

### **413.3 Kennels**

Kennels are considered a conditional use in any **Development** District subject to Section 608 and all applicable standards of this Ordinance and the following standards:

- A.** A minimum parcel of **five (5)** acres shall be required.
- B.** No structure used for the keeping of dogs shall be located closer than one-hundred twenty-five (125) feet to any property line or one hundred (100) feet to any public or private road.
- C.** Parking shall be provided in accord with the requirements of Section 408 hereof.
- D.** A **sound deadening barrier** not less than six (6) feet in height or a **year-round** dense vegetative planting of not less than six (6) feet in height shall be provided at a distance not to exceed fifteen (15) feet and fully encircling all kennel areas not enclosed in a building.
- E.** Dogs shall be restricted from using kennel areas not fully enclosed in a building from 8:00 p.m. to 8:00 a.m.

### **413.4 Keeping of Other Animals**

The keeping of animals such as cows, steers, goats, sheep, swine, and other similar domesticated animals shall be permitted as an accessory use to a single-family residence in any district in accord with the following criteria:

- A.** A minimum parcel of two (2) acres shall be required.
- B.** The keeping of any such animal on a parcel of less than five (5) acres in any District except the **Low Growth** District shall be considered a conditional use and the Township may, in addition to the setbacks required in this Section 413, require additional setbacks and/or buffers in accord with Section 608 of this Ordinance and guidelines as may be promulgated by the Penn State Cooperative Extension Service.

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**Residential District(RD) : This district is intended to promote and maintain a sound living environment and to provide the opportunity for housing for all social and income groups.**

Principal Permitted Uses	Conditional Uses(Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - see § 308)	Accessory Uses	Development Standards
<ul style="list-style-type: none"> <li>• Agricultural activities, excluding intensive livestock operations</li> <li>• Conservation subdivisions</li> <li>• Forestry enterprises, except sawmills</li> <li>• Single-family detached dwellings</li> <li>• Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling)</li> </ul> <p>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</p>	<ul style="list-style-type: none"> <li>• Bed and breakfast establishments</li> <li>• Cemeteries</li> <li>• Child care facilities Churches</li> <li>• Commercial nurseries</li> <li>• Craft shops of 200 sq. ft. or less in gross floor area</li> <li>• Farm stands</li> <li>• Golf courses, excluding miniature golf and driving ranges</li> <li>• Group care facilities</li> <li>• Housekeeping cottages</li> <li>• Private schools</li> <li>• Professional offices of 1,500 sq. Ft. or less in gross floor area</li> <li>• Public and semi-public uses</li> </ul>	<ul style="list-style-type: none"> <li>• Carports</li> <li>• Customary accessory uses and structures</li> <li>• Essential services</li> <li>• Home gardening, nurseries &amp; greenhouses</li> <li>• Home-based businesses</li> <li>• Private parking areas and garages</li> <li>• Private stables</li> <li>• Private swimming pools</li> <li>• Signs as provided hereunder</li> <li>• TV satellite dishes</li> </ul>	<p>Minimum lot area:</p> <p>Lots with central water &amp; sewage: 30,000 sq. ft. With on-site water or sewage: 1acre</p> <p>Minimum average lot depth/width:</p> <p>Lots with central water &amp; sewage: 100 feet</p> <p>With on-site water or sewage: 150 feet</p> <p>Minimum yards:</p> <p>Front 35 feet</p> <p>Side 20 feet</p> <p>Rear 20 feet</p> <p>Maximum lot depth to lot width ratio: 3:1</p> <p>Maximum building height: 45 feet</p> <p>Maximum lot coverage: 25%</p>

**RD-001**



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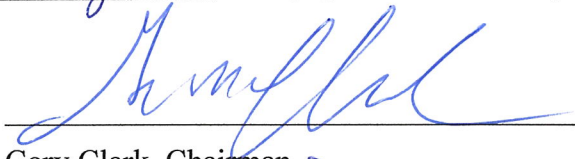
**Low Growth (LG): This district is intended to preserve open space while allowing for lower density housing and other**

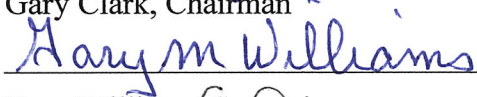
**compatible uses, employing conditional use review in the case of certain uses allowed to ensure environmental and community protection**

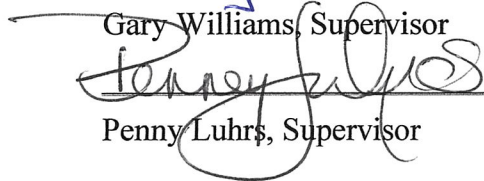
Principal Permitted Uses	Conditional Uses(Activities qualifying as Minor Impact Uses will be allowed as Principal Permitted Uses - see § 308)	Accessory Uses	Development Standards
<ul style="list-style-type: none"> <li>• Agricultural activities, excluding intensive livestock operations</li> <li>• Conservation subdivisions</li> <li>• Forestry enterprises, except sawmills</li> <li>• Single-family detached dwellings</li> <li>• Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling)</li> </ul> <p>Nothing in the Milford Township Zoning Ordinance shall be construed to supersede Pennsylvania law regarding rights to farm.</p>	<ul style="list-style-type: none"> <li>• Airports</li> <li>• Assisted living and senior housing</li> <li>• Bed and breakfast establishments</li> <li>• Campgrounds &amp; recreational vehicle parks</li> <li>• Child care facilities</li> <li>• Commercial nurseries and greenhouses</li> <li>• Commercial stables</li> <li>• Communications towers</li> <li>• Contracting businesses &amp; trades</li> <li>• Country clubs</li> <li>• Garden centers</li> <li>• Group care facilities</li> <li>• Housekeeping cottages</li> <li>• Intensive livestock operations</li> <li>• Manufacturers with less than 5,000 sq. Ft. in gross floor area Mini-warehouses</li> <li>• Mobile home parks Multi-family dwellings</li> <li>• Natural resource uses</li> <li>• Private recreation facilities Professional offices</li> <li>• Public and semi-public uses</li> <li>• Restaurants, not including fast-food or drive-through facilities</li> <li>• Tourist recreation &amp; lodging facilities</li> <li>• Warehouses &amp; wholesale businesses with &lt;250 trip-ends/day</li> </ul>	<ul style="list-style-type: none"> <li>• Carports</li> <li>• Customary accessory uses and structures</li> <li>• Essential services</li> <li>• Home gardening, nurseries &amp; greenhouses</li> <li>• Home-based businesses</li> <li>• Private parking areas and garages</li> <li>• Private stables</li> <li>• Private swimming pools</li> <li>• Signs as provided hereunder</li> <li>• TV satellite dishes</li> </ul>	<p>Minimum lot area: 2 acres</p> <p>Minimum average lot depth/width: 200 ft</p> <p>Minimum yards:</p> <p>Front 50 feet</p> <p>Side 40 feet</p> <p>Rear 50 feet</p> <p>Maximum lot depth to lot width ratio: 3:1</p> <p>Maximum building height: 45 feet</p> <p>Maximum lot coverage: 25%</p>

**LG-001**

BE IT ORDAINED this 15th day of July, 2019, by the Board of Supervisors  
of Milford Township Zoning.

  
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Gary Clark, Chairman

  
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Gary Williams, Supervisor

  
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Penny Luhrs, Supervisor