



May 30, 2008

RE: 2187 Quarry Road, Swatara Township, Lebanon County ✓
GPIN - 32:2328089-394294 and 32:2327966-394265

Dear Ms. Miller:

As the designated zoning enforcement agent for Swatara Township, I can provide zoning information for the above referenced properties. The subject properties are located in the R-1, Low Density Residential Zoning District, the combined acreage of the two lots is 5.31 acres, the properties are improved with a single family dwelling and accessory buildings. It is my understanding from our conversation that both properties will be sold together under single ownership.

The property is currently used for nonintensive animal husbandry. Pursuant to the Swatara Township Zoning Ordinance (Zoning Ordinance), the definition for nonintensive animal husbandry reads as follows; "the practice of raising, breeding, or keeping livestock or fowl that involves animals or birds which obtain their principal food source by grazing or foraging from the land and receive only supplementary feed at centralized feeding stations. This shall include conventional dairying operations and similar uses satisfying the above criteria." In an R-1, Zoning District, nonintensive animal husbandry is permitted by special exception with a minimum lot size requirement of ten (10) acres. Because the nonintensive animal husbandry use was established on the subject property prior to the adoption of the Zoning Ordinance for Swatara Township the use may continue under new ownership pursuant to Section 1803 of the Zoning Ordinance.

I have included the definition for nonintensive animal husbandry and Section 1803 of the Zoning Ordinance for your reference. Should you have any additional questions regarding this matter please call.

Sincerely,

Julie L. Cheyney
Julie L. Cheyney
Zoning Administrator

P.c. Swatara Township

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B. ANIMAL HUSBANDRY, NONINTENSIVE - the practice of raising, breeding, or keeping of livestock or fowl that involves animals or birds which obtain their principal food source by grazing or foraging from the land and receive only supplementary feed at centralized feeding stations. This shall include conventional dairying operations and similar uses satisfying the above criteria.

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* §1803. Nonconforming Uses of Land. Where lawful use of land exists at the time of the passage of this Chapter which would not be permitted by the regulations imposed by this Chapter, and where such use involves no principal structure, the use may be continued, provided that:

A. No such nonconforming use of land which is ceased, removed, discontinued or abandoned for a period of one hundred eighty (180) consecutive dates shall thereafter be reestablished. This cessation, discontinuance or abandonment time limit may be extended by an additional one hundred eighty (180) day time period where contracts or agreements are being negotiated, provided 1) the property owner makes written application for an extension, citing the reasons necessary for the extension and the length of extension required and 2) the Zoning Officer issues a temporary certificate of zoning compliance to register the reasons for extension, the length of extension, and the nature of the nonconformity. [Ord. 44]

27-134

This document defines zoning for:

2187 Quarry Road
Swatara Township
Lebanon PA 17046
Lebanon County