

504 **EXCEPTIONS TO HEIGHT REGULATIONS** – The height limitations of this Ordinance shall not apply to church spires, farm structures when permitted by other provisions of this Ordinance (i.e. silos, grain bins, elevator legs etc.), belfries, cupolas, mechanical penthouses, and domes not used for human occupancy, solar energy systems, nor to chimneys, ventilators, skylights, water tanks, storage silos, utility poles, standards, and necessary mechanical appurtenances usually carried above roof level. The height exceptions shall not apply to any Communications Antennae and Communication Towers.

505 **INTERSECTION VISIBILITY** – Depending upon the street classifications for the intersecting streets, a clear site triangle is drawn as measured along the centerline from the point of intersection. No significant obstructions or plantings higher than thirty (30) inches above the road surface or tree limbs lower than eight (8) feet shall be permitted within this area.

| Intersection Visibility | | | |
|-------------------------|----------|-----------|----------|
| | Arterial | Collector | Local |
| Arterial | 150 feet | 100 feet | 100 feet |
| Collector | 100 feet | 75 feet | 75 feet |
| Minor | 100 feet | 75 feet | 75 feet |

506 **MOBILE HOME PLACEMENT** – All mobile homes erected or replaced in the Township after the effective date of this Ordinance shall comply with the following criteria in order to protect the health, safety, and welfare of the Township residents. The criteria shall apply both to mobile homes placed in mobile home parks and to individual lot installations.

- A. Every mobile home shall be placed upon a foundation. One of the following types of foundations must be utilized:
 1. **Permanent Foundation:** Shall consist of no less than footers or masonry construction set well below the frost line. Such foundation shall be constructed to leave no unnecessary open space between the mobile home and the foundation, except for windows or other openings as might be necessary for purposes such as floodproofing. The mobile home shall be securely attached to such a foundation.
 2. **Stand or Pad:** Shall consist of a properly graded, placed and compacted material equal to the length and width of the mobile home. The pad or stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure and shall be designed to uniformly support the mobile home in a level position. At a minimum, each pad shall be provided with one frost-proof footer at least 16

inches in width, extending the full width of the pad, for every ten (10) feet of mobile home length.

- B. The mobile home shall be anchored to prevent floatation, collapse, or lateral movement in accordance with the manufacturer's instructions. In the event the manufacturer's instruction are not available, anchoring shall consist of the following:
1. Over-the-top ties, if not built in, shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, and mobile homes less than fifty (50) feet long requiring one additional tie per side, all over-the-top ties shall be attached to ground anchors.
 2. Frame ties shall be provided at each corner of the mobile home with five additional ties per side at intermediate points, with mobile homes less than fifty (50) feet long requiring four additional ties per side.
 3. The components of the anchoring system shall each be capable of carrying a force of 4,800 pounds.
 4. Any additions to the mobile home shall be similarly anchored.
- C. Each mobile home shall have a continuous wall around its entire perimeter. The continuous wall may be of concrete or masonry constructed to below the frost line (e.g. permanent foundation) or skirting. Skirting shall be designed to compliment the appearance of the mobile home including material that has been fabricated for the specific purpose of providing a pervious moisture resistant skirting material, and shall not include bales of straw, hay, interior plywood, unfinished wood, or like material.
- D. Access to a crawl space created by the installation of a wall shall be provided by means of a door or panel capable of being locked.

507 NONCONFORMING LOTS, STRUCTURES, BUILDINGS AND USES—

Any nonconforming lot, building, structure or use legally existing at the time of adoption of this Ordinance, or which is created whenever a district is changed by amendment hereafter, may be continued, altered, reconstructed, sold, or maintained even though it does not conform to the regulations of the district in which it is located, except as provided below. It is the intent of this Ordinance to permit these nonconformities to continue until they are removed, discontinued, or abandoned.

- A. Nonconforming Lots of Record – A nonconforming lot may be used for a permitted use in the district in which it is located even though such a lot fails to meet the requirements for lot area or dimensions or both. However, all other applicable requirements including yards shall apply. The variance of yard requirements shall be obtained only through action of the Zoning Hearing Board.
- B. Abandonment – If any nonconforming use or building or structure occupied by a nonconforming use is abandoned for a period of two (2) years, the future use of such building or land shall be in conformity with the District regulations. A nonconforming use shall be deemed to be abandoned when the use or activity ceases by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of two (2) year from the date of cessation or discontinuance.
- C. Repairs and Reconstruction –
1. Repairs, non-structural alterations, and other general maintenance may be made to a nonconforming building or structure or a building or structure occupied by a nonconforming use, but such repairs shall be subject to all applicable Zoning and Building Code requirements.
 2. A nonconforming building or structure or a building or structure occupied by a nonconforming use which is damaged by fire, flood, or other natural causes may be reconstructed, restored, and used as before provided that:
 - a. The reconstruction starts within one (1) year of the damage
 - b. The reconstruction shall not exceed the size, bulk, and area that existed prior to the damage, unless approved by the Zoning Hearing Board
 - c. The location of the reconstruction does not create a safety hazard
 - d. The reconstruction of a nonconformity located in the 100-year floodplain shall comply with Article VII of this Ordinance.
- D. Extension or Enlargement –
1. A nonconforming use of a building or structure may be extended throughout the interior of the building provided that no structural alterations are made thereto. Prior to initiation of such extension, however, a Zoning Permit shall be obtained from the Township Zoning Officer.
 2. Structural alteration proposed to extend a nonconforming use may be authorized by the Zoning Hearing Board provided that:

- a. The extensions or enlargements shall conform to the yard, height, off-street parking, coverage, and other requirements of the zoning district in which the use or structure is located.
 - b. Extensions or enlargements shall not exceed fifty percent (50%) of the gross floor area of the structure or use at such time that the structure or use became nonconforming.
3. For nonconforming uses whose normal operations involve natural expansion (i.e. quarries, junk yards, cemeteries, etc.), an expansion not exceeding 25% of the volume or area of the nonconformity, which existed at the effective date of this Ordinance, may be authorized by the Zoning Hearing Board.
- a. A nonconforming use shall not be extended to displace a conforming use, unless authorized by the Zoning Hearing Board.
 - b. Any nonconforming building or structure or building or structure occupied by a nonconforming use which is moved for any reason must meet all requirements of the district in which it is located.
4. Change of Use
- a. Any non-conforming use may be changed to another non-conforming use by Special Exception provided that the Zoning Hearing Board shall find the proposed use to be equally appropriate or more appropriate to the Zoning District in which it is located.
 - b. A non-conforming use that is replaced by a permitted use shall not be allowed to revert to any non-conforming use.
5. Registration of Non-conforming Uses, Structures and Lots – To facilitate the administration of this Chapter, it shall be the duty of the Zoning Officer to develop and maintain an accurate listing of all non-conforming uses, structures, and lots identified during the performance of his duties as zoning officer. The listing shall identify the nonconforming aspect of the property.

508 OFF-STREET PARKING AND LOADING – Off-street parking shall be provided in accord with the requirements of this Section at the time a new building or use is established or when any existing building or lot is converted to a new use or expanded in size. The facilities shall be available during the entire hours of operation of the use for which they are provided.

- A. Development and Maintenance of Parking Facilities – Whenever off-street parking is required, the parking area, turning aisle and space shall be designed, constructed and maintained in accordance with the following minimum standards.

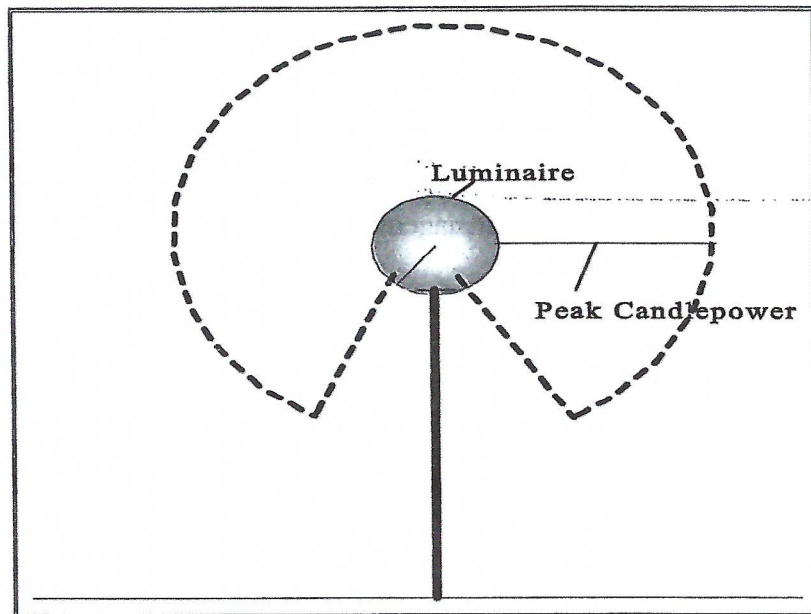
1. Parking facilities shall be located on the same lot as the use to which they are necessary unless alternate arrangements have been made to provide parking on an adjacent lot owned or controlled by the applicant, or that shared parking facilities are provided in accord with § 508.A.9.
2. Adequate provisions shall be made for ingress and egress to all parking spaces using driveways and aisles within the parking lot. Access to off-street parking areas shall be limited to a minimal number of well-defined locations. In no case shall unrestricted access along the length of a street upon which the parking abuts be permitted. Parking areas shall be designed so there will be no need for motorists to back over public walkways or right-of-ways, except that single family and double dwellings need not comply with this requirement.
3. Parking areas shall be a minimum of ten (10) feet from a dwelling and five (5) feet from a public or private street right-of-way. These reserve strips shall be protected by wheel bumpers or curbs and shall be planted with grass or shrubs. No parking or plantings shall be permitted within the clear sight triangle of any intersection (see § 505).
4. The parking area shall be constructed of a stabilized base with a suitable all-weather surface, be graded for proper drainage, and maintained in good repair. If more than five (5) spaces will be provided in a parking area, the surface of the parking area shall be considered as impervious for the purposes of preparing a storm water management plan for the site.
5. Parking spaces shall have dimensions of ten feet by twenty (10 x 20) feet; however, lots of eight (8) spaces or more may designate a limited number of compact spaces (8 feet x 16 feet); parallel spaces shall be a minimum of nine feet by twenty-one (9 x 21) feet.
6. Parking areas for all non-residential uses shall be effectively screened on each side that adjoins or faces a Residential District or use. Such screening shall consist of a fence or wall at least four (4) feet in height, a building or meet the requirements for screen planting as set forth in § 510 of this Ordinance.
7. In all cases where curb and gutter or sidewalks are existing or are adjacent to the proposed parking area, these facilities shall be retained or extended.
8. Parking areas shall be illuminated as is necessary to protect the public safety; such illumination shall be designed, directed, or shielded to effectively eliminate direct glare on adjacent property or roadways. Lighting shall not be required for residential dwellings that are Permitted Uses, for lots less than 5 spaces in size, or for other uses that do not have night-time hours. Light standards, when utilized,

shall be designed with or without luminaire cutoff features in accord with the following:

a. Light source or luminaire with no cutoff feature:

| Use and District | Maximum Permitted Illumination Footcandles | Maximum Height of Luminaire in Feet |
|-----------------------------------|--|-------------------------------------|
| All Residential Uses | 0.20 | 10 |
| Non-residential Uses in V and RR | 0.20 | 15 |
| Non-Residential Uses in AP and FP | 0.30 | 20 |

Note: Exterior lighting fixtures frequently produce unsightly glare. At times, the glare may even result in a safety hazard. The standards imposed by this Section are designed to reduce the hazard and nuisance of these features.



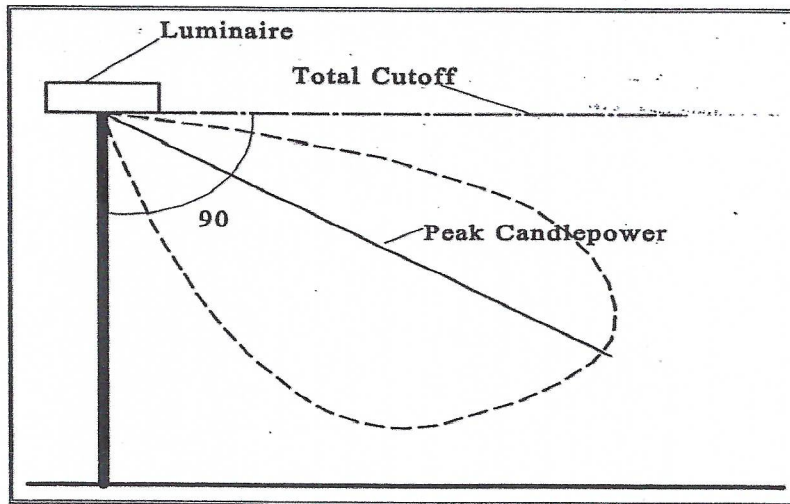
No Cutoff Luminaire

b. Light source or luminaire with cutoff angle greater than 90°

| Use & District | Maximum Permitted Illumination Footcandles | Maximum Height Of Luminaire in Feet |
|-----------------------------------|--|-------------------------------------|
| All Residential Uses | 0.30 | 15 |
| Non-Residential Uses in V and RR | 0.50 | 20 |
| Non-Residential Uses in AP and FP | 1.50 | 35 |

Note: This type of light fixture may be taller and provide greater illumination at the property line than the other two (2) types specified above, because the design of this fixture ensures that its light source will not be directly visible from off-site location.

c.
or



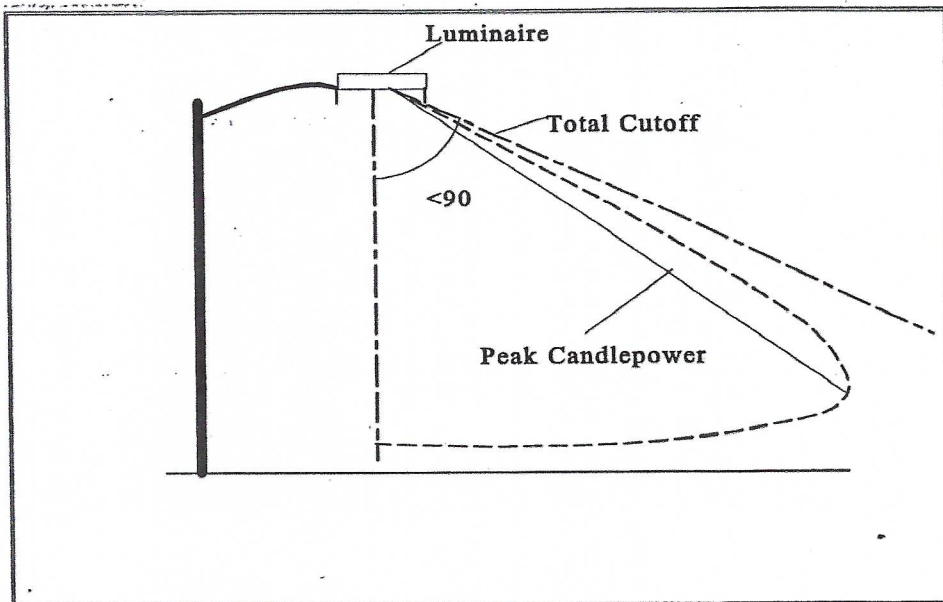
Light source luminaire with cutoff angle 90° or less

| Use & District | Maximum Permitted Illumination Footcandles | Maximum Height Of Luminaire in Feet |
|-----------------------------------|--|-------------------------------------|
| All Residential Uses | 0.50 | 20 |
| Non-Residential Uses in V and RR | 1.00 | 25 |
| Non-Residential Uses in AP and FP | 4.00 | 50 |
| Street Lights in All Districts | Per PennDOT Requirements | Per PennDOT Requirements |

Note: This type of light fixture may be taller and provide greater illumination at the property line than the other two (2) types specified above, because the design of this fixture ensures that its light source will not be directly visible from off-site location.

Luminaire With Less Than 90° Cutoff

9. The required parking spaces for two or more uses may be shared under a land development application provided that the Planning Commission (or County Planning Commission under their Ordinance jurisdiction) shall determine that the uses have distinct and different peak hour requirements; for example a use with evening or Sunday hours may share parking with a use that has daytime hours.
10. The Planning Commission (or County Planning Commission under their Ordinance jurisdiction) in a land development application may require fewer total



spaces under the following conditions:

- a. The peak usage hours of different uses vary to the extent that each use may share the same parking facilities while still providing adequate parking for each use
 - b. The clientele of a given use could reasonably be expected to be pedestrians or utilize shared-rides or public transit.
 - c. Should the Planning Commission and developer agree to reduced parking requirements, the Planning Commission may require a written agreement which reserves sufficient open space to provide additional parking and turning area in the event of unanticipated growth or miscalculation.
 - d. Further, the Planning Commission may require the reservation of open space for additional parking, which may be necessary in excess of the guidelines in the schedule of required spaces above.
- B. Number of Off-Street Parking Spaces Required – In all districts, the required number of off-street parking spaces shall be provided as set forth in the following table. In the case of any building or premises, the use of which is not specifically mentioned herein, the provisions for a use so mentioned and to which said use is similar, in the opinion of the Board of Supervisors, shall apply. In the case of mixed uses or multiple uses of one structure, the total number of required parking or loading spaces shall be the sum of the required spaces for the uses computed separately.

SCHEDULE FOR OFF-STREET PARKING SPACES

| Type of Use | Required Off-Street Parking Spaces |
|--|---|
| Residential Uses | |
| Single Family, Two Family, Townhouse, including Family Based Group Home | 2 per dwelling unit |
| Accessory Apartment | 1 per dwelling unit, in addition to 2 required for single family dwelling |
| Multiple Family Dwelling | 2 per dwelling unit; 1 for each dwelling unit for elderly housing |
| Cluster Subdivision | 2 per dwelling unit |
| Mobile Home Parks | 2 for mobile home lot |
| Institutional Uses | |
| Corrective/Penal Institution | 1 for each 5 persons of total facility capacity, plus 1 for each employee on the maximum work shift |
| Day Care Center | 1 for each 5 students/clients, plus 1 for each employee |
| Family Day Care Home | 2 for dwelling unit, plus 2 customer spaces |
| Group Care Facility | 1 for each 2 residents, plus 1 for each employee on the maximum work shift |
| Nursing or Retirement Home | 1 for each 2 beds, plus 1 for each employee on the maximum work shift |
| Elementary Schools | 5 for each classroom, plus 1 for each employee |
| Middle or High School, Post Secondary Facility | 1 for each 4 seats of auditorium or gymnasium capacity, whichever is greater |
| Churches, Social Halls, and similar places of public or private assembly; government, municipal or community buildings | 1 for each 3 seats of total facility capacity |
| Libraries, museums or other cultural facilities; fire or police stations | 1 for each 200 square feet of gross floor area |
| Hospitals or health care facilities | 1 for each 2 beds, plus 1 for each employee on the maximum work shift |

SCHEDULE FOR OFF-STREET PARKING SPACES (con't)

| Type of Use | Required Off-Street Parking Spaces |
|---|---|
| Commercial and Retail Uses | |
| Retail stores or service or repair business, including agricultural business and shopping centers | 1 for each 200 square feet of gross floor area, plus 1 for each employee/vendor on the maximum work shift |
| Restaurant | 1 for each 100 square feet of gross floor area, plus 1 for each employee in the maximum work shift |
| Animal Hospital or kennel | 1 for each 300 square feet of gross floor area, plus 1 for each employee on the maximum work shift |
| Business or professional office & financial institutions | 1 for each 250 square feet of gross floor area, plus 1 for each employee |
| Medical, dental or veterinary office | 5 for each doctor, plus 1 for each employee |
| Home Occupation, Home Based Business | 2 for dwelling unit, plus 2 customer spaces |
| Bed & Breakfast | 1 for each guest room, plus 2 for dwelling unit |
| Motel or other similar lodging establishment | 1 for each guest room, plus 1 for each employee on the maximum work shift |
| Funeral Home | 1 for each 50 square feet of assembly area, plus 1 for each employee with a minimum of 20 spaces |
| Clubs, fraternal organizations or similar use | 1 for each 150 square feet of gross floor area |
| Industrial Uses | |
| Manufacturing, warehousing, industrial surface mining operation, waste storage or processing facility | 1 for each employee in the maximum work shift |
| Distribution Center | 1 for each 500 square feet of gross floor area, plus 1 for each employee in the maximum work shift |
| Lumber Yard, saw mill, junk yard salvage yard, contractor shop or yard | 1 for each employee, plus 6 customer spaces |
| Recreational Uses | |
| Parks & Playgrounds | 1 for each 5 persons of total facility capacity |
| Commercial or Institutional Recreational Developments | 1 for each 3 persons of total facility capacity, plus 1 for each 2 employees |
| Campgrounds or RV parks | 2 for each camping space, plus 1 additional space for every 5 camping spaces. |

C. Handicapped Parking

1. The parking lot design shall provide handicapped accessible parking spaces in accord with PA Department of Labor and Industry Universal Accessibility Standards (34 PA Code Ch. 60) including the following:

| Handicapped Parking Requirements | |
|----------------------------------|-------------------------------------|
| Total Number of Parking Spaces | Minimum Number of Accessible Spaces |
| 1 – 25 | 1 |
| 26 – 50 | 2 |
| 51 – 75 | 3 |
| 76 – 100 | 4 |
| 101 – 150 | 5 |
| 151 – 200 | 6 |
| 201 – 300 | 7 |
| 301 – 400 | 8 |
| 401 – 500 | 9 |
| 501 – 1,000 | 2% of total |

2. Spaces shall be a minimum of 14 feet x 20 feet in size.
3. Such spaces shall be clearly marked on the pavement in standard blue marking, with a sign heading the space using the international wheelchair profile symbol.
4. Such spaces shall be located as close as possible to public entrances, drop curbs, and building ramps.

D. Off-Street Loading

Every commercial, industrial or other building which requires the receipt or distribution by vehicles of material or merchandise shall provide off-street loading space for each structure or part thereof as set forth in the table below:

| Minimum Required Off-Street Loading Berths | |
|--|--|
| Gross Floor Area | Number of Berths |
| 0 - 10,000 square feet | 1 |
| 10,001 - 50,000 square feet | 2 |
| Greater than 50,000 square feet | 2, plus 1 for each additional 50,000 square feet of floor area |

509 PROJECTIONS INTO REQUIRED YARDS – The following projections shall be permitted into required yards and shall not be considered in the determination of minimum building lines or lot coverage:

- A. Projecting architectural features - bay windows, cornices, eaves, fireplaces, chimneys, window sills, or other architectural features, provided they do not extend more than three (3) feet into any required yard nor closer than five (5) feet to any adjacent property line.
- B. Uncovered stairs.
- C. Open balconies or fire escapes provided such balconies or fire escapes are not supported on the ground and do not project more than five (5) feet into any required yard nor closer than five (5) feet to any adjacent property line.

510 SCREENING AND LANDSCAPING – Screen planting as may be required elsewhere in this Ordinance, or where determined to be necessary by the Board of Supervisors or Zoning Hearing Board in a Conditional Use or Special Exception application shall serve as a barrier to visibility, glare, and noise between adjacent properties.

A. Screening

- 1. Plant or vegetative materials, including shrubs or evergreens, used in screen planting shall be of such size and species as will produce, in two (2) years, a complete visual screen six (6) feet in height and of such density as is necessary to achieve the intended purpose.
- 2. Screen planting shall be maintained permanently by the lot owner, and any plant material which did not survive shall be replaced within one (1) year.
- 3. Screen planting when mature shall not encroach into any road right-of-way nor into a driveway or intersection clear sight triangle.

B. Landscaping

Non-paved and non-built areas of each site shall be fully landscaped according to a plan that integrates the land use, traffic movement and parking, natural features and surroundings.

C. Residential and Non-Residential Joint Boundary Requirements

1. Screen planting, walls, berms or fences shall be provided where a commercial or industrial use, commenced after the effective date of this Ordinance, abuts a residential district or use.
2. An additional landscaped buffer strip of not less than fifty (50) feet shall be provided in the form of increased residential lot width within a residential district, where adjacent to an existing non-residential activity.

511 SIGNS

A. Sign Policies

1. It is the purpose of these provisions to place strict limitations on the display of signs as will assure that they will be appropriate to the land, building or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification, protection, or advertisement.
2. The regulations of this Ordinance relating to signs shall be strictly construed, and signs not specifically permitted by the provision of this Ordinance shall be prohibited. Signs shall only be erected and maintained when in compliance with the provisions contained herein.
3. It is the intent of these provisions that the signs listed in § 511.B. shall be exempt from permitting requirements. Such signs are generally for public service purposes or are temporary or minor in nature.
4. Regulated signs, which are not exempt from permitting requirements, shall comply with the standards of § 511.C.

B. Exempt Signs: No Permit Required. The following sign types do not require a permit or license and shall not be counted toward the maximum sign area:

1. Any sign which is less than two (2) square feet in area, or a sign for a home occupation or home business which shall not exceed four (4) square feet in area.
2. Public Service Sign – A sign located for the purpose of providing traffic safety, a public service message or directions towards or indication of a use not readily visible from a public street (e.g. traffic signs, rest rooms, telephone, parking, office, service bay, shopping district, no trespassing, no fishing etc.). Such signs may bear no commercial advertising and shall not exceed four (4) square feet.

Civic organization sponsored public service signs and public auction signs shall not be considered commercial advertising.

3. "For Sale" or "For Rent" Sign – A sign advertising a property being sold or rented which shall not exceed six (6) square feet in size and shall be removed within 10 days of the sale or rental of the premises. A maximum of two (2) such signs may be maintained for the property being sold or rented.
4. Community Directory Sign - an accessory bulletin or announcement board describing the location of an event of a community service organization, institution, or public facility which shall not exceed twenty-five (25) square feet in total area if single faced or fifty (50) square feet if double faced. One such sign, not located upon a public right-of-way, is allowed for each property street frontage.
5. Memorial signs or tablets and signs denoting the date of erection of buildings.
6. The flag, pennant or insignia of any government or of any religious, charitable or fraternal organization.
7. Temporary signs advertising the sale of farm products produced on the premises or advertising auctions or events of charitable, political or public service groups. Such signs shall not exceed five (5) square feet of sign area nor be erected for more than 30 days in a calendar year.
8. Temporary signs for yard sales, which may be displayed for no more than twice per calendar year per property. Each sign display may last up to three days.
9. Temporary Business Signs
 - a. Such signs shall not be used for a period of more than sixty (60) days, except balloons containing advertisement, hot-air balloons or other inflatable objects used as temporary signs, which are limited to a maximum of seven calendar days per year.
 - b. A-frame signs and movable signs are permitted as long as the sign is secured to the ground so as to not become a hazard during wind conditions.
 - c. No temporary sign shall be placed so as to impede the normal flow of pedestrian or vehicle traffic, nor shall such signs impede the line of sight of or cover any existing business sign and traffic sign or any entrance or exit to any property or business.
 - d. No business shall exceed a maximum of 50 square feet of temporary sign area at any time.

- e. Construction Signs, which shall not exceed thirty-two (32) square feet, may identify those involved in design, development, construction, demolition or financing, when displayed during the activity described. The sign shall be removed when the project activity has ceased. Only one such sign per property is allowed.
- f. Political Signs are designed to influence the action of voters for the passage or defeat of a measure or the election of a candidate for nomination or election to public office. Such signs shall be removed within seven (7) days after election day and shall not be located in the right-of-way or attached to public utility poles or trees.
- g. Clocks, time and temperature signs and barber poles, provided that they are not larger than twenty-five (25) square feet. Any commercial advertisements attached to such structure must be permitted or licensed.
- h. Interior signs.

C. Regulated Signs: Zoning (Sign) Permit Required

1. Maximum Sign Area for Regulated Signs – A lot upon which a building(s) is situated regardless of the number of occupants therein shall be entitled to a maximum sign area of 1½ square feet for each lineal foot of building face parallel or substantial parallel to a street line. See Article II for definition of Sign Area.
 - a. Where a lot fronts on more than one street the sign area allowed for the smaller building face shall be allowed for each frontage.
 - b. A lot without a building situated thereon shall be entitled to a maximum sign area of 50 square feet.
 - c. There shall be no limit on the total number or types of signs provided that the maximum sign area for the building shall not be exceeded and that the standards for the types of signs found below shall be met.
2. Standards for Regulated Signs
 - a. Business Directory Sign – is a sign stating the name(s) of a business located off premise.
 - (1) The maximum sign area for a sign, which provides directions to a single business, shall be four (4) square feet. The maximum sign area for a sign serving more than one business, regardless of the number of businesses listed on the sign, shall be twenty (20) square feet.
 - (2) The maximum number of Off-Premise Direction signs per business shall not exceed three (3).

- (3) Such signs shall not be located upon a public right-of-way; the written permission of the property owner shall be furnished with the permit application.
 - (4) Only one Off Premise Direction sign shall be permitted on a lot, which shall be allowed in addition to any other sign limitations imposed by this Ordinance.
 - (5) All applicable provisions of the Pennsylvania Outdoor Advertising Control Act of 1971, Act 160 as amended, shall be adhered to where signs are to be erected in areas adjacent to Federal Aid Primary or Interstate Highways as classified by PA DOT (e.g. Route 45). Any individual desiring to erect a sign in these areas shall contact the PA DOT District 3-0 Highway Beautification Manager.
3. Free Standing Sign – A self-supporting sign in a fixed location and not attached to any building or structure.
 - a. Such sign shall have no more than two (2) faces.
 - b. The area of each face shall not exceed thirty (30) square feet unless there are three (3) or more uses on the lot, then the area of each face shall not exceed fifty (50) square feet.
 - c. The top of such sign may not exceed a height of twenty (20) feet above grade.
 - d. A lot with a frontage of three hundred (300) feet or more may have two (2) such signs.
 - e. Such signs shall be erected so as to not obstruct free egress to or from any building, or public right-of-way. Such signs shall not be located upon a public right-of-way.
 - f. There must be no exposed connecting wires.
 4. Projecting Sign – A permanent sign that is hung at a 90° angle from the face of and affixed to a building or structure and extends twelve (12) inches or beyond the building wall, structure or parts thereof.
 - a. If flat, each face shall not exceed nine (9) square feet.
 - b. The total area of a three-dimensional sign shall be determined by enclosing the largest cross section of the sign in an easily recognizable geometric shape (rectangle, triangle, parallelogram, circle, etc.) and computing its area, which shall not exceed nine (9) square feet.
 - c. Such sign must be hung at right angles, and shall not project beyond four (4) feet of the building face.
 - d. The bottom of said sign shall have an eight (8) foot pedestrian clearance from sidewalk level.

5. Wall Sign – A sign, which is attached parallel on the exterior surface of a building or structure. Canopy signs, awning signs, and marquee signs shall be classified as wall signs for the purposes of this Ordinance.
 - a. A wall sign shall not project more than fifteen (15) inches from the building surface.
 - b. The sign shall not obscure architectural features of the building (including but not limited to cornices, lintels, transoms) to which the sign is attached.
 - c. Such signs shall not extend above the lowest point of the roof, nor beyond the ends of the wall to which it is attached.
6. Sign Application and Permit – A sign permit shall be obtained from the Zoning Officer before any sign is erected, displayed or structurally altered so as to change its overall dimension. Every application for a sign permit shall be accompanied by payment of a permit fee required in accordance with a schedule of fees adopted by the Board of Supervisors and by plans showing: The area of the sign, the size, structure, character and design proposed; the method of illumination, if any, and the exact location proposed for the sign. In the case of a roof sign or outdoor advertising structure, complete specifications and method of anchoring and support are required. Each sign shall have the permit number and date of issuance affixed.
7. Illumination of Signs— A sign may be illuminated artificially by means of electricity, gas, oil, or fluorescent paint.
 - a. All electricity illuminated signs shall conform to the requirements of the International Building Code/2000 as amended.
 - b. Any illumination must be non-glaring or shielded to prevent direct light from shining onto any street or adjacent property.
 - c. No forms of illumination that is flashing, moving, animated or intermittent shall be allowed.
 - d. There must be no exposed connecting wires.
8. Setback Requirements – Unless otherwise specified in the Code, signs are exempt from setback requirements.

D. Prohibited Signs – Prohibited signs shall include:

1. Any sign that flashes, rotates, or has a motorized part that is visible from a public street.
2. Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety in the

opinion of the Zoning Officer by obstructing the vision of drivers, or detracting from the visibility of any traffic sign or control device on public streets and roads.

3. Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way or which obstructs a window, door or other opening for providing light or air or interferes with proper function of the building.
 4. Any sign or sign structure which:
 - a. Is structurally unsafe
 - b. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment
 - c. Is not kept in good repair
 - d. Is capable of causing electrical shocks to persons likely to come in contact with it.
 5. Signs which make use of words such as STOP, LOOK, DANGER, etc., or any phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse traffic.
 6. String lights used in connection with commercial premises for commercial purposes other than Christmas decorations.
 7. Spinners and streamers
 8. Any sign now or hereafter existing, which no longer advertises a bona fide business conducted or product sold. To be removed at owner's expense.
 9. Any sign affixed to a fence, utility pole or utility structure, or tree, shrub, rock or other natural objects.
 10. Off premise signs unless a Business Directory Sign (see § 511.C.2.a)
 11. Portable or moveable signs other than as temporary signs. (see § 511.B.9)
 12. Signs which depict nudity or sexual conduct (See § 601 for Adult Entertainment uses)
- E. Variance – An application for variance to any sign regulation may be filed with the Zoning Hearing Board as allowed in Article VIII of this Ordinance.
- F. Maintenance – Each sign shall be maintained in a secure and safe condition. If the Zoning Officer is of the opinion that a sign is not secure, safe or in good state of

repair, it shall give written notice of this fact to the person responsible for the maintenance of the sign. If the defect in the sign is not corrected within the time permitted by the Zoning Officer, the Zoning Officer may revoke the permit to maintain the sign and may remove the sign and keep possession of same until the owner pays the cost of removal.

512 STORAGE OF JUNK AND CERTAIN VEHICLES

- A. Village District – Junk, including automotive vehicles or trailers of any kind without current license plates or inspection, shall not be stored on a lot in the Village District except in a completely enclosed building.
- B. Storage of Junk as an Accessory Use In All Other Districts – The outdoor storage of any junk as an accessory use including automotive vehicles or trailers of any kind (except operable farm trailers) without current license plates or inspection, or other inoperative machinery (including farm machinery) shall be:
 - 1. Screened from view from any street right-of-way or property line using vegetative screening (see § 510), fencing or topographic or natural features of the lot. The screening proposed shall be evaluated by the Zoning Officer to determine its effectiveness and shall be maintained in good order and appearance.
 - 2. Limited to the occupancy of no more than 1,000 square feet of lot area.
- C. Junkyard/Salvage Yard – See § 603

513 UNIQUE LOTS AND BUILDING LOCATIONS

- A. Two or More Buildings on a Lot: Land Development. Two or more principal buildings located on a parcel in single ownership shall conform to all the requirements of this Ordinance which would normally apply to each building if each were on a separate lot. A land development plan will be required in order to place an additional principal building on a single parcel (see the applicable Subdivision and Land Development Ordinance).
- B. Side Yard of a Corner Lot – The side yard of a corner lot that abuts a street, shall be equal to the required front yard for that street.

ARTICLE VI

SUPPLEMENTAL USE CRITERIA

600 GENERAL SPECIAL EXCEPTION OR CONDITIONAL USE CRITERIA

- A. In addition to the specific supplemental use criteria identified for uses within this article, the following general criteria shall apply to all Special Exception and Conditional Use applications under this Ordinance:
1. Adequate, safe, and convenient facilities for pedestrian and motor vehicles, including roadways, driveways, off-street parking and loading, sidewalks, malls, screening and landscaped areas to serve the project shall be provided. See Article V for supplemental regulations which may apply.
 2. The proposed use shall maintain or enhance the character of the area in which it is proposed to locate.
 3. A proposed use shall be located so as not to hinder the natural or presumed development of the area, or detract from the value of existing development.
 4. A proposed use shall not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance or operations.
 5. It shall be demonstrated that the operating requirements of the proposed use shall necessitate the location of such use or building within the vicinity served by the proposed location.
 6. Special Exception uses proposed for the Village and Rural Residential Districts are deemed most appropriate for prominent locations along collector streets, at corner locations and in areas of existing mixed residential and non-residential uses. Such uses are not appropriate at locations in neighborhoods that are primarily residential in nature and where traffic impacts would be disruptive to the residential character.
 7. The use or adaptation of a structure or lot in the Village or Rural Residential Districts for a Special Exception use shall not involve the destruction of open spaces, lawns, landscaping and trees except for changes made to meet parking, screening or other requirements set forth by this Ordinance or the Zoning Hearing Board.

8. In the event sewer and water facilities are required for the proposed use, it shall be the applicant's responsibility to provide those facilities. DEP approved on-lot facilities may be acceptable for the following uses: Agricultural Business; Animal Hospital; Home Business; Outdoor Recreation Use (other than Recreation Vehicle Park, Marina, or Campground Uses); Professional Office; Public or Quasi-Public Use; or Retail, Wholesale, Office, Printing, or Service Business.
9. Stormwater management facilities shall be provided which shall be designed to create no increase in the rate of runoff of stormwater by providing controlled release and recharge area (see the applicable Subdivision and Land Development Ordinance for standards); evidence of maintenance and liability responsibilities shall be demonstrated; and facilities shall not conflict with pedestrians, motor vehicles, and adjacent property owners.
10. Compliance with the floodplain regulations of the Township and the Commonwealth, if applicable, shall be demonstrated if applicable prior to granting the zoning approval.
11. Permanent screening and landscaping shall be provided in accord with § 510 to shield adjacent residential districts, or uses from parking lots, illumination and headlights, noise, and other objectionable influences and to enhance the overall appearance of the community.
12. Lighting facilities shall be designed to ensure that glare and direct illumination does not occur onto adjacent properties and roadways.
13. Sites shall be designed and constructed in accord with the applicable Subdivision and Land Development Ordinance.
14. Information on the method of municipal waste collection and disposal shall be presented by the applicant.
15. Sites shall be designed as a unit for development in their entirety under single ownership and control; or satisfactory condominium arrangements shall be demonstrated.
16. All lots and buildings shall have access by way of an internal street system and shall have convenient emergency vehicle and equipment access.

601 ADULT ENTERTAINMENT –

- A. Adult entertainment uses shall not be located within 1,000 feet of any residential structure or district; within 2,000 feet of any church, school, cemetery, park, or playground; or within 2,000 feet of any other adult entertainment use.
- B. No materials, displays, or advertisements for an adult entertainment use shall be visible from any window, door, or exterior of the building.
- C. In the case of an adult drive-in theater, viewing screens shall be situated and screened to prevent observation from any street or adjoining property.
- D. An adult entertainment use shall be limited to a wall mounted sign located on the premises which shall not exceed 20 square feet in size.

602 AGRICULTURAL BUSINESS – A business enterprise may be established in conjunction with an existing agricultural operation or on a separate lot provided that a minimum of 50% of the business activity is with agricultural operations. Examples of such businesses include the sale of seed and fertilizer; farm machinery sales, manufacture or repair; a trucking enterprise involved in the transport of agricultural products or equipment; and a farm machinery salvage operation. Criteria for establishing an agricultural business include:

- A. The agricultural business shall cause minimal disruption to existing agricultural operations.
- B. Industrial, Trucking or Manufacturing Uses (Agricultural Business)
 - 1. Industrial operations shall abut or provide direct access to a highway which is capable of accommodating heavy trucks and related traffic.
 - 2. At least 75% of all operations shall occur within an enclosed structure excepting necessary and required off-street parking and loading facilities.
 - 3. All such uses which may occur outside of an enclosed structure, except off-street parking and loading facilities, shall be enclosed in a permanent fence or wall at least six (6) feet in height. Such fence shall not interfere with traffic safety or intersection visibility.
 - 4. Manufacturing uses generating noises, vibration, radioactivity, toxic or noxious materials, glare, heat, dust, fly ash, smoke or odors shall address such problems in building construction, screening for sound absorption, larger critical dimensions, or other methods as may be required by the municipality.

603 **JUNK YARD OR SALVAGE YARD**– Junk Yard or Salvage Yard operations created after the effective date of this Ordinance may be permitted only as an Agricultural Business in those zoning districts as provided for in the district regulations of this Ordinance and shall comply with the provisions outlined below, as well as other municipal regulations existing or which may hereafter be enacted. Zoning Permits for such uses shall be renewed annually by the owner. Renewal shall be preceded by an inspection of the premises by the Township Zoning Officer who shall determine compliance with the following criteria prior to permit renewal:

- A. Such uses shall be conducted within a building or entirely enclosed within a fence or wall not less than eight (8) feet in height and made of suitable, permanent material. In addition, a buffer yard and/or landscaping as set forth in § 510 of this Ordinance may be required. No part of any buffer yard may be used for the storage of any materials or parts associated with the operation.
- B. Such premises shall at all times be maintained so as not to constitute a nuisance or a menace to the health of the community or of residents nearby or a place for the breeding of rodents and vermin.
- C. No garbage or other organic waste shall be stored in such premises.
- D. All junk shall be stored or arranged so as to permit access by fire-fighting equipment and to prevent the accumulation of water. No junk shall be piled higher than two feet below the height of the fence or wall that encloses the facility, and shall not exceed a maximum height of eight (8) feet.
- E. No oil, grease, tires, gasoline or other similar material shall be burned at any time, and all other burning shall be controlled at all times.
- F. No junk material, appurtenant structure, related activity or other enclosure shall be stored, placed, located or conducted within 50 feet of any adjoining property line, public street right-of-way, body of water, stream or wetland. No weeds or scrub growth over eight (8) inches in height shall be permitted to grow within this setback area. Where determined appropriate by the Township, the applicant may be required to prepare and submit a Soil Erosion and Sedimentation Control Plan for his facility.

604 **ANIMAL HOSPITAL, BOARDING KENNEL, OR BREEDING KENNEL** – Animal Hospitals or Kennels, including treatment, breeding, boarding and grooming facilities, are to be conditioned upon, but not limited to, the following criteria:

- A. Demonstration that the construction and operation of the facilities will limit nuisance conditions for adjoining property owner due to noise and odor.

- B. Demonstration that all animals will be confined to the property.
- C. Demonstration of adequate methods for sanitation and sewage disposal.
- D. Outdoor runs shall be located at least 100 feet from any lot line.
- E. Outdoor runs shall be screened to reduce the potential for inciting dogs to bark due to external influences. If deemed necessary by the Zoning Hearing Board, fencing to attenuate sound shall be provided.
- F. A site plan drawn to scale shall accompany the application indicating parking facilities, screening and landscaping, driveways, sidewalks, buildings, runs, and other physical features, existing and proposed.
- G. For outdoor breeding or boarding kennels, the setbacks shall be as follows:
 - 1. Outdoor Breeding or Boarding Kennels –
 - a. In the Agricultural Preservation and Forest Preservation Zoning Districts, at least three hundred (300) feet from the nearest existing residence other than that of the applicant, or if no residence exists, the setback shall be one hundred (100) feet from the property line.
 - b. Between the Agricultural Preservation and the Rural Residential and Village Districts, the setback shall be four hundred (400) feet from the nearest existing residence other than that of the applicant, or if no residence exists, the setback shall be one hundred (100) feet from the property line.
 - 2. Indoor Breeding or Boarding Kennels –
 - a. In the Agricultural Preservation and Forest Preservation Zoning Districts, two-hundred-fifty (250) feet from the nearest residence other than that of the applicant, or if no residence exists, the setback shall be fifty (50) feet from the property line.
 - b. Between the Agricultural Preservation District and Rural Residential and Village Zoning Districts, the setback shall be three-hundred-fifty (350) feet from the nearest residence other than that of the applicant, or if no residence exists, the setback shall be seventy-five (75) feet from the property line.
- H. The Applicant shall provide evidence of all applicable licenses from the Commonwealth of Pennsylvania prior to the issuance of a zoning permit for these uses.

605 **AUTOMOTIVE REPAIR FACILITY, SALES FACILITY OR SERVICE STATION** – An automotive repair facility, sales facility or service station may be permitted only in those zoning districts as provided for in the district regulations of this Ordinance and shall comply with the provisions outlined below, as well as other municipal regulations existing or which may hereafter be enacted.

- A. No automotive repair facility or service station shall have an entrance or exit for vehicles within one hundred (100) feet of any school, playground, church, or public place of assembly.
- B. Gasoline pumps or other fuel dispensing devices shall be no closer than thirty (30) feet to any street right-of-way line.
- C. All fuel, oil, propane gas, or other similar substances shall be stored at least thirty (30) feet from any street right-of-way or property line. Additional permits may be necessary to meet State requirements regarding storage tanks.
- D. All repair work (excluding preventive maintenance and minor adjustments) shall be performed within a structure. All repair materials, including new, used, discarded or unusable parts of any vehicle, shall be stored within a building or dumpster.
- E. Body work or painting of vehicles may be permitted only where the operation is to be conducted within an enclosed structure and where such structure meets the regulations of the PA Department of Labor and Industry and PA Department of Environmental Protection and is designed to contain all noise, vibrations, dust, and odor generated by the activity.
- F. Automatic car wash facilities may be permitted in conjunction with such uses provided that the applicant can show that his sewage treatment facilities can accommodate the discharge from such a facility.
- G. No more than three (3) vehicles may be offered for sale at any one time at an automotive repair facility or service station.
- H. Screening or landscaping shall be provided in accord with § 510 when this use is adjacent to residences, churches or similar uses.

606 BED AND BREAKFAST INN – A Bed and Breakfast Inn shall provide temporary travelers' accommodations and breakfast in a single family residence for a fee, on a daily or weekly room rental basis.

- A. Minimal outward modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighborhood and the intent of the zoning district in which it is located.
- B. Off-street parking shall be provided in accord with this article. The front yard shall not be for off-street parking for temporary guests unless the parking area is screened, not visible from the street, and found to be compatible with the neighborhood.
- C. The number of guests shall generally be limited to 6 persons at any one time, except where sanitation facilities would otherwise allow more.
- D. All necessary state and county permits, certifications, or requirements shall be obtained as a condition of approval of the bed and breakfast inn.
- E. Room rentals to families or individuals shall not exceed 14 consecutive days.
- F. Compliance with the sign regulations of § 511 shall be maintained.

607 COMMUNICATIONS ANTENNAE, COMMUNICATION EQUIPMENT BUILDINGS, AND COMMUNICATIONS TOWERS

- A. Building-mounted communications antennae shall not be permitted on any single family dwelling or two family dwelling.
- B. Building-mounted communications antennae shall be permitted to exceed the height limitations of the applicable Zoning District by no more than twenty (20) feet.
- C. Omnidirectional or whip communications antennae shall not exceed twenty (20) feet in height and seven (7) inches in diameter.
- D. Directional or panel communication antennae shall not exceed five (5) feet in height and three (3) feet in width.
- E. Any applicant proposing communications antennae to be mounted on a building or other structure shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the antenna location.

- F. Any applicant proposing communication antennae to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the antennae will be mounted on the structure for determining compliance with this Ordinance and with any applicable Building Code or other law.
- G. Any applicant proposing communication antennae to be mounted on a building or other structure shall submit evidence of agreements and/or easements necessary to provide access to the building or structure on which the antennae are to be mounted so that installation and maintenance of the antennae and communication equipment building can be accomplished.
- H. Communications antennae shall comply with all applicable standards established by the Federal Communication Commission governing human exposure to electromagnetic radiation.
- I. Communications antennae shall not cause radio frequency interference with other communications facilities located in the Township.
- J. A communication equipment building shall be subject to the height and setback requirements of the applicable Zoning District for an accessory structure.
- K. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a communications tower, if applicable; and communications antennae.
- L. The applicant shall demonstrate that the proposed communications tower and communications antennae proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- M. Communications towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation and applicable Airport Zoning Regulations.
- N. Any applicant proposing construction of a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the communications antennae on an existing building, structure or communications tower. A good faith effort requires that all owners of potentially suitable structures within a one-quarter (¼) mile radius of the proposed communications tower site be contacted and that one (1) or more of the following reasons for not selecting such structure apply:

1. The proposed antennae and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost.
 2. The proposed antennae and related equipment would cause radio frequency interference with other existing equipment for the existing structure and the interference cannot be prevented at a reasonable cost.
 3. Such existing structures do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.
 4. Addition of the proposed antennae and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
 5. A commercially reasonable agreement could not be reached with the owners of such structures.
- O. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum width of twenty (20) feet.
- P. A communications tower may be located on a lot occupied by other principal structures and may occupy a leased parcel within a lot meeting the minimum lot size requirements for the Zoning District.
- Q. Any applicant proposing a communications tower shall submit detailed construction, plan view and elevations drawings for determining compliance with all applicable provisions of this Ordinance.
- R. Recording of a plat of subdivision or land development shall not be required for a lease parcel on which a communications tower is proposed to be constructed, provided the communications equipment building is unmanned.
- S. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function.
- T. The foundation and base of any communications tower shall be set back from a property line (not lease line) when adjoining or located in any Residential District or the Village Community District at least one hundred (100) feet and shall be set back from property lines (not lease line) in all other districts at least thirty (30) feet.

- U. The base of a communications tower shall be landscaped so as to screen the foundation and base and communications equipment building from abutting properties.
- V. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed communications tower will be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association and any applicable Building Code.
- W. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number for the operator of the communications tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the communications tower and communications antennae.
- X. All guy wires associated with guyed communications towers shall be clearly marked for the first eight (8) feet from ground level so as to be visible at all times and shall be located within a fenced enclosure.
- Y. The site of a communications tower shall be secured by a fence with a height of eight (8) feet to limit accessibility by the general public.
- Z. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency that has jurisdiction. If lights are required, the use of white strobe lights shall be restricted to daylight hours only and shall be the minimum power necessary for the application. During nighttime hours only red lights may be utilized.
- AA. Communications towers shall be protected and maintained in accordance with the requirements of any applicable Building Code.
- BB. If a communications tower remains unused for a period of twelve (12) consecutive months, the owner or operator of a communications tower or the property owner shall dismantle and remove the communications tower within six (6) months of the expiration of such twelve (12) month period. The property owner shall be responsible for removal of a communications tower in the event that the owner or operator fails to perform the removal.
- CC. One off-street parking space shall be provided within the fenced area.