

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"> • Agricultural activities, excluding intensive livestock operations • Conservation subdivisions • Forestry enterprises, except sawmills • Single-family detached dwellings • Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling) <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"> • Bed and breakfast establishments • Cemeteries • Child care facilities Churches • Commercial nurseries • Craft shops of 200 sq. ft. or less in gross floor area • Farm stands • Golf courses, excluding miniature golf and driving ranges • Group care facilities • Housekeeping cottages • Private schools • Professional offices of 1,500 sq. Ft. or less in gross floor area • Public and semi-public uses 	<ul style="list-style-type: none"> • Carports • Customary accessory uses and structures • Essential services • Home gardening, nurseries & greenhouses • Home-based businesses • Private parking areas and garages • Private stables • Private swimming pools • Signs as provided hereunder • TV satellite dishes 	<p>Minimum lot area:</p> <p style="padding-left: 20px;">Lots with central water & sewage: 30,000 sq. ft. With on-site water or sewage: 1 acre</p> <p>Minimum average lot depth/width:</p> <p style="padding-left: 20px;">Lots with central water & sewage: 100 feet</p> <p style="padding-left: 20px;">With on-site water or sewage: 150 feet</p> <p>Minimum yards:</p> <p style="padding-left: 20px;">Front 35 feet</p> <p style="padding-left: 20px;">Side 20 feet</p> <p style="padding-left: 20px;">Rear 20 feet</p> <p style="padding-left: 20px;">Maximum lot depth to lot width ratio: 3:1</p> <p style="padding-left: 20px;">Maximum building height: 45 feet</p> <p style="padding-left: 20px;">Maximum lot coverage: 25%</p>

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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"> • Agricultural activities, excluding intensive livestock operations • Conservation subdivisions • Forestry enterprises, except sawmills • Single-family detached dwellings • Two-family dwellings (provided the lot area is twice the minimum required for a single-family detached dwelling) <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"> • Airports • Assisted living and senior housing • Bed and breakfast establishments • Campgrounds & recreational vehicle parks • Child care facilities • Commercial nurseries and greenhouses • Commercial stables • Communications towers • Contracting businesses & trades • Country clubs • Garden centers • Group care facilities • Housekeeping cottages • Intensive livestock operations • Manufacturers with less than 5,000 sq. Ft. in gross floor area Mini-warehouses • Mobile home parks Multi-family dwellings • Natural resource uses • Private recreation facilities Professional offices • Public and semi-public uses • Restaurants, not including fast-food or drive-through facilities • Tourist recreation & lodging facilities • Warehouses & wholesale businesses with <250 trip-ends/day 	<ul style="list-style-type: none"> • Carports • Customary accessory uses and structures • Essential services • Home gardening, nurseries & greenhouses • Home-based businesses • Private parking areas and garages • Private stables • Private swimming pools • Signs as provided hereunder • TV satellite dishes 	<table border="0"> <tr> <td>Minimum lot area:</td> <td align="right">2 acres</td> </tr> <tr> <td>Minimum average lot depth/width:</td> <td align="right">200 ft</td> </tr> <tr> <td>Minimum yards:</td> <td></td> </tr> <tr> <td> Front</td> <td align="right">50 feet</td> </tr> <tr> <td> Side</td> <td align="right">40 feet</td> </tr> <tr> <td> Rear</td> <td align="right">50 feet</td> </tr> <tr> <td>Maximum lot depth to lot width ratio:</td> <td align="right">3:1</td> </tr> <tr> <td>Maximum building height:</td> <td align="right">45 feet</td> </tr> <tr> <td>Maximum lot coverage:</td> <td align="right">25%</td> </tr> </table>	Minimum lot area:	2 acres	Minimum average lot depth/width:	200 ft	Minimum yards:		Front	50 feet	Side	40 feet	Rear	50 feet	Maximum lot depth to lot width ratio:	3:1	Maximum building height:	45 feet	Maximum lot coverage:	25%
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