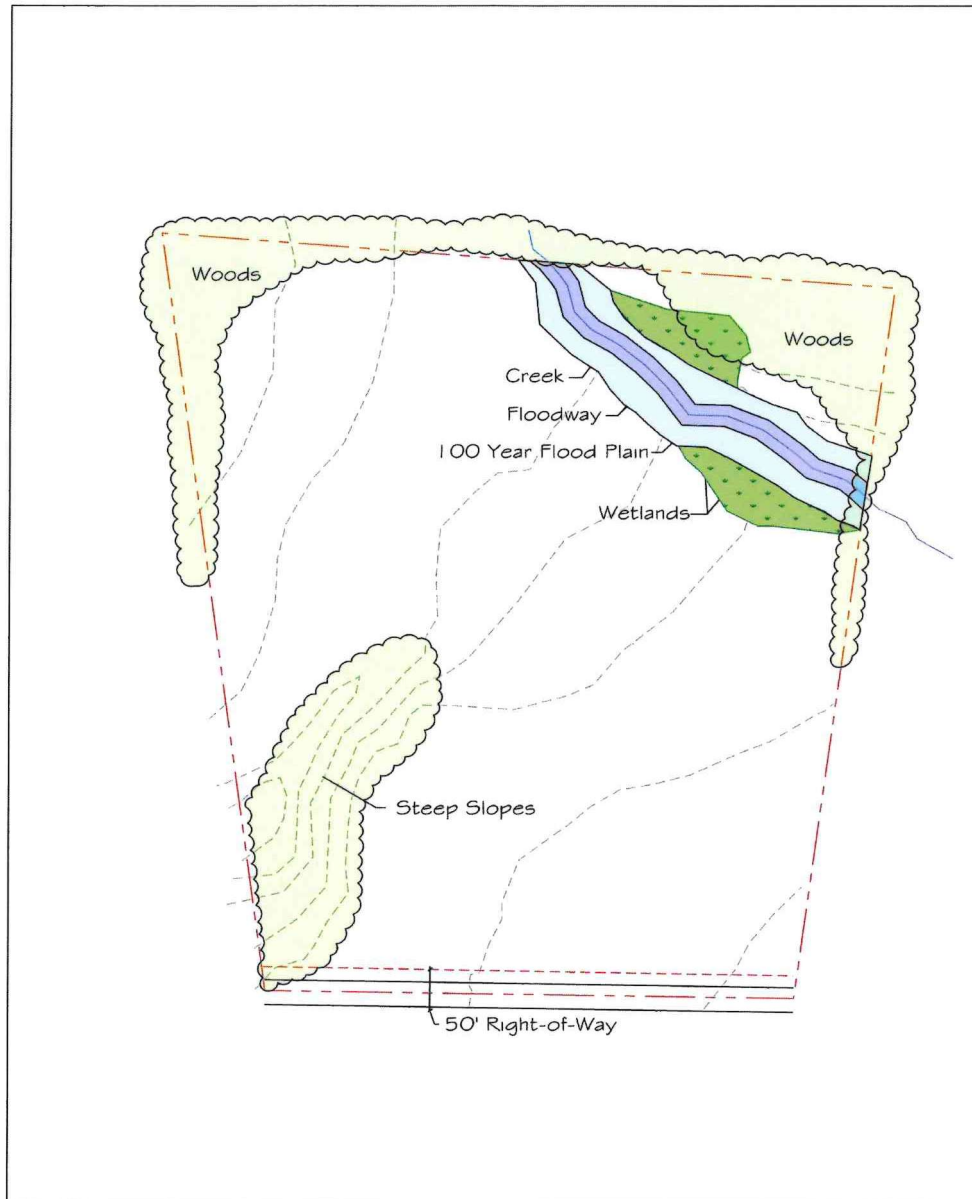
(d) Steep slopes: multiply the acreage of land within natural ground slopes exceeding 15% by 0.50.

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- (e) Streams: multiply the acreage of the stream(s) by 1.0.
- b. If a portion of the tract is underlain by more than one critical natural feature subject to a density factor, that acreage shall be subject to the most restrictive density factor.
 - c. Since acreage that is contained within the public or private rights-of-way, access easements or access strips is excluded from developable lot area, any portion of these items that also contains a critical natural feature subject to a deduction from the total tract acreage should not be included when calculating the adjusted tract area.
 - d. The following chart must be placed on all Subdivision and Land Development plans with the appropriate areas completed:

Adjusted Tract Approach Calculations			
Constrained Lands	Area of Constrained Lands (acres)	Multiplying Factor of Constrained Lands	Total Constrained Land to be Subtract (Acres)
Right-Of-Ways	X	1.00	X
Streets	X	1.00	X
Floodways	X	1.00	X
Floodplains	X	0.50	X
Slopes	X	0.50	X
Streams	X	1.00	X
Wetlands	X	0.80	X
Total Land Area (acres)		X	
Total Constrained Land to be Subtracted (acres)		X	
Adjusted Tract Area (acres)		X	

- e. The following is an example of a lot showing the Adjusted Tract Areas:



*** Land Constraints Acreage**

Steep Slopes: 5Ac. x .5 = 2.5 Ac.

Creek: 6Ac. x 1.0 = 6.0 Ac.

Floodway: 8Ac. x 1.0 = 8.0 Ac.

Floodplain: 6Ac. x .5 = 3.0 Ac.

Wetlands: 4 Ac. x .8 = 3.2 Ac.

ROW: 2.0 Ac. x 1.0 = 2.0 Ac.

Total Land Constraints Area = 24.7 Ac.

Total Adjusted Tract Area: 100 Ac. – 24.7 Ac.

= 75.30 Ac.

2. Under no condition shall steep slopes, wetlands, streams and/or floodways be disturbed without appropriate permits from county, state and/or federal agencies. No greater than fifty percent (50%) of Prime Farmlands located on the property shall be disturbed (Prime Farm lands are not considered a land constraint for the purpose of calculating the Adjusted Tract

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Area).

- a. Prime Farmlands are taken from the Soil Survey of Adams County, Pennsylvania, as amended. Prime Farmlands are listed below:

AtA	Athol gravelly silt loam, 0-3% slopes
AtB	Athol gravelly silt loam, 3-8% slopes
Be	Bermudian silt loam
BgA	Birdsboro silt loam, 0-3% slopes
BgB	Birdsboro silt loam, 3-8% slopes
BrB	Brecknock channery silt loam, 3-8% slopes
BuB	Buchanan channery loam, 3-8% slopes
CkA	Clarksburg silt loam, 0-3% slopes
CkB	Clarksburg silt loam, 3-8% slopes
Cm	Codorus silt loam
CnA	Conestoga silt loam, 0-3% slopes
CnB	Conestoga silt loam, 3-8% slopes
EdB	Edgemont channery loam, 3-8% slopes
GbB	Glenelg channery silt loam, 3-8% slopes
GdA	Glenville silt loam, 0-3% slopes
GdB	Glenville silt loam, 3-8% slopes
HgB	Highfield channery silt loam, 3-8% slopes
LeB	Lansdale loam, 3-8% slopes
LgB	Legore channery silt loam, 3-8% slopes
LhA	Lehigh channery silt loam, 0-3% slopes
LhB	Lehigh channery silt loam, 3-8% slopes
Lw	Lindside silt loam
MdA	Mount Lucas silt loam, 0-3% slopes
MdB	Mount Lucas silt loam, 3-8% slopes
MtB	Mt. Zion gravelly silt loam, 3-8% slopes
MyB	Myersville silt loam, 3-8% slopes
NaB	Neshaminy channery silt loam, 3-8% slopes
PcB	Penn silt loam, 3-8% slopes
RaA	Raritan silt loam, 0-3% slopes
RaB	Raritan silt loam, 3-8% slopes
ReA	Readington silt loam, 0-3% slopes
Rw	Rowland silt loam

3. Development Options and Lot requirements.

- a. Option 1: *Basic Density and Conservation* provides for a minimum of twenty-five percent (25%) of the Adjusted Tract Area to remain in conservation area and allocates the remaining lands for the development of residential and non-residential uses,
- b. Option 2: *Estate Lots* provides for rural residential uses at a reduced density on larger lots in conventional layouts, where homes and streets are located carefully to minimize impacts on resource lands.
- c. Option 3: *Small Lots with No Conservation*. To utilize Option 3, the following criteria is required:

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- (1) Lots of ten (10) acres or less created prior to the adoption of the Liberty Township Zoning Ordinance of 2005 on June 7, 2005, as amended.
4. Option 1 shall have a minimum conservation area and a maximum development area. Determination of the minimum conservation area and the maximum development area, including the maximum permitted residential density, shall be by the Adjusted Tract Method in accordance with this ordinance, herein. The conservation requirement shall be the minimum open space requirement (percentage of the Adjusted Tract Area) plus all of the constrained land. The development area (total land area minus the conservation requirement) is the area that can be utilized for development. Wells, on-site septic systems and stormwater management systems are permitted in the conservation area and are not included in the development area calculations.
 - a. The minimum conservation area requirements shall be as follows:
 - (1) Option 1: Twenty-Five Percent (25%).
 - (2) Option 2: Zero Percent (0%)
 - (3) Option 3: Zero Percent (0%)
5. The density factor to be applied for the calculation of the maximum residential density in the development area shall be in accordance with the following standards. To provide space for additional amenities associated with nonresidential uses; each nonresidential use is equivalent to two (2) residential uses and shall be subtracted from the maximum residential density.
 - a. Option 1: One (1) residential use per one (1) acre. (Development Area X 1.0)
 - b. Option 2: One (1) residential use per ten (10) acres.
 - c. Option 3: One (1) residential use per one (1) acre.
- F. No more than one principal use shall occupy a lot in the development area. The following standards shall apply to developments where both residential and nonresidential lots are occupying the land development area.
 1. No more than twenty percent (20%) of the land development area on the tract shall be devoted to lots with nonresidential uses.
 2. The maximum permitted residential uses shall be reduced by two (2) for each nonresidential use.
- G. Minimum Lot Width: Two-hundred (200) feet.
- H. Setbacks. Each lot shall provide front, side and rear setbacks not less than the following:
 1. Front: Thirty-five (35) feet.
 2. Side: Ten (10) feet.
 3. Rear: Thirty (30) feet.
- I. Lot coverage. Not more than thirty percent (30%) of the lot area shall be covered with an impervious surface.

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J. Maximum permitted height:

1. Principal structures: Thirty-five (35) feet
2. Accessory structure: Twenty-five (25) feet
3. Agricultural structures: Sixty (60) feet provided all structures are set back a distance at least equal to their height from all property lines.

K. Access drives; stormwater management plans; and parking lots. Liberty Township requires all developers design access drives, stormwater management facilities and parking lots that can be jointly used by adjacent land uses. Appropriate maintenance agreements shall be established at the time of land development.

L. Sign requirements. Signs shall be permitted in accordance with Article III of this chapter.

M. Off-street parking requirements. Off-street parking and access requirements shall be provided in accordance with Article III of this chapter.

N. Agricultural nuisance disclaimer. All subdivision plans submitted within the Conservation (C) District shall include the following disclaimer:

"Lands within the Conservation (C) District are located in an area of Liberty Township where land is used for agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 (the 'Right to Farm Law') may bar them from obtaining a legal judgment against such normal agricultural operations."

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350-202. Agricultural Rural (AR) District.

A. Purpose.

1. The purpose of the Agricultural Rural (AR) Zone is to protect and promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. This zone also is intended to protect and stabilize the Township's agricultural economy by restricting uses that are incompatible with farming, while permitting agricultural support businesses, and to separate agricultural land uses from incompatible residential, commercial and industrial development.
2. It is the specific intent of the Township to implement the provisions of Section 604(3) of the Pennsylvania Municipalities Planning Code which requires that the provisions of zoning ordinances shall be designed to preserve prime agriculture and farmland considering topography, soil type and classification, and present use. In order to attain this goal, the regulations of this zone are designed to protect and stabilize agriculture in areas of productive soils as an ongoing, viable, major component of the economy of the Township and Adams County, to permit with limited exceptions only those land uses and activities which are agricultural in nature, to encourage the preservation of the most productive farmland within the Township as a valuable resource which is lost and not reclaimable once it is developed for building and other nonagricultural purposes, and to prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development with agricultural uses.
3. Consequently, residential uses are limited and any future inhabitants in this zone must be willing to accept the impacts associated with normal farming practices. These impacts include inconvenience, discomfort and the possibility of death or injury to health and property arising from normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides and pesticides. Owners, occupants and users of property within the Agricultural Rural (AR) Zone should be prepared to accept such inconveniences, discomfort, and the possibility of injury or death from normal agricultural operations and are hereby put on official notice that Section 4 of Act 133 of 1982, known as the Right to Farm Law,' may bar them from obtaining a legal judgment against such normal agricultural operations.

B. Uses.

1. Permitted Uses:
 - a. Agricultural operation and farm buildings, including accessory uses roadside stands (§ 350-445), manure storage facilities (§ 350-301H), accessory apartments (§ 350-401), and no-impact home-based business (§ 350-435). (§ 350-406)
 - b. Bed-and-breakfasts. (§ 350-409)
 - c. Churches and places of worship. (§ 350-414)
 - d. Family day-care facilities (§ 350-421)
 - e. Farm occupations. (§ 350-422)
 - f. Forestry, excluding permanent sawmills. (§ 350-301G)
 - g. Nature preserves. (§ 350-439)
 - h. Retail and wholesale nursery/garden stock (§ 350-443)

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- i. Riding stables (§ 350-444)
 - j. Single-family detached dwellings
 - k. Temporary farm employee housing. (§ 350-448)
 - l. Accessory uses customarily incidental to permitted uses and including accessory apartments (see § 350-401), no-impact home-based businesses (see § 350-435), and accessory solar photovoltaic systems
- 2. Special Exception Uses:
 - a. Age-restricted residential development. (§ 350-451)
 - b. Agribusiness, only on existing farms as of the effective date of this chapter. (§ 350-406)
 - c. Animal hospital, veterinary office and kennels. (§ 350-405)
 - d. Clubhouses for private clubs. (§ 350-415)
 - e. Communication tower/antennas. (§ 350-418)
 - f. Golf course. (§ 350-425)
 - g. Nursing, rest or retirement homes. (§ 350-437)
 - h. Private/nonprofit schools. (§ 350-446)
 - i. Public/nonprofit park. (§ 350-439)
 - j. Wind energy conversion system (nonpublic). (§ 350-455)
- 3. Conditional Uses:
 - a. Airports/heliports. (§ 350-403)
 - b. Conversion apartment. (§ 350-419)
 - c. Farm-related businesses. (§ 350-423)
 - d. Home business. (§ 350-427)
 - e. Outdoor shooting range. (§ 350-438)
 - f. Principal solar photovoltaic system. (§ 350-457)
 - g. Retreat Center. (§ 350-XXX)
- 4. Additional Requirements. The permitted, special exception and conditional uses shall be in accordance with the following standards.
 - a. Permitted, special exception and conditional uses shall meet the requirements of Article **IV**, Specific Criteria, and Article **VI**, Administration and Enforcement.
 - b. No more than one principal use shall occupy a lot

C. Density and Dimensional Regulations.

- 1. Adjusted tract area. Each development proposal in the Agricultural Rural (AR) Zone is required to calculate the adjusted tract area for the entire tract(s) of land. The adjusted tract area equals the gross tract area minus the constrained land (listed below):
 - a. Constrained land area equals the sum of the following:
 - 1. Right-of-way: multiply all land within the rights-of-way of existing public streets or highways, access easements or access strips or within the rights-of-way for existing or proposed overhead rights-of-way of utility lines by 1.0.
 - 2. Streets: multiply all land under existing private streets by 1.0.

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3. Critical natural features:

(a) Wetlands: multiply the acreage of designated wetlands by 0.80.

(1) In those cases where land is being subdivided from a parent tract, and there is no indication of the presence of wetlands on any lot or lots being subdivided from the parent, but there is an indication of wetlands on the parent tract, then one of the two following methods may be used to calculate the wetlands constraints, if the applicant receives approval from the Township's Engineer to do so:

(i) Designation of the wetlands on the parent tract by use of the National Inventory of Wetlands for Pennsylvania to depict such wetlands; or

(ii) Designation of the wetlands on the parent tract by depiction of the hydric soils and a ten-foot buffer area around all hydric soils.

(2) The Township's Engineer shall base his approval or denial of either of the alternatives listed above upon his expectation of the reliability of the alternative that the applicant seeks to use. The Engineer's decision shall be final and is not appealable. If the Engineer does not permit the use of either alternative method described above, then the applicant shall cause a wetland study and delineation to be made by a qualified expert.

(b) Floodway: multiply the acreage within the floodway by 1.0.

(c) Floodplains: multiply the non-wetland portion of the one-hundred-year floodplain by 0.50.

(d) Steep slopes: multiply the acreage of land within natural ground slopes exceeding 15% by 0.50.

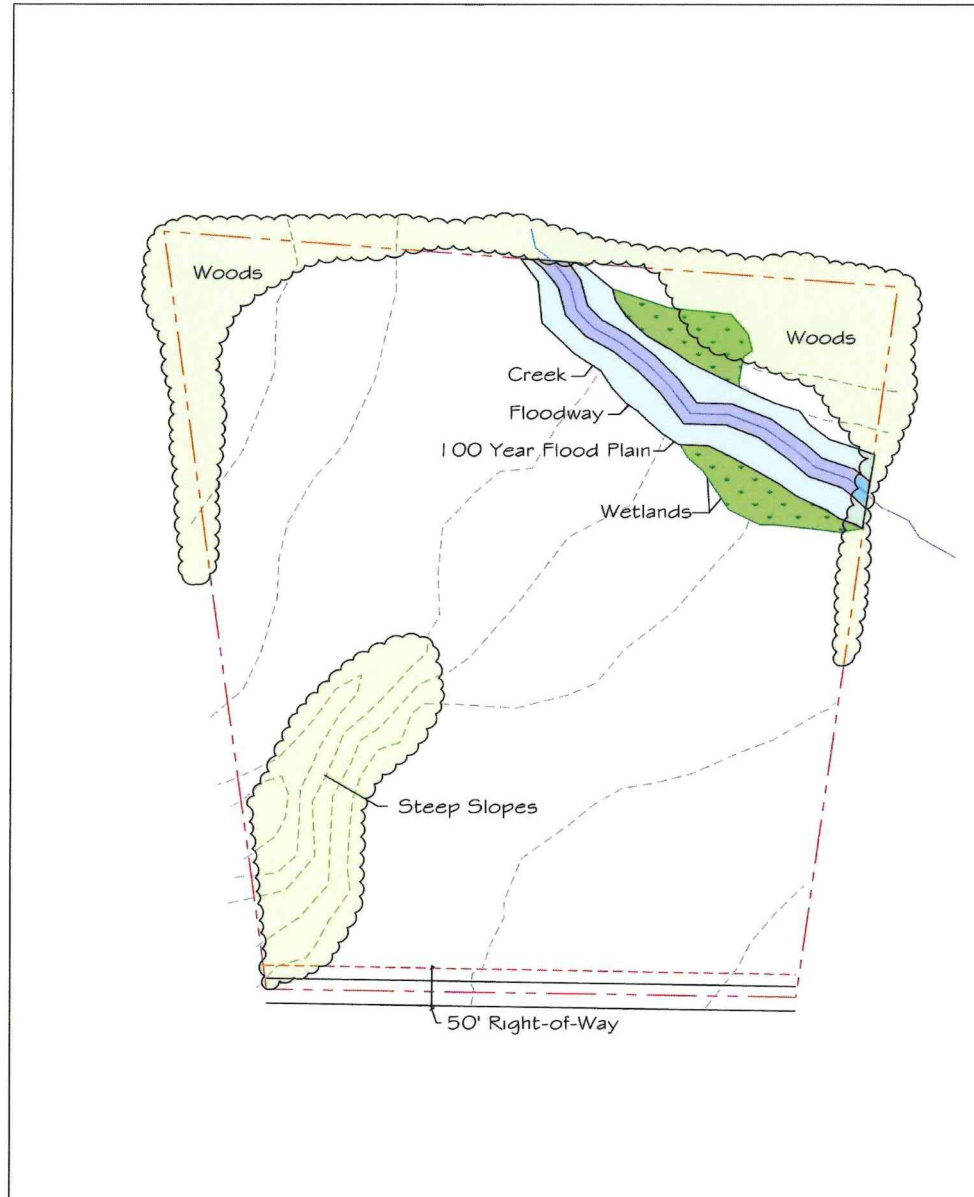
(e) Streams: multiply the acreage of the stream(s) by 1.0.

- b. If a portion of the tract is underlain by more than one critical natural feature subject to a density factor, that acreage shall be subject to the most restrictive density factor.
- c. Since acreage that is contained within the public or private rights-of-way, access easements or access strips is excluded from developable lot area, any portion of these items that also contains a critical natural feature subject to a deduction from the total tract acreage should not be included when calculating the adjusted tract area.
- d. The following chart must be placed on all Subdivision and Land Development plans with the appropriate areas completed:

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Adjusted Tract Approach Calculations			
Constrained Lands	Area of Constrained Lands (acres)	Multiplying Factor of Constrained Lands	Total Constrained Land to be Subtract (Acres)
Right-Of-Ways	X	1.00	X
Streets	X	1.00	X
Floodways	X	1.00	X
Floodplains	X	0.50	X
Slopes	X	0.50	X
Streams	X	1.00	X
Wetlands	X	0.80	X
Total Land Area (acres)		X	
Total Constrained Land to be Subtracted (acres)		X	
Adjusted Tract Area (acres)		X	

e. The following is an example of a lot showing the Adjusted Tract Areas:



*** Land Constraints Acreage**

Steep Slopes: 5Ac. x .5 = 2.5 Ac.

Creek: 6Ac. x 1.0 = 6.0 Ac.

Floodway: 8Ac. x 1.0 = 8.0 Ac.

Floodplain: 6Ac. x .5 = 3.0 Ac.

Wetlands: 4 Ac. x .8 = 3.2 Ac.

ROW: 2.0 Ac. x 1.0 = 2.0 Ac.

Total Land Constraints Area = 24.7 Ac.

Total Adjusted Tract Area: 100 Ac. – 24.7 Ac.

= 75.30 Ac.

2. Under no condition shall steep slopes, wetlands, streams and/or floodways be disturbed without appropriate permits from county, state and/or federal agencies. No greater than fifty percent (50%) of Prime Farmlands located on the property shall be disturbed (Prime Farm lands are not considered a land constraint for the purpose of calculating the Adjusted Tract

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Area).

- a. Prime Farmlands are taken from the Soil Survey of Adams County, Pennsylvania, as amended. Prime Farmlands are listed below:

AtA	Athol gravelly silt loam, 0-3% slopes
AtB	Athol gravelly silt loam, 3-8% slopes
Be	Bermudian silt loam
BgA	Birdsboro silt loam, 0-3% slopes
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BuB	Buchanan channery loam, 3-8% slopes
CkA	Clarksburg silt loam, 0-3% slopes
CkB	Clarksburg silt loam, 3-8% slopes
Cm	Codorus silt loam
CnA	Conestoga silt loam, 0-3% slopes
CnB	Conestoga silt loam, 3-8% slopes
EdB	Edgemont channery loam, 3-8% slopes
GbB	Glenelg channery silt loam, 3-8% slopes
GdA	Glenville silt loam, 0-3% slopes
GdB	Glenville silt loam, 3-8% slopes
HgB	Highfield channery silt loam, 3-8% slopes
LeB	Lansdale loam, 3-8% slopes
LgB	Legore channery silt loam, 3-8% slopes
LhA	Lehigh channery silt loam, 0-3% slopes
LhB	Lehigh channery silt loam, 3-8% slopes
Lw	Lindside silt loam
MdA	Mount Lucas silt loam, 0-3% slopes
MdB	Mount Lucas silt loam, 3-8% slopes
MtB	Mt. Zion gravelly silt loam, 3-8% slopes
MyB	Myersville silt loam, 3-8% slopes
NaB	Neshaminy channery silt loam, 3-8% slopes
PcB	Penn silt loam, 3-8% slopes
RaA	Raritan silt loam, 0-3% slopes
RaB	Raritan silt loam, 3-8% slopes
ReA	Readington silt loam, 0-3% slopes
Rw	Rowland silt loam

3. Development Options and Lot requirements.

- a. Option 1: *Basic Density and Conservation* provides for a minimum of twenty-five percent (20%) of the Adjusted Tract Area to remain in conservation area and allocates the remaining lands for the development of residential and non-residential uses,
- b. Option 2: *Enhanced Density with Greater Conservation* provides for a larger percentage of the tract to remain in conservation use, a minimum of forty percent (30%) of the Adjusted Tract Area, in exchange for higher densities of residential and non-residential uses.
- c. Option 3: *Small Lots with No Conservation*. To utilize Option 3, the following criteria

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is required:

- (1) Lots of ten (10) acres or less created prior to the adoption of the Liberty Township Zoning Ordinance of 2005 on June 7, 2005, as amended.
4. Each tract shall have a minimum conservation area (excluding Option 3) and a maximum development area. Determination of the minimum conservation area and the maximum development area, including the maximum permitted residential density, shall be by the Adjusted Tract Method in accordance with this ordinance, herein. The conservation requirement shall be the minimum open space requirement (percentage of the Adjusted Tract Area) plus all of the constrained land. The development area (total land area minus the conservation requirement) is the area that can be utilized for development. Wells, on-site septic systems and stormwater management systems are permitted in the conservation area and are not included in the development area calculations.
 - a. The minimum conservation area requirements shall be as follows:
 - (1) Option 1: Twenty Percent (20%).
 - (2) Option 2: Thirty Percent (30%)
 - (3) Option 3: Zero Percent (0%)
5. The density factor to be applied for the calculation of the maximum residential density in the development area shall be in accordance with the following standards. To provide space for additional amenities associated with nonresidential uses; each nonresidential use is equivalent to two (2) residential uses and shall be subtracted from the maximum residential density.
 - a. Option 1: One (1) residential use per one (1) acre. (Development Area X 1.0)
 - b. Option 2: One point two (1.2) residential use per one (1) acre. (Development Area X 1.2)
 - c. Option 3: One (1) residential use per one (1) acre.
- F. No more than one principal use shall occupy a lot in the development area. The following standards shall apply to developments where both residential and nonresidential lots are occupying the land development area.
 1. No more than twenty percent (20%) of the land development area on the tract shall be devoted to lots with nonresidential uses.
 2. The maximum permitted residential uses shall be reduced by two (2) for each nonresidential use.
- G. Minimum Lot Width: Two-hundred (200) feet.
- H. Setbacks. Each lot shall provide front, side and rear setbacks not less than the following:
 1. Front: Thirty-five (35) feet.
 2. Side: Ten (10) feet.
 3. Rear: Thirty (30) feet.

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- I. Lot coverage. Not more than thirty percent (30%) of the lot area shall be covered with an impervious surface.
- J. Maximum permitted height:
 - 1. Principal structures: Thirty-five (35) feet
 - 2. Accessory structure: Twenty-five (25) feet
 - 3. Agricultural structures: Sixty (60) feet provided all structures are set back a distance at least equal to their height from all property lines.
- K. Access drives; stormwater management plans; and parking lots. Liberty Township requires all developers design access drives, stormwater management facilities and parking lots that can be jointly used by adjacent land uses. Appropriate maintenance agreements shall be established at the time of land development.
- L. Sign requirements. Signs shall be permitted in accordance with Article III of this chapter.
- M. Off-street parking requirements. Off-street parking and access requirements shall be provided in accordance with Article III of this chapter.
- N. Agricultural nuisance disclaimer. All subdivision plans submitted within the Agricultural Rural (AR) District shall include the following disclaimer:

"Lands within the Agricultural Rural (AR) District are located in an area of Liberty Township where land is used for agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 (the 'Right to Farm Law') may bar them from obtaining a legal judgment against such normal agricultural operations."

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Definitions to be removed from the ordinance (Section 350-112; Definitions)

BUILDING ENVELOPE
GREENWAY

Definition to be added to the ordinance (Section 350-112; Definitions)

RETREAT CENTER

A public or private facility used for educational, religious, or comparable meetings, conferences, and seminars, and which includes lodging, meals, and recreation for participants during such events.

It is recommended to add the following to Article 4 – Specific Criteria

It is recommended to add the following to Article 3 – Off-Street Parking Requirements (350-310.S)

Retreat Center – One (1) space for every six (6) people at maximum capacity of the main assembly room plus one (1) space for every guest room.

350-XXX. Retreat Center

- A. The minimum acreage for a retreat center shall be ten (10) acres.
- B. The maximum floor area for all areas used in connection with the retreat center shall be no greater than three (3) percent of the total lot area.
- C. Overnight accommodations shall be accessory to the primary use of the property proposed as a retreat center and shall not be open to the general public as a standalone use. The maximum length of stay for any guest(s) shall be seven (7) consecutive days per singular event.
- D. Adequate off-street parking shall be provided in accordance with Township ordinances.
- E. All building associated with the retreat center shall be located at least 50 feet from side and rear property lines and at least 100 feet from front property lines.
- F. All recreation facilities associated with the retreat center shall be located at least 50 feet from all property lines.
- G. The maximum number of guests at a retreat center shall be defined as one guest for every two acres of the parent property where the center is located.
- H. The facilities associated with the retreat center, including but not limited to lodging, dining, meeting, and recreation facilities, shall not be sized to exceed the maximum permitted number of guests.
- I. The retreat center shall include centralized garbage collection facilities. Said facilities shall be located at least 100 feet from any property line.
- J. All water systems and sewage disposal system shall be approved and maintained in accordance with applicable requirements of the Pennsylvania Department of Environmental Protection.

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It is recommended to delete the following Sections to Article 3 – General Provisions:

350-315 Conservation subdivision area, development area, and density determinations for Option 1 and 2 conservation subdivisions.

350-316 General regulations and design standards for conservation subdivisions.

350-317 Conservation area easements.

350-318 Ownership and maintenance of conservation areas and common facilities.

Subdivision and Land Development Ordinance

It is recommended to delete the following Section to Article 3 – Conservation subdivision plat procedures (275-306):