

**ARTICLE XII**  
**PA – PRIVATE AIRPORT DISTRICT**

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**1201 Purpose.**

Consistent with the objectives of the Hereford Township and Washington Township Joint Municipal Comprehensive Plan, and the purpose statements and community development objectives set forth in Article I of this Ordinance, the PA – Private Airport District is established in order to achieve the following specific purposes:

- A. To accommodate and encourage the continued agricultural use of farm lands in the Township.
- B. To accommodate airports in a safe and environmentally responsible manner, acknowledging the natural conditions and constraints of the Township and minimizing their negative impacts upon the community;
- C. To ensure that applicants are able to adhere to the requirements set forth in the laws and regulations promulgated by the Pennsylvania Department of Transportation and the Federal Aviation Administration of the United States Department of Transportation.
- D. To provide guidance to adjacent landowners regarding the prevention of obstructions to safe air navigation.

**1202 Use Regulations.**

- A. Uses permitted by right.

A building or other structure may be erected, altered, or used, and a lot may be used or occupied, for any of the following principal uses, together with permitted accessory uses, by right in accordance with the terms of the Ordinance:

- 1. Agricultural uses, including horticulture, crop farming, animal husbandry, grazing and pasturing, orchards, vineyards, tree farms, commercial greenhouses, and commercial nurseries, subject to the provisions of Section 1905.
- 2. Forestry, where conducted in compliance with all applicable provisions of Article XVIII of this Ordinance.
- 3. Conservation uses including woodlands preserve, game preserve, arboretum or other similar use.

- 4. One principal single family detached dwelling provided that the dwelling and its accessory buildings shall not be located within 200 feet of any farm structure presently used for housing farm animals.
- 5. No-Impact Home-Based Business
- 6. Winery including facilities for the processing of grapes and the production of wine.
- 7. Municipal use, including municipal communications facilities.

B. Prohibited Uses.

No commercial activity shall be conducted in connection with any permitted airport use in accordance with the provisions of the PA District, including but not limited to: airframe or engine repair for compensation; sale of parts or accessories, including oil and fuel; flight school, ground school, flying lessons or pilot training; sight seeing, aircraft rides for compensation, rental, or leasing of aircraft; and the rental of hangar space or outdoor parking space for compensation.

C. Uses permitted by special exception.

Within the PA – Private Airport District, the following uses may be permitted by the Zoning Hearing Board as a Special Exception in accordance with the provisions set forth in Article XVI of this Ordinance. Special Exception uses shall be compatible with the surrounding neighborhood and shall not be detrimental to public health, safety, or welfare:

- 1. Second principal dwelling on an active agricultural property of at least 10 acres subject to the standards of Section 403.C.3.
- 2. Accessory dwelling unit subject to the standards of Section 1902.B.4.
- 3. Temporary housing for farm laborers incident and necessary to the gathering of crops grown on the premises, subject to the standards of Section 1905.D.
- 4. A building, structure, or facility owned and used by an electric, telephone, or other public utility or other government regulated industry, but not including communications towers or communications equipment buildings.

D. Uses permitted as conditional use.

Within the PA – Private Airport District, the following uses shall be permitted when approved as a conditional use by the Board of Supervisors in accordance with Section 1504, the applicable standards contained in Article XIX, and any other applicable provisions of the Ordinance:

1. Airport licensed as a private airport or a private group airport or private landing strip, excluding airports licensed as a public or commercial airport.
  2. Conversion of agricultural structure(s) subject to the standards of Section 1912.
  3. Membership club or lodge for hunting, fishing, gunning, or other similar recreational purpose.
  4. Non-commercial recreational uses.
  5. Commercial stable or riding academy.
  6. Animal shelter, animal hospital, veterinary office, or kennel, subject to the standards of Section 1906. Boarding kennels, and veterinary offices that also offer boarding service with outdoor kennels or runs, shall not be permitted in the PA District.
  7. Bed and breakfast or country inn, subject to the standards of Section 1908.
  8. Cemetery or mausoleum, subject to the standards of Section 1909.
  9. Church or other place of worship, subject to the standards of Section 1910.
  10. Communications antennas and communications equipment buildings, subject to the standards of Section 1911.
  11. Public or private academic schools approved by the Pennsylvania Department of Education, but not including correctional institutions, subject to the standards of Section 1914.
  12. Any other use not elsewhere provided for in this Ordinance which is, in the judgment of the Board of Supervisors, of the same general character as the uses permitted by right, special exception or conditional use and not expressly prohibited.
- E. Accessory Uses.

The following accessory uses shall be permitted, where in compliance with all applicable provisions of Article XIX and provided that they shall be incidental to any of the foregoing permitted uses:

1. Private garage or private parking area.

- 2. Uses accessory to agricultural uses to the extent which they support the activity of the farm upon which they are located, including barns, silos, bulk bins, and other structures essential to the farm operation; farm stands; accessory dwellings and secondary principal dwelling may be permitted by Special Exception as provided herein.
- 3. Uses customarily accessory to a private airport, including storage, operation, and maintenance of aircraft, private garages, hangars, and parking areas but excluding any prohibited commercial use.
- 4. Hangar as an accessory use to a single family detached dwelling permitted in the underlying zoning district. Any such hangar shall only be available for aircraft that are owned, individually or jointly by the property owner(s) residing on the lot upon which it is kept.
- 5. Signs, pursuant to Section 1713.
- 6. Home occupation, pursuant to Section 1917.
- 7. Non-commercial swimming pool.
- 8. Other customary accessory structures and uses.

**1203 Area and Bulk Regulations.**

The following area and bulk regulations shall apply to all uses except where otherwise set forth in Article XIX, Supplemental Regulations, and further excepting that pre-existing parcels less than three Net Acres may use the standards set forth in Section 403.A.

A.	Minimum Net Lot Area	3.0 acres
B.	Minimum lot width at street line	200 feet
C.	Minimum lot width at building line	200 feet
D.	Minimum setback from street right-of-way	50 feet
E.	Minimum side yard (each side)	30 feet
F.	Minimum rear yard	50 feet
G.	Maximum percentage of impervious coverage	10%
H.	Maximum Percentage of Building Coverage	5%

- I. Maximum building height 35 feet, except as otherwise permitted by Section 1703.B.

**1204 Design Standards.**

All applicable standards provided in Article XVII of this Ordinance shall apply to any use within the PA – Private Airport District.

**1205 Special Regulations Applicable to Airport.**

- A. In addition to meeting the general standards for approval of a conditional use, as set forth in Section 1504 of this Ordinance, any applicant proposing to use his/her land as a private airport must provide poof to the Board of Supervisors that said private airport meets the rules and regulations governing private airports promulgated by the Pennsylvania Department of Transportation and the Federal Aviation Administration of the United States Department of Transportation and shall supply proof to the Board of Supervisors that the applicant received all necessary approvals from the Pennsylvania Department of Transportation and the Federal Aviation Administration of the United States Department of Transportation.
- B. Owners of land adjacent to a private airport shall, prior to issuance of any building permit for any activity on such land, submit to the Township proof that any approval required by any state or federal agency has been obtained.

