

interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrian and vehicles equally.

TRAVEL TRAILER – See RECREATIONAL VEHICLE

TRUCKING TERMINAL – Land and buildings used for the transfer of freight, trailers, tractors or drivers from one vehicle to another or from one party to another. The trucking terminal may include storage areas for trucks and areas for the repair of trucks associated with the terminal, but does not include permanent or long term storage of merchandise.

USE – The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "Permitted Use" or its equivalent shall not be deemed to include any nonconforming use.

VARIANCE – The departure to a minor degree from the text of the Ordinance in direct regard to a hardship peculiar to an individual lot authorized by the Zoning Hearing Board in accordance with the procedures set forth in this Ordinance.

VEHICLE HOBBY SHOP – A facility or property whose owner or operator repairs or restores either licensed or unlicensed or junk motor vehicles as a hobby for his/her own personal use or interest, such as classic or antique automobiles or antique farm tractors or machinery, and not for money, payment, employment or compensation from others. For the purpose of this Ordinance, a Vehicle Hobby Shop shall be considered as an Accessory Use that is run from the owner's household garage. A Vehicle Hobby Shop shall comply with § 512 Storage of Junk and Certain Vehicles at all times.

VILLAGE – An unincorporated settlement that is part of a township where residential and mixed use densities of one unit to the acre or more exist or are permitted and commercial, industrial or institutional uses exist or are permitted.

WASTE – A material whose original purpose has been completed and which is directed to a disposal or processing facility or as otherwise disposed in accord with PA Department of Environmental Protection definitions and regulations.

WASTE STORAGE OR PROCESSING FACILITY – A municipal or municipal authority owned and operated facility where land, structures and other appurtenances or improvements are utilized for the processing or disposal of municipal, residual, or hazardous waste.

YARD – The open, unoccupied space on the plot between the property line and the front, rear and side building lines. See BUILDING LINE

YARD SALE OR GARAGE SALE – The sale by a resident conducted on the premises of tangible personal property, such as used clothing and household articles accumulated over several years as part of everyday living, belonging to the owner or occupant of such property.

ZONING DISTRICT – A portion of the municipal area within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

ZONING HEARING BOARD – The Zoning Hearing Board for Lewis Township, Union County, Pennsylvania.

ZONING MAP – The Official Zoning Map of Lewis Township. SEE § 301

ZONING OFFICER – The administrative officer charged with the duty of enforcing the provisions of this Ordinance.

ZONING PERMIT – See PERMIT.

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP

300 ESTABLISHMENT OF ZONING DISTRICTS – For the purposes of the Zoning Ordinance, the Township of Lewis is hereby divided into the following zoning districts:

Village District (V) – The purpose of the Village District is to maintain the viability of the existing villages of Swengel and Millmont by encouraging their mixed land use patterns of residential, public service, community, cultural, educational, and commercial uses.

New development of the uses noted above can be accommodated in the Village District provided that the community character is maintained, that the pertinent standards contained within this ordinance are met, and to the extent that land and utilities are available for the intended use.

Rural Residential District (RR) – The purpose of the Rural Residential District is to encourage the continued use of areas of the Township for rural living including open space, agricultural, and residential uses. Such uses typically do not require public utilities or community services. Uses that specify the provision of community or public utilities may be feasible in certain locations in Lewis Township provided that the developer is able to furnish the necessary utility infrastructure.

Agricultural Preservation (AP) – The purpose of the Agricultural Preservation District is to permit, protect and encourage the continued use of the land for agricultural purposes and to maintain agriculture as an ongoing economic activity in the township. Agricultural business concerns and other uses supportive of the agricultural community are to be encouraged. This District is comprised of those areas in the Township whose predominant land use is agricultural. It is also the intent of the Agricultural Preservation District regulations to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to agricultural enterprises, to limit development which requires highways and other public facilities in excess of those required by agricultural uses and to maintain agricultural lots or farms in sizes which will permit efficient agricultural operations.

Forest Preservation (FP) – The purpose of the Forest Preservation District is to encourage the conservation of land in those areas where the topography and land features do not readily support most types of development due to environmental constraints and lack of community infrastructure. Therefore, uses that are provided for include seasonal, recreational, forestry, and similar uses that will not significantly change the character of

the natural environment. The Township does not intend to provide public facilities or services in the Forest Preservation District.

301 ZONING DISTRICT MAPS

A. Adoption of Official Zoning Map

The areas within the Township limits as assigned to each district and the location of boundaries of the districts established by this Ordinance are shown upon the Official Zoning Map, which together with all explanatory matter thereon is declared to be a part of this Ordinance and shall be kept on file with the Township Secretary. If, and whenever, changes are made in boundaries or other matter included on the Official Zoning Map, such changes in the map shall be made within five (5) days after the amendment has been approved by the Board of Supervisors.

B. Copies of Zoning Map

Regardless of the existence of copies of the Zoning Map which may from time to time be made, the Official Zoning Map shall be that map which is on file with the Township Secretary. The Official Zoning Map shall govern in all cases where conflicting map information is identified.

C. Zoning District Boundary Lines

The zoning district boundary lines shall be as shown on the Official Zoning Map. District boundary lines are intended to coincide with lot lines, center lines and roadways and streams, the corporate boundary of the Township or as identified on the Map.

D. Interpretation of Boundaries

If uncertainty exists as to the boundary of any district shown on the Official Zoning Map, the Zoning Officer shall determine the location of such boundary. Such determination may be appealed to the Zoning Hearing Board.

ARTICLE IV
DISTRICT REGULATIONS

400 VILLAGE DISTRICT

A. Use Regulations

1. Permitted Uses

- a. Accessory Use or Structure (See § 501)
- b. Communications Antennae and Equipment Buildings (See § 607)
- c. Cultivation of Crops (no permit required)
- d. Dwelling, Accessory Apartment (See § 501.H.)
- e. Dwelling, Single Family Detached
- f. Dwelling, Two-Family
- g. Essential Service (no permit required)
- h. Family Based Group Home (See § 610)
- i. Family Child Day Care Home (See § 614)
- j. Forestry Activities (no permit required)
- k. Home Occupation (See § 614)
- l. No Impact Home Based Business (no permit required)

2. Special Exception Uses (See Article VI)

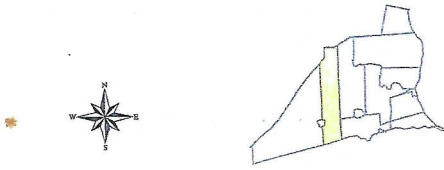
- a. Animal Hospital
- b. Bed and Breakfast Inn
- c. Day Care Center
- d. Funeral Home
- e. Group Care Facility
- f. Home Business
- g. Indoor Recreation/Entertainment Facility
- h. Professional Office
- i. Restaurant
- j. Retail, Wholesale, Office, Service, Printing, or Repair Business (See § 605)

3. Conditional Uses (See Article VI)

- a. Dwelling, Multiple Family
- b. Dwelling, Townhouse
- c. Mobile Home Park
- d. Nursing Home or Retirement Village
- e. Public or Semi-Public Use

Zoning District Map Adopted April 30, 2003

LEWIS TOWNSHIP UNION COUNTY, PA



ZONING DISTRICTS

- A-P Agricultural Preservation
- R-R Rural Residential
- V Village
- F-P Forest Preservation
- State Forest
- Tax Parcels

Scale of Main Map

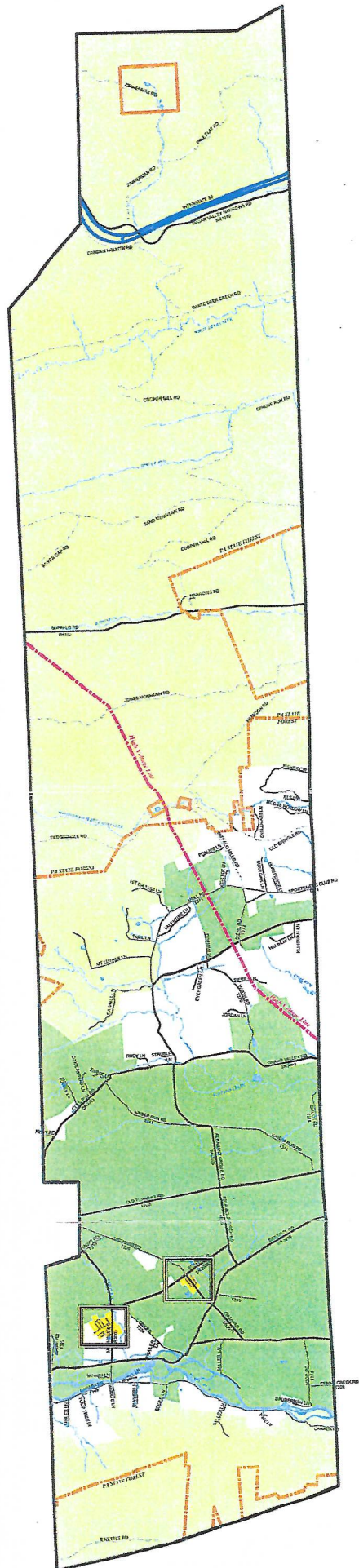
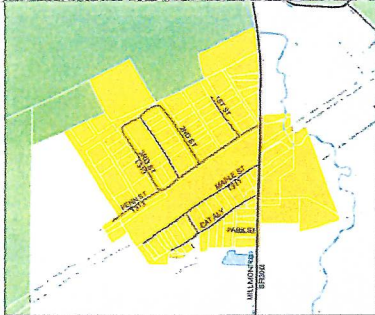


Planning Consultant: Cummings & Smith, Inc.
Montgomery, PA and Upper Montclair, NJ, 2000

SWENDEL



MILLMONT



Source: Union County GIS Department
PA State Plane Coordinates, North Zone, NAD 83
Mapping by: K. Hamaford, Union Co. GIS, June 2003
Revised September 2003 (Reprinted November 2007)

B. Density and Height Requirements

1. Maximum Building Coverage
 - a. Residential: 40 %
 - b. Non-Residential: 60 %
2. Maximum Impervious Surface
 - a. Residential: 60 %
 - b. Non-Residential: 75 %
3. Maximum Building Height: 35 feet

C. Areas and Dimensions

1. Single Family Detached Dwelling, Family Based Group Home, and Family Day Care Home
 - a. Minimum Lot Area
 - On-lot sewer and water: 43,560 sq. feet (1 acre)
 - Public sewer, on-lot water: 6,600 sq. feet
 - Public sewer and public water: 6,600 sq. feet
 - b. Minimum Lot Width
 - On-lot sewer and water: 150 feet
 - Public sewer, on-lot water: 55 feet
 - Public sewer and public water: 55 feet
 - c. Minimum Building Lines
 - Front: 5 feet
 - Side: 10 feet
 - Rear – for lots 1 acre or larger in size: 25 feet
 - Rear – for lots less than 1 acre in size: 10 feet
2. Two-Family Dwelling
 - a. Minimum Lot Area Per Family
 - Public sewer, on-lot water: 13,200 sq. feet
 - Public sewer and public water: 13,200 sq. feet
 - b. Minimum Lot Width
 - Public sewer, on-lot water: 110 feet
 - Public sewer and public water: 110 feet

- c. Minimum Building Lines
 - Front: 5 feet
 - Side: 10 feet
 - Rear: 10 feet
3. Animal Hospital, Bed & Breakfast Inn; Day Care Center; Funeral Home; Group Care Facility; Indoor Recreation/Entertainment Facility; Professional Office; Public or Semi-Public Use; Restaurant; Retail, Wholesale, Office, Service, Printing, or Repair Business.
- a. Minimum Lot Area: 43,560 sq. feet (1 acre)
 - b. Minimum Lot Width: 150 feet
 - c. Minimum Building Lines:
 - Front: 50 feet
 - Side: 20 feet
 - Rear: 20 feet
4. Multiple Family Dwelling; Nursing Home/Retirement Village
- a. Minimum Lot Area: 1 acre
 - b. Maximum Gross Density: 4 dwelling units per acre
 - c. Minimum Lot Width: 300 feet
 - d. Minimum Building Lines:
 - Front: 50 feet
 - Side: 20 feet
 - Rear: 30 feet
 - e. Minimum Building Separation: 100 feet
 - f. Water and Sewage Facilities: The development shall be served by community or public water and sewage facilities.
5. Townhouse
- a. Minimum Lot Area for Townhouse Development: 1 acre
 - b. Maximum Gross Density: 4 dwelling units per acre
 - c. Minimum Lot Width for Townhouse Development: 300 feet
 - d. Minimum Building Lines
 - Front: 30 feet
 - Side – to property line: 20 feet
 - Side – between units: zero feet
 - Side – between buildings: 100 feet
 - Rear: 25 feet

e. Minimum Lot Area and Width per Townhouse Unit

Number of Bedrooms	Minimum Lot Area Per Unit	Minimum Lot Width
1	1,600 sq. feet	18 feet
2	1,800 sq. feet	20 feet
3	2,000 sq. feet	22 feet
4	2,200 sq. feet	24 feet
5	2,400 sq. feet	26 feet

f. Water and Sewage Facilities: The development shall be served by community or public water and sewage facilities.

6. Mobile Home Park (See the applicable Subdivision and Land Development Ordinance for additional requirements)

a. Minimum Park Area: 2 acres

b. Maximum Gross Density: 4 dwelling units per acre

c. Minimum Park Lot Width: 500 feet

d. Minimum Park Building Lines:

Front: 100 feet

Side: 50 feet

Rear: 50 feet

e. Minimum Mobile Home Lot Area: 6,000 sq. feet

f. Minimum Mobile Home Lot Width: 50 feet

g. Minimum Building Lines for Mobile Home Lot:

Front: 20 feet

Side: 10 feet

Rear: 10 feet

h. Water and Sewage Facilities: The mobile home park development shall be served by community or public water and sewage facilities

i. Recreation Space Requirements: A minimum of ten (10) percent of the gross park area or 750 square feet per unit, whichever is larger, shall be provided for recreation space. This recreation space shall be suitable for outdoor recreational activity and shall be readily accessible to all mobile home lots. The plans and application for a mobile home park shall show the proposed recreational facilities to be provided and explain the maintenance of such recreation space.

401 RURAL RESIDENTIAL DISTRICT

A. Use Regulations

1. Permitted Uses

- a. Accessory Use or Structure (See § 501)
- b. Hobby Farming
- c. Bed and Breakfast Inn (See § 606)
- d. Camp or Seasonal Dwelling (See § 403.D.)
- e. Communications Antennae and Equipment Buildings (See § 607)
- f. Communication Tower with height less than 100 feet (See § 607)
- g. Cultivation of Crops (no permit required)
- h. Dwelling, Accessory Apartment (See § 501.H.)
- i. Dwelling, Single Family Detached
- j. Dwelling, Two-Family
- k. Essential Services (no permit required)
- l. Family Based Group Home (See § 610)
- m. Family Child Day Care Home (See § 614)
- n. Forestry Activities (no permit required)
- o. Home Occupation (See § 614)
- p. No Impact Home Based Business (no permit required)

2. Special Exception Uses (See Article VI)

- a. Agricultural Business
- b. Communications Tower with height greater than 100 feet
- c. Day Care Center
- d. Group Care Facility
- e. Home Business
- f. Indoor Recreation/Entertainment Facility
- g. Boarding Kennel
- h. Outdoor Recreation Use or Facility (See applicable Subdivision and Land Development Ordinance)

3. Conditional Uses (See Article VI)

- a. Nursing Home or Retirement Village
- b. Public or Quasi-Public Use
- c. Surface Mining.

B. Height and Coverage Requirements

1. Maximum Building Coverage: 20%
2. Maximum Impervious Surface (including buildings): 30%
3. Minimum Open Space: 70%
4. Maximum Building Height: 35 feet

C. Minimum Areas and Dimensions

1. Agricultural Business; Bed and Breakfast Inn; Day Care Center; Group Care Facility; Indoor Recreation/Entertainment Facility; Boarding Kennel; or Public or Quasi-Public Use.

- a. Minimum Lot Area: 2 acres
- b. Minimum Lot Width: 200 feet
- c. Minimum Yards:
 - Front: 30 feet (40 feet on collector street)
 - Side: 30 feet
 - Rear: 50 feet

2. Nursing Home/Retirement Village

- a. Minimum Lot Area: 3 acres
- b. Maximum Gross Density: 5 dwelling units per acre
- c. Minimum Lot Width: 300 feet
- d. Minimum Building Lines:
 - Front: 50 feet
 - Side: 20 feet
 - Rear: 30 feet
- e. Minimum Building Separation: 100 feet
- f. Water and Sewage Facilities: The development shall be served by community or public water and sewage facilities.

3. Outdoor Recreation Use or Facility, or Surface Mining

- a. Minimum Lot Area: 10 acres
- b. Minimum Lot Width: 400 feet
- c. Minimum Yards:
 - Front: 30 feet (40 feet on collector street)
 - Side: 50 feet
 - Rear: 100 feet

4. Family Based Group Home; Camp or Seasonal Dwelling; Single Family Detached, Two-Family Dwelling, and Hobby Farming.

- a. Minimum Lot Area: 1 acre
- b. Minimum Lot Width: 150 feet

- c. Minimum Yards:
 - Front: 30 feet (40 feet for collector street)
 - Side: 30 feet
 - Rear: 30 feet

d. Hobby Farming Requirements

- (1) Outdoor exercise pens or shelters shall be suitably enclosed and located in the rear yard at least ten (10) feet from any lot line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner of the animals.
- (2) Accessory buildings associated with the keeping of said animals may not occupy more than twenty-five (25) per cent of the rear yard.
- (3) Animal waste storage and disposal shall be handled in such a manner that it does not create a nuisance condition for adjoining properties and areas of waste storage shall be located in the rear yard and at least ten (10) feet from any lot line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner of the animals.
- (4) All animals shall be confined to the property of the owner and shall not create a nuisance.
- (5) The number of animals, such as rabbits, poultry, pigeons, quail, ferrets, guinea pigs, etc. shall be limited to twelve (12) animals per acre.
- (6) The number of larger animals and livestock such as cows, pigs, sheep, goats, horses, etc. shall be limited to any combination of two (2) per acre.

402 AGRICULTURAL PRESERVATION DISTRICT

A. Use Regulations

1. Permitted Uses

- a. Accessory Use or Structure (See § 501)
- b. Agricultural Operation
- c. Bed and Breakfast Inn (See § 606)
- d. Camp or Seasonal Dwelling (see § 403.D.)
- e. Communication Antennas on an existing Public Utility Transmission Tower, Building or other Structure, and Communications Equipment Buildings (See § 607)
- f. Communications Towers with height of 100 feet or less (See § 607)

- g. Cultivation of Crops (no permit required)
- h. Dwelling, Accessory Apartment (See § 501.H.)
- i. Dwelling, Single Family Detached
- j. Dwelling, Two Family
- k. Essential Service (no permit required)
- l. Family Based Group Home (See § 610)
- m. Family Child Day Care Home (See § 614)
- n. Forestry Activities (no permit required)
- o. Home Occupation (See § 614)
- p. No Impact Home Based Business (no permit required)

2. Special Exception Uses (See Article VI)

- a. Agricultural Business
- b. Animal Hospital or Boarding Kennel
- c. Breeding Kennel
- d. Communications Tower with height greater than 100 feet
- e. Group Care Facility
- f. Home Business
- g. Indoor Recreation/Entertainment Facility
- h. Outdoor Recreation Use (also see standards in the applicable Subdivision and Land Development Ordinance)

3. Conditional Uses (See Article VI)

- a. Corrective/Penal Facility
- b. Private Airport
- c. Public or Quasi-Public Use
- d. Surface Mining
- e. Waste Storage or Processing Facility
- f. Commercial Livestock Operation (See § 617)

B. Height and Coverage Requirements

- 1. Maximum Building Coverage: 10%
- 2. Maximum Impervious Surface: 15%
- 3. Maximum Building Height: 45 feet

C. Minimum Areas and Dimensions

1. Agricultural Operation, Corrective/Penal Facility, Breeding Kennel, Surface Mining or Waste Storage or Processing Facility
 - a. Minimum Lot Area: 50 acres
 - b. Minimum Lot Width: 200 feet
 - c. Minimum Building Lines:
 - Front: 50 feet
 - Side: 50 feet
 - Rear: 50 feet

2. Manure Storage Facilities – New or expanded manure storage facilities shall be constructed in accord with 25 PA. Code § 83.351 through § 83.491 (Subchapter Nutrient Management) and 25 PA. Code § 91.36 (Pollution Control and Prevention at Agricultural Operations). The applicant shall provide documentation to the Zoning Officer that demonstrates compliance with the above referenced regulations.

3. All Other Uses
 - a. Minimum Lot Area: 1 acre
 - b. Minimum Lot Width: 150 feet
 - c. Minimum Building Lines:
 - Front: 25 feet
 - Side: 10 feet
 - Rear – principal structure: 20 feet
 - Rear – accessory structure: 8 feet

D. Limitations With Respect to Non-Agricultural Development Uses

Non-Agricultural Development Uses in the Agricultural Preservation District shall be subject to the following limitations and standards:

1. Maximum Acres Allocated to Non-Agricultural Development Uses

The number of acres of non-agricultural development permitted in the Agricultural Preservation district after July 1, 2003 shall be based on the size of the Core Farm Tract in accord with the following schedule and standards:

Size (Acres) of Core Farm Tract as of July 1, 2003	Total Number of Acres of Non-Agricultural Development Permitted
0-7 acres	2
7 - 15	3
15 - 30	4
30 - 80	5
80 - 130	6
130 - 180	7
over 180	8, plus 1 dwelling unit for each 50 acres over 180

2. New non-agricultural development uses shall be located to avoid prime agricultural land (USDA Class I, II, and III) and be located on the least agriculturally productive land feasible, so as to minimize interference with agricultural production.
3. A lot on which a new non-agricultural development use is to be located shall not contain more than one (1) acre unless the physical characteristics of the land itself require a lot size in excess of one (1) acre in order to properly locate a building, a driveway, and an on-lot sewage disposal system.
4. As noted in § 403.C.1 and § 403.D.2, the lot size (acres) existing in the core farm tract shall be the number of contiguous acres owned by the same person, persons or entity as of July 1, 2003. For the purpose of this provision, roads, alleys, streets, highways, natural or man-made boundaries and tax map parcels shall be disregarded when determining if acres are contiguous.
5. A property owner submitting a subdivision plan will be required to specify on his plan which lot or lots carry with them the right to utilize any unused quota of acres for non-agricultural development his tract may have.

6. Owners of the core farm tract are urged to consider techniques to minimize the effects of new non-agricultural development on agricultural operations including use of least productive soils, maximizing distance from livestock operations, contiguous lot placement using a common access, or other methods. In addition, innovative arrangements involving clustering of units and DEP approved sewage disposal alternatives may be considered when suitable legal arrangements are implemented by the applicant.
7. The conversion of any agricultural building into a non-agricultural use shall be treated the same as new non-agricultural development and shall comply with all above subsections.

E. Division of Land for Agricultural Operations

1. Except where necessary to permit the location of a non-agricultural development in accord with § 403.E, no subdivision of land shall be permitted; provided, however, this shall not prevent a parcel from being divided into or among two or more farms which will, after transfer, each contain at least fifty (50) acres, nor shall it prevent a parcel containing less than fifty (50) acres from transferring land to another parcel which will, after such transfer, be at least as large as the transferor (sending) parcel prior to the transfer. Any new division line being created between two farms shall be agriculturally reasonable and shall not be so as to render the agricultural use of the tracts less efficient; i.e. under normal circumstances fields and contour strips shall not be divided. The tracts transferred to a farm or parcel pursuant to this Section shall not subsequently be separated from such farm or parcel.
2. The property owner shall also be required to assign for each lot created for a new agricultural operation at least one acre for a farm dwelling and to demonstrate that the lot can be approved as a location for the placement of a farm dwelling unit unless the lot is being permanently merged with another parcel which has either an existing dwelling or the right to erect or place at least one dwelling.

F. Agricultural Nuisance Disclaimer – The following notation shall be affixed to all subdivision plans for the Agricultural Preservation District:

“Lands within the Agricultural Preservation District are used for commercial agricultural production. Owners, residents, and other uses of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, herbicides, and pesticides. Owners, residents, and users of this property

should be prepared to accept these conditions and are hereby put on official notice that § 4 of the Pennsylvania Act 33 of 1982 *The Right to Farm Law* may bar them from obtaining a legal judgment against such normal agricultural operations.”

403 FOREST PRESERVATION DISTRICT

A. Use Regulations

1. Permitted Uses

- a. Accessory Use or Structure (See § 501)
- b. Hobby Farming
- c. Camp or Seasonal Dwelling (See § 404.D)
- d. Communications Antennae & Equipment Building (See § 607)
- e. Communication Tower with height less than 100 feet (See § 607)
- f. Cultivation of Crops (no permit required)
- g. Dwelling, Single Family Detached
- h. Essential Service (no permit required)
- i. Forestry Activities (no permit required)
- j. Home Occupation
- k. No Impact Home Based Business (no permit required)

2. Special Exception Uses (See Article VI)

- a. Communication Antennae with height greater than 100 feet
- b. Outdoor Recreation Use or Facility
- c. Boarding Kennel

3. Conditional Uses (See Article VI)

- a. Adult Entertainment Use
- b. Surface Mining

B. Height and Coverage Requirements

1. Maximum Building Coverage: 5%
2. Maximum Impervious Coverage, including buildings: 5%
3. Minimum Open Space: 95%
4. Maximum Building Height: 35 feet

C. Minimum Areas and Dimensions

1. Minimum Lot Area: 20 acres

2. Minimum Lot Width: 400 feet
3. Minimum Yards
 - Front: 100 feet
 - Side: 100 feet
 - Rear: 100 feet
4. Hobby Farming Requirements:
 - a. Outdoor exercise pens or shelters shall be suitably enclosed and located in the rear yard at least ten (10) feet from any lot line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner of the animals.
 - b. Accessory buildings associated with the keeping of said animals may not occupy more than twenty-five (25) per cent of the rear yard.
 - c. Animal waste storage and disposal shall be handled in such a manner that it does not create a nuisance condition for adjoining properties and areas of waste storage shall be located in the rear yard and at least ten (10) feet from any lot line and not closer than fifty (50) feet from the nearest dwelling other than that of the owner of the animals.
 - d. All animals shall be confined to the property of the owner and shall not create a nuisance.
 - e. The number of animals, such as rabbits, poultry, pigeons, quail, ferrets, guinea pigs, etc. shall be limited to twelve (12) animals per acre.
 - f. The number of larger animals and livestock such as cows, pigs, sheep, goats, horses, etc. shall be limited to any combination of two (2) per acre.

D. Planning Requirements for Single Family Detached Dwelling, Hunting Camp or Seasonal Dwelling in the Forest Preservation District – Zoning Permit applications for Single Family Detached Dwelling, Hunting Camp or Seasonal Dwelling in the Forest Preservation District shall include a copy of required deed restrictions in the form of covenants and the deed which references the covenants. The covenants and deed shall be recorded by the Applicant at the Union County Recorder's Office and verification provided to the Zoning Officer prior to issuance of a zoning permit.

1. Deed Covenants shall address the following:
 - a. Any required permits and their conditions.
 - b. Statement that the owner/applicant will be responsible for the private maintenance of driveways, access roads, sewage disposal facilities, water supply, storm drainage facilities, and any other utilities.
 - c. Statement that the lot owners shall be responsible for any greater level of service or maintenance than currently exists on the public roads which for purposes of this Ordinance shall only include snow/ice removal, clearing of fallen trees and power lines, stabilization of a mud conditions, and repair of drainage washouts.

- d. Statement that the lot owners recognize the risks involved in developing in a remote area and that the Township, the Commonwealth of Pennsylvania, and emergency organizations such as fire, medical, and police services may not be able to provide the same level of services that would otherwise be expected in a more accessible region.
2. The minimum lot size shall be twenty (20) acres per camp or dwelling, except that lots less than 20 acres in size that existed prior to the effective date of this Ordinance shall be permitted one camp or dwelling.
3. There shall be only one principal building per lot. All other buildings and uses shall be limited to accessory uses that are clearly incidental and subordinate in size to the principal use.
4. All camps and dwellings shall at a minimum comply with applicable sewage planning and permitting requirements of the Township and the Pennsylvania Department of Environmental Protection, including soil testing and approval by the Township Sewage Enforcement Officer.

ARTICLE V

SUPPLEMENTAL LOT REGULATIONS

500 ACCESS TO STRUCTURES

- A. Every dwelling or commercial structure hereafter erected or moved shall be on a lot adjacent to a public street, or with access by a private street approved under the appropriate Subdivision and Land Development Ordinance. All structures shall be located on lots so as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- B. Ingress and egress from buildings shall be place in relation to the finished entrance floor levels and the natural terrain and in a safe manner to minimize concentration of traffic.
- C. Pedestrian access to public buildings, open space and parking facilities shall include considerations for disabled and handicapped persons.

501 ACCESSORY USES AND STRUCTURES – Accessory structures shall comply with all requirements for the principal structure, except where specifically modified by this Ordinance and shall comply with the following limitations:

- A. Fences, walls, or plantings may be constructed in required yards provided that:
 - 1. The vision of motor vehicle operators is not impeded at intersecting streets of driveways. (See Intersection Visibility § 505)
 - 2. Fences, except those designated for agricultural purposes, shall be set back a minimum of two (2) feet from any lot line to facilitate their maintenance. Fences can be located on the property line or at a distance of less than two (2) feet if the written permission of the neighbor is furnished to the Zoning Officer.
 - 3. If applicable, compliance with Township floodplain regulations shall be maintained. (See Article VII)
 - 4. A zoning permit is not required for any fence designated for agricultural purposes.

B. A detached garage, greenhouse, storage, utility building or other accessory structures may be maintained as an accessory to a dwelling or other use. It shall not exceed the Maximum Building Height allowed for the District and shall not be located in front of the principal building. The door opening for a garage or storage building shall not exceed 15 feet in height. Accessory structures shall be separated a minimum of ten (10) feet from any structure and shall be located no closer than eight (8) feet from any side or rear property line. A single storage building 160 square feet or smaller shall be exempt from the zoning permit requirement and shall comply with all required setbacks.

1. Accessory structures such as swing sets, play gyms, play houses, dog houses, and dog runs shall comply with the above standards and shall be exempt from the zoning permit requirements provided that they do not occupy more than 160 square feet of area.

C. Swimming Pools

1. A swimming pool shall be located only to the rear or side of the principal building. It shall be located no closer than fifteen (15) feet to the side or rear lot lines, and no closer than twenty-five (25) feet to the front lot line.
2. Enclosure and Access Considerations. Swimming pool installations shall conform to the applicable building code. In the event that no building code exists for the municipality, the following minimum standards shall apply:
 - a. In-ground pools shall have a four (4) foot high continuous child-proof barrier with self-closing and self-latching gate. Said barrier shall meet the following standards:
 - (1) Capable of withstanding a lateral force of 100 pounds
 - (2) No opening other than gates, in excess of four (4) inches
 - (3) If wooden, cover boards shall be vertical
 - (4) Metal fences shall have a lattice no longer than two (2) inches
 - (5) Pool walls may be a barrier if unclimbable and if any access to the pool is protected by a barrier.
 - b. Above-ground pools that are four (4) feet or higher need not have a barrier, provided, that the sides of the pool are not climbable and that a ladder is not used to enter or exit the pool. If the sides of the pool are climbable or a ladder, stair, steps, or similar type structure is used to enter or exit the pool, a barrier of the type described in § 501.C.2.a shall be required.

- D. Private tennis courts shall be permitted within required side or rear yard areas provided that such facilities shall not be less than ten (10) feet from side or rear property lines, and shall comply with Township floodplain regulations, if applicable.
- E. Sidewalks and driveways may be located within front, rear, and side yards and do not require zoning permits.
- F. Canopies used to protect pump islands at gas stations or convenience marts shall be permitted in any yard provided that a ten (10) foot minimum building setback is maintained and the height of the canopy shall not exceed 24 feet.
- G. Vehicle Hobby Shops may be considered as an accessory use, if operated from the Owner's household garage. Such use involves the repair or restoration of either licensed or unlicensed or junk motor vehicles as a hobby for the personal use or interest of the Owner, such as classic or antique automobiles or antique farm tractors or machinery, and not for money, payment, employment or compensation from others. At all times, a Vehicle Hobby Shop shall comply with § 512 – Storage of Junk and Certain Vehicles.
- H. Accessory Apartment – An accessory apartment may be constructed within an existing single family detached dwelling pursuant to the following standards:
 - 1. The lot upon which an accessory apartment is located shall meet the minimum lot area requirements for a single family detached dwelling set forth in the applicable zoning district.
 - 2. Accessory apartments may only be authorized for structures that were erected prior to the adoption of this Ordinance. No more than one (1) accessory apartment shall be permitted on a lot.
 - 3. The habitable floor area of the accessory apartment shall be a minimum of 400 square feet and a maximum of 800 square feet, except that the area of the accessory unit shall not exceed 25% of the habitable floor area of the original dwelling.
 - 4. The architectural treatment of the structure shall be such as to portray the character of the single family detached dwelling. Only one main entrance will be permitted on the front side of the building; all other entrances shall be at the side or in the rear.
 - 5. One dwelling must be owner occupied.

6. Sewage facilities shall be provided which are capable of treating the volume of effluent anticipated from both the accessory apartment and the existing dwelling. Where connection to a public sewage system can not be made, certification from the Township Sewage Enforcement Officer, verifying the acceptability and /or suitability of an existing sub-surface system or a sewage permit for the installation of a new system shall be submitted as part of an application for an accessory apartment use.
7. One off-street parking space shall be provided for the accessory apartment in addition to the number required for the existing dwelling (See the Schedule for Off-Street Parking Spaces in § 508).

502 CONVERSION OR REPLACEMENT OF BUILDINGS

- A. The conversion of any non-residential building into a dwelling, or the conversion of any dwelling so as to accommodate an increased number of dwelling units or households, shall be permitted only within a district in which a new building for a similar occupancy would be permitted under this Ordinance. The resulting dwelling(s) shall comply with all requirements governing new construction in such district.
- B. A mobile home that has been replaced or discontinued as a residential dwelling shall be removed from the lot within sixty (60) days of the termination of the residential use. A permit may be obtained from the Zoning Officer to defer removal of the mobile pending its sale for a period not to exceed six months. The fee for said permit shall be established by resolution of the Board of Supervisors.
- C. A mobile home that is no longer suitable for residential purposes shall not be converted to an accessory structure.

503 DESIGN GUIDELINES FOR DRIVEWAYS AND ACCESS DRIVES TO STREETS – To minimize traffic congestion and control street access in the interest of public safety, and to encourage the appropriate development of street and road access, the following standards shall apply to the construction or creation of all new driveways.

- A. Every building or lot shall have access to a public street or an approved private street. Where possible, residential lots shall access onto a local street rather than a collector road or arterial highway. Compliance shall be required with all requirements of the Pennsylvania Department of Transportation (PennDOT) by receiving a Highway Occupancy Permit and any driveway, culvert, drainage, or access requirements of Lewis Township.

- B. Where a driveway is to be installed in conjunction with a proposed use, the Zoning Permit application for that use shall include a scaled drawing showing the location, construction materials and the sight distance proposed for the driveway.
- C. The general layout for driveways shall be such that there will be no need for motorists to back over or into the public street right-of-way. Single and two family dwelling uses shall be exempt from this requirement.
- D. Driveways shall be constructed of durable, all-weather material and shall be maintained in good condition. The number of driveways shall not exceed two (2) per lot on any one (1) street frontage. Residential lots with less than 200 feet of street frontage shall be limited to one driveway.
- E. Driveways should be located where street alignment and profiles are favorable, where there are no sharp curves or steep grades, and where sight distance related to the driveway is sufficient to avoid creating hazardous traffic conditions.
- F. Driveways shall be designed and constructed in such a manner to avoid impairing drainage within a street right-of-way or any adjacent area. Where determined necessary by a Township official, a drainage pipe shall be installed under the driveway by the property owner. The size or diameter of such pipe shall be established by the appropriate Township official. The pipe shall be maintained and cleaned by the property owner.
- G. All driveways shall provide a stopping or leveling area that extends 20 feet beyond the edge of the road cartway. This leveling area shall not exceed a maximum grade of 4% nor intersect the shoulder of the road so as to produce a change in grade exceeding 8%. The leveling area shall intersect the street or road at an angle of no less than 60° and preferably 90°.
- H. Minimum Dimensional Requirements for Driveways – Driveways shall not cross a street right-of-way line within:
 - 1. Forty (40) feet of the right-of-way line of the intersection of a local street, nor within 100 feet of the right-of-way line of the intersection of a collector road or arterial highway
 - 2. Twenty (20) feet of a fire hydrant, catch basin or drainage inlet
 - 3. Ten (10) feet of a property line for a driveway serving a non-residential use, nor five (5) feet of a property line for a driveway serving a residential use, unless adjoining property owners mutually agree to a common driveway.