

**Lower Oxford Township  
Farm-Related Business Permit Checklist**

**Application** – (must include complete description).

**Collection of Fees:**

Application Fee.....\$25.00

**Must be Approved by the Board of Supervisors**

**Recommend to Applicant Attendance of BOS Meeting**

**Family Farm Related Business or School (FFRBS)** – A use in which is customarily accessory to normal farming practices which would be conducted as a family farm in accordance with Part 14, “General Provisions,” §1417, “Family Farm Related Business or School.” [Ord. 1-96]

**§1417. Family Farm Related Business or School (FFRBS).** Where the family farm related business or schools are permitted, the following provisions shall apply:

A. To qualify for a family farm related business or school, the landowner must apply to the Board of Supervisors to request an overlay zoning district of family farm related business. Once the overlay zoning of FFRB is granted, the parcel is temporarily rezoned to FFRB and no final approval of subdivision and land development applications will be granted until such time that the FFRB zoning is repealed. The landowner may request to have the FFRB overlay zoning repealed at any time provided that any farm related business or school use ceases to exist.

B. The applicant for a family farm related business or school shall be the owner or co—owner of the business or school and the working farm property. The family farm related business or school 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 or school and residing on the farm.

C. A family farm related business or school may be conducted on a working farm of at least twenty (20) contiguous acres on size.

(1) Any new building used for a family farm related business shall have a minimum setback from all rights—of—way, and adjacent front, side and rear property lines of two hundred (200) feet. Any existing building shall have a minimum setback from front yard of one hundred (100) feet and from the side and rear yard of eighty—five (85) feet.

(2) Any building used for a family farm related school shall have a setback in compliance with the underlying zoning district.

D. Family farm related businesses and schools are not permitted to be conducted within mobile homes.

E. The maximum building coverage for a family farm related business or school shall not exceed four thousand (4,000) square feet.

Building coverage in excess of 4,000 square feet is permitted only as a conditional use when granted by the Board of Supervisors under the provisions of this Part.

[Ord. 2-2002]

F. The family farm related business or school shall be carried on by one (1) or more members of the farming family residing on the family farm.

G. No storage or display of goods shall take place out-of-doors. No interior display of goods shall be visible from adjacent properties or the street right-of-way.

H. The exterior of a farm building used for a FFRB shall have an appearance no different than if there were no family farm related business conducted inside.

I. The use shall not emit any noise, odor, glare, fume, smoke, dust, vibration, electromagnetic interference or other hazard that is noticeable at or beyond the closest property line. No use that requires application or permitting by the Department of Environmental Protection for the handling of hazardous waste or other substances shall be permitted, except for wastewater treatment.

J. A minimum of two (2) off-street parking spaces shall be provided in addition to the required number for a residence in accordance with §1109 for each five hundred (500) square feet of space used for a family farm related business.

K. A permit shall, be obtained from the Lower Oxford Township Board of Supervisors which will be good through the end of the calendar year and shall be renewed on an annual basis. The Board of Supervisors shall render a decision on any application for a family farm related business or school within thirty (30) days of receipt of an application complete with the application fee. The fee for a family farm related business or school shall be established by resolution. The application for a family farm related business or school permit, or renewal shall be made on a form to be provided by the Township and shall include the following information:

- (1) Name, address and telephone number of the family farm related business or school applicant.
- (2) Proof of ownership of the family farm and proof of the Supervisor's granting the conversion to the FFRB overlay district.
- (3) Proof of receipt of all approvals and permits from County, State or Federal agencies having jurisdiction of the proposed activity.
- (4) A narrative describing the nature of the family farm related business or school.
- (5) A sketch of the farm parcel showing the location of the building to be used for the family farm related business or school showing the proximity of the accessory building to the nearest property line and the parking spaces provided.
- (6) Proof of notification of the adjacent property owners of the proposed family farm related business or school.
- (7) The family farm related business or school permit, if approved, shall be valid for the original applicant and shall not be used by or conveyed to another party other than the members of the same farm family.
- (8) One (1) nonilluminated sign not exceeding nine (9) square feet shall be permitted and must be setback at least five (5) feet from all property lines.

(Ord. 1-71, 3/2/1971; as added by Ord. 3-92, 7/8/1992, §2; and as amended by Ord. 1-96, 5/8/1996, §3; and by Ord. 2-2002, 6/12/2002

**Lower Oxford Township  
220 Township Road  
Oxford, PA 19363**

**Phone: 610-932-8150**

**Fax: 610-932-2367**

**APPLICATION FOR FAMILY FARM RELATED BUSINESS**

<b>Name of Applicant:</b>	
<b>Address:</b>	
<b>Telephone:</b>	
<b>Tax Parcel No.</b>	
<b>Location of Property</b>	
<b>Description of Family Farm-Related Business:</b>	

Sketch Plan: (Attach a sketch plan of the property showing the location of buildings, accessory facilities and driveway and parking.)

<b>Adjacent Property Owners Notified:</b>	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Township: \_\_\_\_\_ Date: \_\_\_\_\_