



West Manheim Township, York County, PA

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Application for Noncommercial Keeping of Livestock

Location –

Property Owner Name: _____ Contact Number: _____

Address: _____

Map & Parcel: _____ Zoning District: _____ (R,F,C-I, BC,RR,SR) Size of Parcel: _____ acres

Livestock Information –

Noncommercial animals proposed on site: _____

Number of each type of animal: _____

Required at Submission –

_____ Property Site Plan showing location of the livestock:

- Existing drive, walks & structures
- Property lines & easements
- Structures/Housing for livestock
- Outdoor pasture/recreation areas w/ fencing

CERTIFICATION

I hereby certify that I am the owner of record of the named property and assume responsibility for the establishment of the official property lines for required setbacks and agree to conform to all applicable Zoning restrictions of this jurisdiction. I further certify that this information given is true and correct to the best of my knowledge.

Applicant Signature: _____ Date: _____

****Please remove the last pages of this packet. Page contains information & zoning specifications****

Municipal/Inspector Use

Zoning Code: _____

Stormwater required: Yes No

Floodplain: Yes No

Codes Administrator: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Zoning Plan Review: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Special Notes: _____

Township Fees	
Zoning: Noncommercial Livestock	\$
Total Twp Fees:	\$

Chapter 270. Zoning

Part 7. Standards for Uses

Article XV. Accessory Buildings and Uses

§ 270-103. Noncommercial keeping of livestock.

[Amended 10-2-2014 by Ord. No. 1-2014]

A. An accessory use to a principal detached single-family dwelling that is not contained upon a farm, whereupon livestock are kept exclusively by the residents of the site.

- (1) Group 1: Animals whose average adult weight is less than 10 pounds shall be permitted at an animal density of 12 per acre with a maximum number of 50 animals.
- (2) Group 2: Animals whose average adult weight is between 10 pounds and 100 pounds shall be permitted at an animal density of two per acre, with a maximum number of 20 animals.
- (3) Group 3: Animals whose average adult weight is greater than 100 pounds shall be permitted at an animal density of one per acre, with a maximum number of five animals.

B. The keeping of a combination of animal types (Groups 1, 2, and 3) shall require an animal density equal to the ratio of the number of animals, by type. In no case shall a lot contain more than 50 total animals. Should one structure be used to house a combination of animal types, the most restrictive setback shall apply.

C. Structures directly related to and used as part of keeping noncommercial livestock shall not be permitted in the front yard.

D. The following lists minimum setbacks (from all lot lines) imposed upon the placement of any structure used in the raising or housing of livestock. Should more than one structure be used in the raising or housing of a combination of livestock types, the most-restrictive setback shall apply:

- (1) Group 1: fifteen-foot setback.
- (2) Group 2: thirty-foot setback.
- (3) Group 3: forty-foot setback.

E. All outdoor pasture/recreation areas shall be enclosed with fencing to prevent the escape of the animals. Such fencing must be set back at least 10 feet from all property lines and/or easements.

F. All animal wastes shall be properly stored and disposed of in compliance with Pennsylvania's Manure Management Guidelines so as not to be objectionable at the site's property line. All animals, their housing, and their outdoor pasture/recreation areas shall be properly maintained so as not to become a nuisance to abutting properties.

G. Unenclosed storage shall be permitted in accordance with § 270-96.

H. Zoning districts; minimum lot areas for groups:

- (1) Residential:
 - (a) Group 1: Minimum lot area shall be 1/2 acre.
 - (b) Group 2: Minimum lot area shall be two acres.
 - (c) Group 3: Minimum lot area shall be five acres.

- (2) Rural Resource:
 - (a) Group 1: Minimum lot area shall be 1/2 acre.
 - (b) Group 2: Minimum lot area shall be two acres.
 - (c) Group 3: Minimum lot area shall be five acres.
- (3) Farming:
 - (a) Group 1: Minimum lot area shall be 1/2 acre.
 - (b) Group 2: Minimum lot area shall be two acres.
 - (c) Group 3: Minimum lot area shall be five acres.

I. Specific standards for keeping of chickens:

- (1) Chickens: Only female chickens shall be allowed in a Residential Zone.
- (2) Chickens may not run at large within the Township.
- (3) Chicken houses and lots must be maintained in a clean and sanitary condition at all times.

J. Animal density greater than listed is permitted as a conditional use.

K. A zoning permit shall be required for the noncommercial keeping of livestock. The zoning permit may be revoked for any violation of this section.

270-13 Definition –

Livestock: Large animals, including, but not necessarily limited to, the following: horses, ponies, donkeys, mules, cattle, sheep, goats or swine, but also includes poultry. For purposes of this chapter livestock shall not be considered domestic pets.