

Fact Sheet:
Proposed Regulations for the Keeping of Animals
As drafted by the Willistown Township Planning Commission

- 1) As a Principal Use (Use by Right) in conjunction with Farms or Agriculture permitted in the RU (Rural) District.
 - Farm animals (livestock, poultry, horses, and pigs) permitted provided the property meets the definition of “normal agriculture operation” under PA Act 133 – “Right to Farm Act”.
 - No excessive noise, unhealthy or unsanitary conditions, pollution of groundwater or surface water, pollution of stormwater runoff leaving the property.
 - Shelter required as needed for the care of animals. Structures cannot be located less than 75 feet from all adjacent residences and shall not be less than 50 feet from any other property line.
 - Fenced or enclosed areas required.
 - Manure storage and management must abide by PA Clean Streams Law and the PA Agriculture, Communities and Rural Environment Act (ACRE). No manure storage less than 100 feet from property line, flood district, or water body.

- 2) As an Accessory Use (incidental/subordinate to a main use on the same lot) in the RU, RA (2-acre residence), and RA-1 Districts (2-acre residence without public sewer, 1-acre with sewer), excluding multi-family districts.
 - Livestock and Horses
 - Minimum 4-acre lot
 - 1-acre per animal for large animals (horses, cows, etc.)
 - 1-acre per 2 animals for smaller animals (sheep goats, etc.)
 - Healthy conditions: access to shelter, water and food
 - Structures for animals not less than 100 feet from property line and 50 feet from side/rear lot lines.
 - Fenced enclosures required.
 - No manure storage/management less than 50 feet from property line, flood district, or water body.
 - Poultry
 - No guineafowl, peacocks, or crowing roosters permitted
 - 1-acre lot required for poultry
 - 3 poultry (other than turkeys) permitted for first 1 acre; 1 additional per ¼ acre up to 20 per lot.
 - 2 turkeys permitted for first 1 acre; 1 additional per ½ acre up to 20 per lot.
 - Setbacks
 - Poultry runs, pens, henhouses and coops setback not less than 75 feet from adjacent residences and 50 feet from lot line.

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- Henhouses and coops setback not less than 20 feet from applicant's residence and placed in the rear of the property.
 - No manure storage less than 100 feet from adjacent residences or 50 feet from lot line.
 - Structures, Poultry Pens, Runs, and Coops
 - Poultry penned at all times, although roaming permitted within penned area.
 - Predator resistant structures required; burrowing predator protection required.
 - No external illumination at night, except for monitoring or emergencies and only for short duration. No lights after 11pm.
 - Henhouse or Coop shall provide 3 square feet per fowl or 6 square feet per turkey.
 - Poultry Run or Pen shall provide 6 square feet per fowl and 12 square feet per turkey.
 - Conduct of Owner
 - Owners required to obtain Township permit, prepare plan for how the operation will be conducted, including a written waste storage and removal plan. Periodic Township inspections at Township discretion.
 - No noise or odors past property line.
 - Slaughtering required to be done inside; dead animals disposed of promptly.
3. Nonconformities (inconsistencies with the adopted ordinance)
- Any existing use that pollutes groundwater or surface water shall be eliminated.
 - Existing buildings that do not conform to setbacks or other standards may be used but not expanded.
 - Owners (of existing animals) not meeting the adopted standards may continue to operate, but animals may not be replaced.