



## Establishing a Farm Business

*Penn Township recognizes that its agricultural community benefits from well-located farm support businesses. Additionally, farm operators can supplement their on-farm agricultural production by running an accessory business similar to a home-based business. To help meet these community objectives, the Zoning Ordinance contains provisions to accommodate both **Farm Occupations and Farm-Related Businesses**.*

◇ The Farm Occupation

The Zoning Ordinance defines this as “an accessory use to the primary agricultural use of a property in which residents engage in a secondary occupation conducted on the active farm.” They are allowed in the T-2 Agricultural District as a Special Exception\* use subject to the standards in Section 27-427.

◇ The Farm-Related Business

A Farm-Related Business is a “principal commercial use intended to meet the needs of the local agricultural community” allowed as a Conditional Use\*\* in the T-2 Agricultural District subject to the standards in Section 27-429. Examples include equipment repair, grain mills, blacksmith shops, farm veterinary and feed supply.

◇ Building Code Requirements

New building construction and significant alterations or additions to existing buildings may be subject to the building code. The Township Building Code Official can help answer any specific questions.

◇ Stormwater Management and Land Development Plans

New construction, additions, or increased impervious surfaces may require such plans to be approved. Township Staff can offer advice on these matters, such as whether waivers/exemptions may be appropriate.

\* Special Exceptions are uses permitted upon approval of the Zoning Hearing Board, as stated in Section 27-605.2 of the Ordinance.

\*\* Conditional Uses are permitted upon approval of the Board of Supervisors, as stated in Section 27-705 of the Ordinance.

*Please note that this is intended to be general guidance and not an exhaustive list of requirements or permitting procedures.*