

ARTICLE 15

Supplemental Lot Regulations

15.1 Access To Structures

15.1.1 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 applicable 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.

15.1.2 Ingress and egress from buildings shall be placed in relation to the finished entrance floor levels and the natural terrain and in a safe manner which will minimize concentration of traffic.

15.1.3 Pedestrian access to public buildings, open space and parking facilities shall include considerations for disabled and handicapped persons and comply with the current editions of ADA standards and the PA Uniform Construction Code PA Act 45 of 1999.

15.2 Accessory Uses and Structures – Zoning Permit Required

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:

15.2.1 Fences or walls - not exceeding six (6) feet may be constructed in required yards provided that:

15.2.1.1 The vision of motor vehicle operators is not impeded at intersecting streets or driveways (See Intersection Visibility regulations found in Section 15.7).

15.2.1.2 Fences and walls, except those designated for agricultural purposes, shall be setback 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. The finished side of a fence shall face to the lot exterior.

15.2.1.3 If applicable, compliance with township floodplain regulations (see Article 18) shall be maintained.

15.2.2 Accessory Storage or Utility Buildings and Detached Garages In the Village and Rural Residential Districts:

Storage, utility buildings or other accessory structures may be maintained accessory to the dwelling. It shall not exceed a building height of 15 feet or one and one-half (1½) stories, except two-story garages, provided that said garage is not for human occupancy. The accessory structure shall not be located in the front yard of the principal building and shall be separated a minimum of ten (10) feet from any structure and shall be located no closer than six (6) feet from any property line.

15.2.3 Accessory Storage or Utility Buildings, Detached Garages All Other Districts

In all other Districts, accessory structures and uses, unless specified elsewhere within this section, shall maintain the same minimum yards and maximum height requirements as is required for the principal structure.

15.2.4 Pump Island Canopies - where used to protect pump islands at gas stations or convenience marts shall be permitted in any yard provided that a 10 ft. minimum building setback line is maintained and the height of the canopy shall not exceed 24 ft.

15.2.5 Accessory Apartment

An accessory apartment may be constructed for a direct family member (parent, sibling or child) within an existing single-family detached dwelling pursuant to the following standards.

15.2.5.1 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.

15.2.5.2 Accessory apartments may only be authorized for structures which were erected prior to the adoption of this Ordinance. No more than one (1) accessory apartment shall be permitted on a lot.

15.2.5.3 The habitable floor area of the accessory apartment shall be a minimum of 400 ft² and a maximum of 800 ft², except that the area of the accessory unit shall not exceed 25% of the habitable floor area of the original dwelling.

- 15.2.5.4** 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.
- 15.2.5.5** One dwelling must be owner-occupied.
- 15.2.5.6** 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 municipal 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.
- 15.2.5.7** One off-street parking space shall be provided for the accessory apartment in addition to the number required for the existing dwelling (see Section 15.10).

15.2.6 Temporary Roadside Stands

Temporary roadside stands or shelters may be permitted in all Zoning Districts. All application for such uses shall also meet the standards outlined below.

- 15.2.6.1** Temporary roadside stands shall not exceed 400 square feet in size and shall be removed from the site during the seasons(s) when they are not in use for the sale or display of products.
- 15.2.6.2** Where a temporary roadside stand is established, a minimum of three (3) off-street parking spaces, located outside of the adjoining street right-of-way, shall be provided.
- 15.2.6.3** Temporary stands shall be set back at least 20 feet from the edge of the adjoining street right-of-way and at least 50 feet from any intersection.
- 15.2.6.4** A Zoning Permit shall be required for temporary roadside stands. The permit is valid for a period of six (6) months from the date of issuance; one permit is allowed per property each calendar year.

15.2.6.5 All signs used to advertise such facilities shall meet the requirements set forth in Article 20 of this Ordinance and shall be removed when the temporary stand is removed.

15.2.6.6 Temporary roadside stands shall be limited to the sale of farm, nursery, or greenhouse products.

15.2.6.7 A Highway Occupancy Permit may be required.

15.3 Accessory Uses and Structures – Exempt from Permit Requirement – Conformance with the Following Specifications Shall Be Maintained:

Certain accessory uses and structures shall be exempt from obtaining a zoning permit provided that they comply with all requirements specified below:

15.3.1 Fences designated for agricultural purposes may be located on the property line.

15.3.2 A single storage building and other accessory structures such as swing sets, play gyms, playhouses, doghouses, and dog runs of the dimension 12 x 12 ft. or smaller shall comply with all Section 15.2.2 and Section 15.2.3 requirements.

15.3.3 Landscape plantings may be constructed in required yards provided that the vision of motor vehicle operators is not impeded at intersecting streets or driveways (See Intersection Visibility regulations found in Section 15.7).

15.3.4 **Swimming Pools:** Any structure intended for swimming, recreation bathing or wading that contains or is designed to contain water over 24 inches (610 mm) deep. This includes in-ground, above and on-ground pools; hot tubs, spas and fixed in place wading pools.

15.3.4.1 Locations: The 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.

15.3.4.2 Enclosure and Access Considerations: Swimming pool installations including required fencing shall be governed by the current adopted edition of the International Residential Code for One- and Two-Family Dwellings.

15.3.5 Private tennis courts shall be permitted within required side or rear yard areas provided that such facility shall not be less than ten (10) feet from side or rear property lines, and shall comply with Floodplain regulations if appropriate.

15.3.6 Sidewalks and driveways may be located within front, rear, and side yards and do not require zoning permits.

15.3.7 Vehicle Hobby Shops

A Vehicle Hobby Shop may be considered as an Accessory Use which is run 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. A Vehicle Hobby Shop shall comply with Section 15.16 Storage of Junk and Certain Vehicles at all times.

15.4 Conversion or Replacement of Buildings

15.4.1 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.

15.4.2 A mobile home which 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 home 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.

15.4.3 A mobile home which is no longer suitable for residential purposes shall not be converted to an accessory structure.

15.5 Design Standards 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

15.5.1 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. Driveways and other access onto State highways are governed by PennDOT and compliance shall be required with permit requirements of PennDOT. The PennDOT permit for a driveway or access point shall be secured prior to the issuance of a zoning permit. Driveways and other

access onto Township roadways requires the written approval of the Township Roadmaster. This written approval will be obtained prior to construction of the driveway or other access. An access normally used for farm equipment to fields is exempt from this requirement. The written approval for a driveway or access point shall be secured prior to the issuance of a zoning permit.

15.5.2 A scaled drawing of proposed off-street parking and loading areas, access drives, and walks shall be submitted as part of any required plot plan.

15.5.3 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.

15.5.4 Access to the public highway or street shall be controlled in the interest of public safety. The off-street parking, loading and service areas on all properties used for any purpose other than single-family residences required by this Article shall be physically separated from the highway or street by a curb, pipe rail or fence and/or planting strip.

15.5.5 Driveways accessing Township roadways with a paved surface shall be paved from the edge of the Township road, extending at minimum to the edge of the Township road right-of-way with a pavement layer. The pavement layer shall be installed to meet the township road at the same elevation and the edge of the Township road shall be cut and sealed at the junction. The minimum pavement layer will be 6 inches of 2A subbase, 3 inches of 25mm base course, and 1 inch of 9.5mm wearing course. Additional depths of base course, where normal operations of a single unit truck or larger may be required. Minimum material depths for these driveways will be 6 inches of 2A subbase, 4 inches of 25mm base course and 1 ½ inches of 9.5mm wearing course. Access to unpaved township roads shall be constructed of a minimum of 6 inches 2A subbase. Driveways and accesses shall be constructed of durable, all-weather material, be maintained in good condition and shall not exceed thirty-five (35) feet in width, excepting as increased by the curb radii. 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.

15.5.6 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.

15.5.7 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 PennDOT or township official, a drainage pipe of at least fifteen (15) inch diameter or equivalent shall be installed under the driveway at the property owner's expense. The size or diameter of such pipe and the installation, location, slope and angle of intersection of any new driveway accessing onto a Township road shall be approved by the appropriate official. The pipe shall be maintained and cleaned by the property owner. The driveway grade shall run to the ditch line rather than to the roadway pavement. If a pipe is not required, the driveway shall be constructed in such a manner as to allow any parallel drainage to cross the driveway without impeding the flow.

15.5.8 Minimum Dimensional Requirements for Driveways

Driveways shall not cross a street right-of-way line within:

- 15.5.8.1** 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;
- 15.5.8.2** five (5) feet of a fire hydrant, catch basin or drainage inlet;
- 15.5.8.3** three (3) feet of a property line unless adjoining property owners mutually agree to a common driveway.

15.5.9 In addition to the above, the following driveway design guidelines shall be met:

Type of Development	Driveway		Minimum Curb Radius ⁶	Minimum Intervals	Minimum Sight Distance ⁴
	Min.Width	Max. Grade ¹			
Single Family Residential	10 ft.	15%	10 ft.	40 ft. ²	150 ft
Multi-Family Residential ⁵	15 ft.	12%	15 ft.	40 ft. ³	200 ft.
Non-Residential	15 ft.	8%	15 ft.	40 ft. ³	300 ft.

¹All driveways shall provide a stopping or leveling area which extends from the edge of the shoulder or curb to the right-of-way line. This leveling area shall not exceed a maximum of 5% in grade nor intersect the shoulder of roads 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°

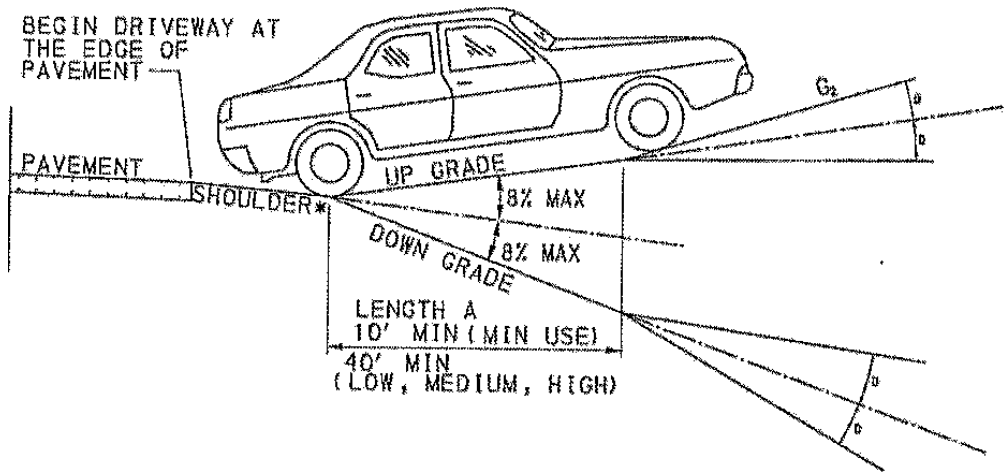
²Between an intersection and the first driveway only.

³Between any two (2) points of access, including both driveway and public streets.

⁴Minimum sight distance shall be measured from the point of intersection of the driveway centerline and the street right-of-way line to a point on the cartway centerline. No significant obstructions or plantings higher than thirty (30) inches or tree limbs lower than fourteen (14) feet shall be permitted within this area.

⁵For the purpose of driveway design, the multi-family residential design criteria shall be used for driveways providing access to five or more dwelling units.

⁶Where drop curbs are used to provide driveway access, the minimum width of the drop curb shall be 20 feet for single family residential use and 35 feet for multi-family and non-residential uses. The transition from the normal driveway width to the width of the dropped curb shall begin 10 feet back from the edge of the curb for single family residential and 15 feet back for multi-family and non-residential.



* THE SHOULDER SLOPE USUALLY VARIES FROM 4% TO 6%. HOWEVER, THE SHOULDER SLOPE SHOULD BE MAINTAINED WHEN CONSTRUCTING THE DRIVEWAY.

FOR GRADE CHANGES GREATER THAN THOSE INDICATED ABOVE, VERTICAL CURVES AT LEAST 3 m (10 ft) LONG MUST BE CONSTRUCTED AND LENGTH "A" MUST BE INCREASED.

G_2 GRADES MUST BE LIMITED TO 15% FOR MINIMUM USE DRIVEWAYS AND 5% TO 8% FOR LOW, MEDIUM, OR HIGH VOLUME DRIVEWAYS WITHIN THE RIGHT-OF-WAY.

	MAXIMUM GRADE CHANGE (D)	
	DESIRABLE	MAXIMUM
HIGH VOLUME DRIVEWAY	0%	+/-3%
MEDIUM VOLUME DRIVEWAY	+/-3%	+/-6%
LOW VOLUME DRIVEWAY	+/-6%	CONTROLLED BY VEHICLE CLEARANCE

15.5.10 Other than mailboxes and newspaper receptacles approved by the Township, no obstructions shall be erected, installed or permitted within the said area designed by the Township for drainage except upon the written consent of the Township.

15.6 Exceptions to Height Regulations

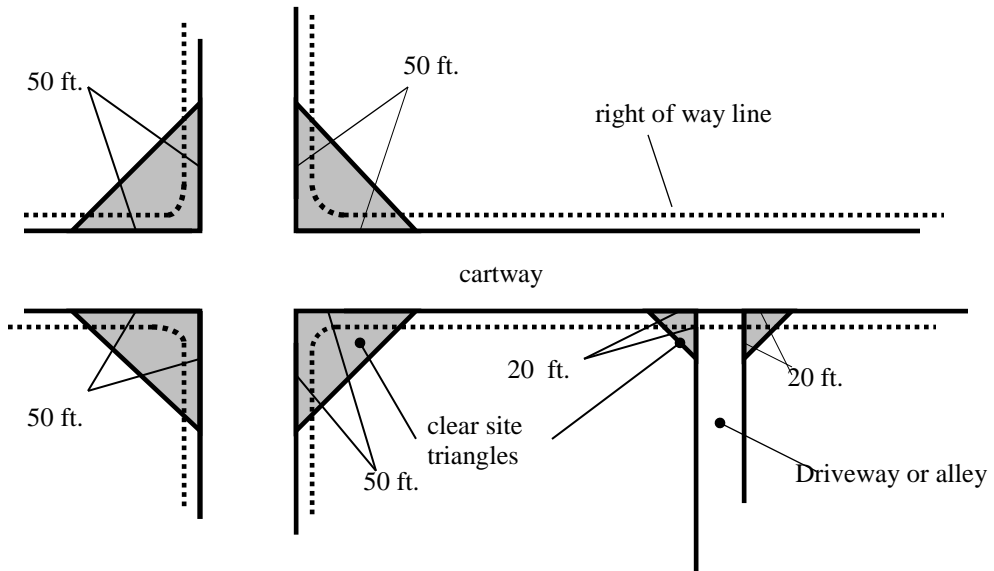
15.6.1 The height limitations of this Ordinance shall not apply to church spires, farm structures when permitted by other provisions of this Ordinance (i.e. silos, grain bins, elevator legs etc.), belfries, cupolas, mechanical penthouses, and domes not used for human occupancy, solar energy systems, wind energy facilities, nor to chimneys,

ventilators, skylights, water tanks, storage silos, utility poles, standards, and necessary mechanical appurtenances usually carried above roof level. This height exception shall not apply to any Communications Antennae and Communication Tower (see Section 16.7).

15.7 Intersection Visibility

15.7.1 No obstruction to vision (other than an existing building, post, column, tree, or proposed or existing public utility pole) exceeding twenty-four (24) inches in height shall be erected, planted or maintained on any lot within a clear sight triangle within that part of the required front or side yard which is within a horizontal clear-sight triangle bounded by the two curb lines (paved street lines) and a straight line drawn between points on each such line fifty (50) feet from the intersection of said lines or extension thereof. All plant material shall be kept trimmed to ensure uninterrupted vision for motor vehicle traffic.

15.7.2 At each point where an alley or a private driveway intersects a public street, a clear sight triangle of twenty (20) feet measured from the point of intersection of the street line and the edge of the driveway shall be maintained within which vegetation and other visual obstructions shall be limited to height of not more than twenty-four (24) inches above the street grade.



Location of Clear Sight Triangles

15.8 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.

15.8.1 Non-conforming Lots, Uses, and Structures

15.8.1.1 Nonconforming Lots

A non-conforming 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 building lines and setbacks shall apply. The variance of setback requirements shall be obtained only through action of the Zoning Hearing Board.

If two or more lots with common ownership are of record at the time of passage or amendment of this Ordinance, and if all or part of the lots do not meet the requirements for lot width and area established by this Ordinance, the lands involved shall be considered an undivided parcel, and no portion of such parcel shall be occupied or sold which does not meet lot width and area requirements established by this Ordinance.

15.8.1.2 Nonconforming Uses

A use legally existing at the time of adoption of this Ordinance which becomes a non-conforming use in the district where it is existing upon adoption of this Ordinance or amendment hereafter, may be continued as it exists upon adoption or future amendment of this ordinance. Thereafter, the use shall only be modified minimally to uses that are generally consistent with the use that became nonconforming. The use shall not be permitted to change to any use that is different from the nonconforming use and not in compliance with the use regulations for the district where the use is located.

15.8.1.3 Nonconforming Structures

A structure legally existing at the time of adoption of this Ordinance which becomes a non-conforming structure in the

district where it is existing upon adoption of this Ordinance or amendment hereafter, may be continued as it exists upon adoption or future amendment of this ordinance. Thereafter, the structure shall only be modified minimally in accordance with the provisions of this Ordinance. The structure shall not be permitted to change in such a fashion as to make the nonconforming structure a greater non-conformity so as to adversely affect the character of the neighborhood or district in which it is located.

15.8.2 Abandonment

If any nonconforming use or building or structure occupied by a nonconforming use is abandoned for a period of one (1) year, 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 one (1) year from the date of cessation or discontinuance. In the event of destruction or total casualty loss to a nonconforming building or structure, a one (1) year extension may be granted by the Zoning Officer provided that the owner shall, prior to the expiration of the initial one (1) year period provided for in the forgoing paragraph, file a notice of intent to reconstruct with the Zoning Officer.

15.8.3 Repairs and Reconstruction

15.8.3.1 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.

15.8.3.2 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:

- 1.** The reconstruction starts within one (1) year of the damage;
- 2.** The reconstruction shall not exceed the size, bulk, and area that existed prior to the damage, unless approved by the Zoning Hearing Board;

3. The location of the reconstruction does not create a safety hazard;
4. The reconstruction of a nonconformity located in the 100 year floodplain shall comply with Section 18.7 of this Ordinance.

15.8.4 Extension or Enlargement

15.8.4.1 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 Zoning Officer.

15.8.4.2 Structural alterations proposed to extend a nonconforming structure may be authorized as follows:

1. By the Zoning Officer, 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; and
 - (b) The proposed extension or enlargement of the nonconforming use shall not exceed 50 percent of the gross floor area of the structure or use, with such gross floor area to be measured at such time that the use became nonconforming.
2. By the Zoning Hearing Board upon application for a variance, 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; and
 - (b) The proposed extension or enlargement of the nonconformity which exceeds 50 percent of the gross floor area of the structure or use is approved by a variance issued by the Zoning Hearing Board.

15.8.4.3 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.

15.8.4.4 A nonconforming use shall not be extended to displace a conforming use, unless authorized by the Zoning Hearing Board.

15.8.4.5 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.

15.8.5 Change of Use

15.8.5.1 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.

15.8.5.2 A non-conforming use that is replaced by a permitted use shall not be allowed to revert to any non-conforming use.

15.8.6 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.

15.9 Nuisance Standards

15.9.1 Requirements for All Uses

No use shall be permitted which is noxious or offensive in the immediate surrounding areas by reason of odor, dust, smoke, gas, vibration, illumination, or noise, or which constitutes a public hazard whether by fire, explosion, toxicity, or otherwise. In determining whether a proposed use is noxious, hazardous, or offensive, the following standards shall apply. The proposed operation shall not:

15.9.1.1 Constitute a nuisance beyond the boundary of a site on which the use is located by reason of dissemination of noxious, toxic, or corrosive fumes, smoke, odor, or dust.

- 15.9.1.2** Result in noise or vibration exceeding the average intensity of ambient noise or vibration occurring from other causes at the boundary line.
 - 15.9.1.3** Endanger surrounding areas by reason of fire or explosion.
 - 15.9.1.4** Produce objectionable heat, glare, or radiation beyond the property line.
 - 15.9.1.5** Result in major electrical disturbance in nearby residences, or adversely affect the operation of equipment other than on the property on which the disturbance is located, when such equipment can be shown to be designed in accordance with relevant industry standards and in proper functional condition.
 - 15.9.1.6** Discharge any untreated sewage or industrial waste into any stream, or otherwise contribute to the pollution of surface or underground waters in accordance with the statutes of the Commonwealth of Pennsylvania.
 - 15.9.1.7** Create any other objectionable condition in an adjoining area which will endanger public health or safety or be detrimental to a permitted continuing use of the surrounding area.
- 15.9.2** When required by the Zoning Administrator, an applicant for a proposed use shall demonstrate, as a condition of approval that adequate provisions will be made to reduce and minimize any objectionable elements to the degree necessary to insure that the proposed use will not be noxious, hazardous, or offensive as defined above. If required, the applicant shall submit supplemental information, plans, and technical studies prepared by a qualified specialist. The Zoning Administrator may require the expert advice of official agencies or private consultants and such reasonable tests as are deemed necessary; the costs of which shall be borne by the applicant.

15.9.3 Odor Protection Levels

No use shall generate odor, odorous gas, or odorous material in such quantities as can be readily detectable at any point along lot lines without the use of instruments. Odor shall not exceed the odor limit beyond the lot line.

15.9.3.1 Odor limit is defined as the lowest concentration of odorous matter that produces an olfactory response in human beings.

15.9.3.2 The above requirements shall not apply to odors created by permitted agricultural uses, nor to odors normally coincident with permitted land uses so long as the odor characteristics are non-offensive as judged by the Zoning Administrator based on the odor,

strength, characteristics, and duration.

15.9.3.3 In an instance a proposed use in any category is to be a source of odor in accordance with Section 15.9.3.1 above, the steps that follow are used to mitigate odor:

1. The applicant shall prepare and show the ability to comply with an odor abatement plan for all buildings, structures and outdoor compounds. Recognition must be given that certain uses and activities produce odors, but the applicant shall show that odors can be reduced to a minimum or abated. Odor plume movement data, with prevailing winds in seasonal, day/night effects on plumes, and odor chemical composition shall be provided with the study. The abatement plan shall show that steps will be taken as may be necessary to abate odors or to allow odors at times that there would be minimal interference with neighbors.
2. The applicant shall dispose of solid and liquid waste in the manner that will avoid creating insect or rodent problems or public nuisance.
3. The applicant shall show that they can meet the standards and guidelines as may be set forth in treatises of best management practices of the use in the business and industry recognized by appropriate authorities or as the same may be produced by the PA Department of Agriculture, PA Department of Environmental Protection, Penn State University-College of Agricultural Sciences, or similar entities. Site suitability assessment as provided by the above shall be submitted with the application.

15.9.4 Noise Protection Levels

The sound level of any operation (other than the operation of motor vehicles or other transportation facilities, operations involved in the construction or demolition of structures, emergency alarm signals or time signals) shall not exceed the decibel levels in the designated octave bands stated below. The sound-pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conforms to the specifications published by the American Standards Association.

15.9.4.1 No person shall operate or cause to be operated on private or public property any source of sound in such a manner as to create a sound level which exceeds the limits set forth in this Section, when measured at property line upon which the emission occurs. The maximum permissible sound-pressure levels for smooth and continuous noise shall be as follows:

Maximum Permitted Sound Pressure Levels

Frequency Bank Cycles Per Second	Maximum Permitted Sound Pressure Level Decibels
0-150	67
150-300	59
300-600	52
600-1200	46
1200-2400	40
2400-4800	34
Above 4800	32

If the noise is not smooth and continuous or is radiated during sleeping hours, one or more of the corrections below shall be added to or subtracted from each of the decibel levels given herein:

Noise Correction Levels

Type of Operation or Character of Noise	Corrections In Decibels
Noise between the hours of 10pm and 7 am	-3
Noise occurring less than five (5%) percent of any one-hour period	+5
Noise of periodic character (hum, scream, etc.) or impulsive character (hammering, etc.). In the case of impulsive noise, the correction shall apply only to the average pressure during an impulse, and impulse peaks shall not exceed the basic standards given above.	-5

15.9.4.2 Exemptions to Noise Standards

The maximum permissible sound level limits set forth in the above table shall not apply to any of the following noise sources:

1. Sound needed to alert people about an emergency or building, equipment, or facility security alarms.
2. Repair or construction work to provide electricity, water or other

public utilities between the hours of 7am and 9pm, except for clearly emergency repairs which are not restricted by time.

3. Household power tools and lawn mowers between the hours of 8am and 9pm.
4. Construction operations (including the occasional use of blasting in construction) and repairs of public facilities (including sidewalks and streets) within the hours of 7am and 9pm, except for clearly emergency repairs which are not restricted by time.
5. Forestry and agricultural activities.
6. Motor vehicles traveling on public streets.
7. Public celebrations, specifically authorized by the municipal government body or a county, state, or federal government agency or body.
8. Railroads and aircraft.
9. Unamplified human voices.
10. Routine ringing of bells and chimes by a place of worship or municipal clock.
11. Hunting and Target Shooting.

15.9.5 Vibration Protection Levels

No use shall generate vibration which is capable of causing damage to building structures, equipment alignment, or structural soundness.

15.10 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.

15.10.1 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.

- 15.10.1.1** 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 or nearby lot owned or controlled by the applicant (see Section 15.10.1.9), or that shared parking facilities are provided in accord with Section 15.10.1.10;
- 15.10.1.2** 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;
- 15.10.1.3** Parking areas shall be set back from street right-of-way lines and property boundaries at a minimum distance of fifteen (15) feet, except that single family and double dwellings need not comply with this requirement. 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 Section 15.7);
- 15.10.1.4** The parking area, service drives and entrance and exit lanes shall be constructed of a stabilized base (e.g. 4" of 2A subbase) with a suitable all weather surface, be graded for proper drainage, and maintained in good repair. If more than five (5) spaces are to 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.
- 15.10.1.5** Parking spaces shall have dimensions of ten feet by twenty feet (10' x 20'). Parallel spaces shall be a minimum of nine feet by twenty-one feet (9' x 21');
- 15.10.1.6** 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 Section 15.14 of this Ordinance;

15.10.1.7 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;

15.10.1.8 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 agriculture uses, single and duplex dwellings, for parking lots less than 5 spaces in size, or for other uses that do not have night-time hours. At the time any exterior lighting is installed or substantially modified, an exterior lighting plan in accordance with Article 19, Exterior Lighting Standards, shall be submitted to the Zoning Administrator in order to determine whether the requirements of this Section have been met and that adjoining property will not be adversely impacted by the proposed lighting.

15.10.1.9 In accordance with special exception procedures, the Zoning Hearing Board may authorize the use of an adjacent or nearby lot owned or controlled by the applicant.

15.10.1.10 The required parking spaces for two or more uses may be shared provided that the Zoning Hearing Board 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.

15.10.2 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 Zoning Officer, 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 SPACES - MINIMUM
Residential Uses	
Single-Family, Two-Family, Townhouse including Family Based Group Home	2 per dwelling unit
Multiple Family Dwelling	2 per dwelling unit; 1 for each dwelling unit for elderly housing
Mobile Home Parks	2 for mobile home lot
Institutional Uses	
Corrective/Penal Institution	1 for each 5 persons of total facility capacity + 1 for each employee on the maximum work shift
Day Care Center	1 for each 5 students/clients + 1 for each employee
Family Day Care Home	2 for dwelling unit + 2 customer spaces
Group Care Facility	1 for each 2 residents + 1 for each employee on the maximum work shift
Nursing Home or Retirement Home	1 for each 2 beds + 1 for each employee on the maximum work shift
Elementary Schools	5 for each classroom + 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 sq. ft. of gross floor area
Hospitals or health care facilities	1 for each 2 beds + 1 for each employee in the maximum work shift

Commercial/Retail Uses	
Retail stores or service or repair business, including agricultural business and shopping centers	1 for each 200 sq. ft. of gross floor area + 1 for each employee/vendor on the maximum work shift
Restaurant	1 for each 2.5 seats of total facility capacity + 1 for each employee in the maximum work shift
Animal Hospital or kennel	1 for each 300 sq. ft. of gross floor area + 1 for each employee on the maximum work shift
Automotive, truck or motorcycle sales or repair	1 for each employee + 2 for each service bay + 1 for each 200 ft ² of interior sales & display area only and 1 for each 7,000 ft ² of outdoor display area.
Business or professional office & financial institutions	1 for each 250 sq. ft. of gross floor area + 1 for each employee
Medical, dental or veterinary office	5 for each doctor + 1 for each employee
Home Occupation, Home Based Business	2 for dwelling unit + 2 customer spaces
Bed & Breakfast	1 for each guest room + 2 for dwelling unit
Motel or other similar lodging establishment	1 for each guest room + 1 for each employee on the maximum work shift
Funeral Home	1 for each 50 sq. ft. of assembly area + 1 for each employee with a minimum of 20 spaces
Clubs, fraternal organizations or similar use	1 for each 150 sq. ft. 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 sq. ft. of gross floor area + 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 + 6 customer spaces
Recreational Use	
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 + 1 for each 2 employees
Campgrounds or RV parks	2 for each camping space + 1 additional space for every 5 camping spaces.

15.10.3 Handicapped Parking

The parking lot design shall provide handicapped accessible parking spaces and sidewalks in accord with current ADA or IBC standards.

15.10.4 Off-Street Loading

15.10.4.1 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 accompanying table entitled, "Minimum Required Off-Street Loading Berths".

MINIMUM REQUIRED OFF-STREET LOADING BERTHS

Gross Floor Area	Minimum Number of Berths
0 – 25,000 sq. ft.	1
25,001 sq. ft. or greater.	2

15.10.4.2 The minimum area for each off-street loading space, excluding area for maneuvering, shall be two hundred fifty (250) square feet except where semi-trailers are expected to be used and then

the minimum area shall be seven hundred (700) square feet.

- 15.10.4.3** At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or the right-of-way while the truck or van is being loaded or unloaded.

15.11 Outdoor Lighting on Private Premises

All outdoor flood lighting and spot lighting on private premises shall be mounted and shielded to effectively eliminate direct glare on adjacent properties or upon public streets.

15.12 Projections Into Required Yards

The following projections shall be permitted into required yards and shall not be considered in the determination of yard size or lot coverage:

- 15.12.1** Projecting architectural features – bay windows, cornices, eaves, fireplaces, chimneys, window sills, or other architectural features, provided they do not extend more than four (4) feet into any required yard nor closer than five (5) feet to any adjacent property line.
- 15.12.2** Patios, decks, paved terraces, or open porches shall be permitted in all yards provided that no impermeable surface shall be within five (5) feet of any property lines.
- 15.12.3** 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.
- 15.12.4** Covered porches shall be considered part of the main building and shall not project into any required yard.

15.13 Public Utilities Exempt

This Ordinance shall not apply to any existing or proposed building, or extension thereof, used by a public utility corporation, if, upon petition of the corporation, the Pennsylvania Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public. It shall be the responsibility of the Pennsylvania Public Utility Commission to ensure that both the corporation and the Township have notice of the hearing and are granted an opportunity to appear, present witnesses, cross-examine witnesses presented by other parties and otherwise exercise the rights of party to the proceedings. See Section 619 of the

Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as amended.

15.14 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.

15.14.1 Screening

15.14.1.1 Natural screening shall consist of trees or shrubs at least six (6) feet in height and spaced in such a manner as to visually separate the properties. Fencing shall be at least six (6) feet high and be of a type that provides a similar level of visual screening as natural growth.

15.14.1.2 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.

15.14.1.3 Screen planting when mature shall not encroach into any road right-of-way nor into a driveway or intersection clear sight triangle.

15.14.2 Substitution of a Landscaping Plan for Screening

In lieu of a solid hedge, wall, or fence barrier the appropriate board may consider the substitution of an attractive and coordinated landscaping design. This design shall be detailed on the site plan or on a separate drawing. Emphasis shall be given to the integration of the parking into the landscape plan so as to minimize its visual impact upon adjacent lots and upon the neighborhood. Landscaping shall be maintained to achieve the desired effect. The Zoning Officer shall notify property owners in the event that required or approved screening or landscaping is not maintained.

15.15 Small Wind Energy System

15.15.1 Definition – See Article 2.

15.15.2 Controls

- 15.15.2.1** Lot size shall not be less than one (1) acre inclusive of the permitted principal use.
- 15.15.2.2** The tower height inclusive of blade tip shall not exceed one-hundred-twenty (120) feet measured from the ground level below the base of the tower.
- 15.15.2.3** Setbacks from all lot lines shall be a factor of 1.1 times the tower height. Towers are prohibited from locating in the front yard.
- 15.15.2.4** Monopole tower style is encouraged. Guy wires of towers shall be located on the premises of the applicant.
- 15.15.2.5** The small wind energy system is to operate on the same lot to serve the principal use.

15.15.3 Discontinuance of Use

If a Small Wind Energy System remains unused for a period of twelve (12) consecutive months, the property owner shall dismantle and remove the tower and related equipment within six (6) months of the expiration of such twelve (12) month period.

15.16 Storage of Junk and Certain Vehicles

15.16.1 Storage of Junk as an Accessory Use In All 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:

- 15.16.1.1** Screened from view from any street right-of-way or property line using vegetative screening (see Section 15.14), 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.
- 15.16.1.2** Limited to the occupancy of no more than 1,000 sq. ft. of lot area.
- 15.16.1.3** A single unlicensed motor vehicle may be stored on a lot and shall be exempt from the requirements of Sections 15.16.1.1 and 15.16.1.2. above.

15.16.2 Junkyard/Salvage Yard

See the special exception criteria for this use in Section 16.13.

15.17 Unique Lots and Building Locations

15.17.1 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).

15.17.2 Side Yard of a Corner Lot

The side yard of a corner lot which abuts a street, shall be equal to the required front yard for that street.

15.17.3 Ratio of Lot Width to Length

The ratio of lot width to length for newly created residential lots shall be a maximum of one to three (1:3) for lots of less than 10 acres and one to five (1:5) for lots 10 acres or greater in size.

15.18 Water Supply and Sewerage Facilities Required

In the interest of protecting the public health, safety and welfare, every building or structure hereafter, altered or moved upon any premises, or used in whole or in part for dwelling, commercial or recreational business or industrial purpose shall be provided with safe and sanitary means of collection and treatment or disposal of sewage. Such facilities shall conform to minimum requirements set forth by the Pennsylvania Department of Environmental Protection, and any other applicable federal, state or local laws or regulations.

15.19 Yard and Garage Sales

For the purposes of this ordinance, yard and garage sales shall be considered as an accessory use to a residential dwelling and shall not require a zoning permit, provided that:

- 15.19.1** No more than 3 yard sales shall be conducted per year by a resident from the same lot; and

- 15.19.2** The duration of one yard sale shall not exceed 3 consecutive days.
- 15.19.3** Should a resident desire to conduct yard sales in excess of the frequency or duration stated above, a Conditional Use for a Home Occupation shall be required using the Home Occupation regulations of Article 16 as the criteria for the granting of the Conditional Use.