

ARTICLE 4

ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

401. APPLICABILITY.

- 401.A. This Article establishes additional specific requirements for certain specific uses, in addition to the sign, parking, environmental and other general requirements of this Ordinance and the requirements of each District. Wherever two requirements conflict, the stricter requirement shall apply.
1. For uses allowed within a specific Zoning District as "Special Exception" Uses, see also the procedures and standards in Section 116.

402. ADDITIONAL REQUIREMENTS FOR SPECIFIC PRINCIPAL USES.

402.A. Each of the following uses shall meet all of the following requirements for that use:

1. Adult Use. (This is limited to the following: Adult Bookstore, Adult Movie Theater, or Adult Live Entertainment Facility)
 - a. Purposes. The regulations on Adult Uses are intended to serve the following purposes, in addition to the overall objectives of this Ordinance.
 - 1) To recognize the adverse secondary impacts of Adult Uses that affect health, safety and general welfare concerns of the municipality. These secondary impacts have been documented in research conducted across the nation. These secondary impacts typically include, but are not limited to: increases in criminal activity, increases in activities that increase the risk of transmission of sexually transmitted diseases, increases in activities that increase the risk of transmission of other communicable diseases, increases in blight, decreases in the stability of residential neighborhoods, and decreases in property values for surrounding homes, and decreases in the marketability of nearby commercial business space. The research conducted across the nation concludes that Adult Uses typically involve insufficient self-regulation to control these secondary effects.
 - 2) To limit Adult Uses to locations where these secondary impacts can be minimized, particularly as they affect residential neighborhoods and commercial revitalization.
 - 3) To not attempt to suppress any activities protected by the "free speech" protections of the U.S. Constitution, but instead to control secondary effects.
 - b. No Adult Use nor its parking area shall be located within the following distances, whichever is greater:
 - 1) 500 lineal feet of the lot line of any residential zoning district or existing dwelling;
 - 2) 1,000 lineal feet of the lot line of any primary or secondary school, place of worship, library, public park, day care center or child nursery.
 - c. A 50 feet buffer yard shall be provided, regardless of zoning district, along the side and rear lot lines in accordance with Section 803, but with plantings of an initial minimum height of 5 feet.
 - d. No pornographic material, displays or words shall be placed in view of persons who are not inside of the establishment. Definite precautions shall be made to prohibit minors from entering the premises.
 - e. No Adult Use shall be used for any purpose that violates any Federal, State or municipal law.
 - f. See Section 709, Prohibited Signs.
 - g. The Adult Use shall not include the sale or display of "obscene" materials, as defined by Pennsylvania criminal law, as may be amended by applicable Court decisions.
 - h. An Adult Use shall be prohibited in all Districts except where specifically permitted by Article 3.
 - i. A minimum lot area of 1 acre is required, unless a larger lot size is required in that district.

- j. For public health reasons, private or semi-private viewing booths of any kind are prohibited. This specifically includes, but is not limited to, booths for viewing adult movies or nude dancers.
 - k. No use may include live actual or simulated sex acts nor any physical or sexual contact between employees and entertainers nor or between employees or entertainers and customers. This shall include, but not be limited to, a prohibition on "lap dancing."
 - l. See also regulations in this Section for a "Massage Parlor."
 - m. All persons within any adult use shall wear non-transparent garments that cover their genitals and the female areola, except within a permitted lawful "adult live entertainment facility."
 - n. Any application for such use shall state the names and home addresses of: a) all individuals intended to have more than a 5 percent ownership in such use or in a corporation owning such use and b) an on-site manager responsible to ensure compliance with this Ordinance on a daily basis. Such information shall be updated at the beginning of each year in writing to the Zoning Officer.
 - o. The use shall not operate between the hours of 12 midnight and 7 a.m.
 - p. As specific conditions of approval under this Ordinance, the applicant shall prove compliance with the following State laws, as amended: the Pennsylvania Liquor Code, Act 219 of 1990 (which pertains to sale or consumption of alcohol between 2 a.m. and 8 a.m.), Act 207 of 1990 (which pertains to obscenity) and Act 120 of 1996 (which pertains to Adult-Oriented Establishments and which limits enclosed viewing booths among other matters).
2. Adult Day Care Center.
 - a. The use shall be fully licensed by the State, if required by the State.
 - b. The use shall include constant supervision during all hours of operation.
 - c. The use shall not meet the definition of a "treatment center."
 3. After Hours Club - This use is effectively prohibited by State Act 219 of 1990, as amended (Section 7327 of Title 18 of the Pennsylvania Statutes).
 4. Age Restricted Housing.
 - a. The minimum lot size for this use shall be 15 acres.
 - b. There shall be a maximum of 4.25 dwelling units per acre. This use shall be serviced by centralized water and sewage disposal systems.
 - c. Not less than 2 parking spaces shall be required for each dwelling unit, including parking spaces within garages. In addition, one additional parking space for each 4 dwelling units shall be provided and restricted to use by visitors.
 - d. Minimum lot width shall be 150 feet.
 - e. Minimum front and rear yard setback shall be 30 feet and minimum side yard setback shall be 25 feet.
 - f. Maximum building height shall be 35 feet.
 - g. Maximum percentage of total lot coverage shall be 50 percent.
 - h. Maximum percentage of building coverage on the lot shall be 30 percent.
 5. Animal Cemetery.
 - a. All the regulations for a "cemetery" in this Section shall apply.
 - b. The applicant shall prove to the satisfaction of the Zoning Officer that the use will be conducted in such a manner that the public health and groundwater quality will not be threatened.
 6. Assisted Living Facility/ Personal Care Center. - The standards for nursing homes in this section shall apply.

7. Auto, Boat or Mobile/ Manufactured Home Sales.
 - a. No vehicle, boat or home on display shall occupy any part of the existing or future street right-of-way or required customer parking area. See buffer yard provisions in Section 803.
 - b. See light and glare standards in Section 507.
 - c. See parking requirements in Article 6.
 - d. Any mobile/manufactured homes on a sales site shall meet the required principal building setbacks from the perimeter lot lines.

8. Auto Repair Garage.
 - a. All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 250 feet of a "residential lot line."
 - b. All reasonable efforts shall be made to prevent or minimize noise, odor, vibration, light or electrical interference to adjacent lots. See standards in Article 5. See buffer yard requirements in Section 803.
 - c. Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way.
 - d. Any motor vehicle parked or stored on-site shall be registered and/or repairable and shall not be stored for more than 20 days within view of a public street or a dwelling. A maximum of "6 junk vehicles" may be parked on a lot outside of an enclosed building at any one time. Any junk vehicle stored outside overnight shall be screened from view of adjacent dwellings.
 - e. Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.

9. Auto Service Station.
 - a. See definition of this term and "Auto Repair Garage" in Article 2. The uses may be combined, if the requirements for each are met.
 - b. Fuel pumps shall be at least 25 feet from the existing street right-of-way and shall meet side yard principal building setback requirements.
 - c. Any motor vehicle parked or stored on-site shall be registered and/or repairable and shall not be stored for more than 20 days within view of a public street or a dwelling. A maximum of "6 junk vehicles" may be parked on a lot outside of an enclosed building at any one time. Any junk vehicle stored outside overnight shall be screened from view of adjacent dwellings.
 - d. The use may include a "convenience store" if the requirements for such use are also met.
 - e. A canopy shall be permitted over the gasoline pumps with a minimum front yard setback of 20 feet from each street right-of-way line.
 - (1) Such canopy may be attached to the principal building. The canopy shall not include any signs, except: a) a sign may be attached to the canopy in place of an allowed freestanding sign, b) a wall sign shall be allowed on a portion of the canopy that is behind the minimum front yard setback line, and c) warning signs.
 - (2) Within the minimum front yard building setback, the distance between the ground level and the bottom of the canopy shall not be greater than 18 feet. Parts of a sloped canopy may have a taller height if the purpose of the taller height is to deflect soot and glare away from neighboring properties.

10. Bed and Breakfast Inn.
 - a. In a residential district, on a lot of less than 3 acres, a maximum of 8 rental units shall be allowed.
 - b. One off-street parking space shall be provided for each rental unit. The off-street parking spaces for the bed and breakfast inn shall be located either to the rear of the principal building or screened from the street and abutting dwellings by landscaping.

- c. There shall not be any signs, show windows or any type of display or advertising visible from outside the premises, except for a single sign with a maximum sign area of 6 square feet on each of 2 sides and with a maximum height of 8 feet. No internal lighting of the sign shall be permitted.
 - d. Within a residential district, the use shall have a residential appearance and character.
 - e. The use shall be operated and/or managed by permanent residents of the lot.
 - f. There shall not be separate cooking facilities in any guest room. Food shall only be served to guests who are staying overnight, unless a restaurant is also permitted.
11. Boarding House (includes Rooming House).
- a. Minimum lot area- 2 acres.
 - b. Minimum side yard building setback - 30 feet side
 - c. Minimum lot width- 200 feet
 - d. Maximum density- 6 bedrooms per acre; shall serve a maximum total of 20 persons.
 - e. Each bedroom shall be limited to 2 adults each.
 - f. A buffer yard with screening meeting Section 803 shall be provided between any boarding house building and any abutting dwelling.
 - g. Note - There are separate standards for an "assisted living facility," which is not considered a boarding house.
 - h. Signs- shall be limited to 2 wall signs with a maximum of 2 square feet each.
12. Camp.
- a. Minimum lot area - 20 acres.
 - b. All buildings and campsites shall be setback a minimum of 150 feet from all residential lotlines and 75 feet from all other lotlines and street rights-of-way.
 - c. No person other than a bona fide resident manager/caretaker shall reside on the site for more than 6 months in any calendar year.
13. Campground or Recreational Vehicle Campground
- a. For each acre of total lot area, there shall be a maximum average of: a) 6 recreational vehicle sites and b) 8 tent sites. Such sites may be clustered in portions of the tract.
 - b. Any store shall be limited to sales of common household and camping items and shall be primarily intended to serve persons camping on the site.
 - c. A commercial campground shall include at least one stone or paved entrance road from a public street, with a minimum width of 20 feet. The first 100 feet of the campground road from a paved public street cartway shall be paved.
 - d. Minimum lot area - 15 acres.
 - e. All campsites, recreational vehicle sites, buildings and vehicle parking shall be setback a minimum of 150 feet from all residential lot lines and 75 feet from all other lot lines and street rights-of-way. Any existing healthy trees within such setback shall be preserved, except at needed perpendicular entrance road and utility crossings.
 - f. Buildings used for sleeping quarters shall not be within the 100-year floodplain. No campsites or buildings shall be located on slopes over 15 percent slope.
 - g. Maximum impervious coverage- 10 percent, which shall include the typical lot area covered by recreational vehicles at full capacity.
 - h. No person other than a bona fide resident manager/caretaker shall reside on the site for more than 6 months in any calendar year. No recreational vehicle shall be occupied on the site for more than 6 months in any calendar year by any one individual or one family, other than a resident manager/caretaker.

- i. The requirements for Campgrounds in the Subdivision and Land Development Ordinance shall also apply.
14. Car Wash.
- a. Traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets. On-lot traffic circulation channels and parking areas shall be clearly marked.
 - b. Adequate provisions shall be made for the proper and convenient disposal of refuse. The applicant shall provide evidence that adequate measures will be in place to prevent pollutants from being washed into the groundwater or waterways. Any chemicals or polluted runoff that may be hazardous to aquatic life shall be stored within an area that will completely contain any leaks, spills or polluted runoff.
 - c. Water from the car wash operation shall not flow onto sidewalks or streets in such a manner as could cause ice hazards.
 - d. No portion of a car wash shall be located within 100 feet from the centerline of a perennial waterway.
 - e. Minimum lot area - 5 acres, which shall be reduced to 1 acre if the applicant proves that most of the water used in the operation will be recycled on-site.
15. Cemetery.
- a. Minimum lot area- 2 acres, which may on the same lot as an allowed place of worship.
 - b. A crematorium, where allowed by Article 3, shall be setback a minimum of 250 feet from all lot lines of existing dwellings and all undeveloped residentially zoned lots.
 - c. All structures and graves shall be setback a minimum of: 30 feet from the future right-of-way of any public street, 10 feet from the cartway of an internal driveway, and 20 feet from any other lot line. Any buildings with a height greater than 20 feet shall be setback a minimum of 50 feet from all lot lines.
 - d. No grave sites and no structures shall be located within the 100-year floodplain.
 - e. The applicant shall prove to the satisfaction of the Zoning Officer, based upon review by the Township Solicitor, that the use will include an appropriate financial system to guarantee perpetual maintenance.
16. College or University.
- a. Minimum building setback from any abutting residential lotline - 60 feet for buildings other than dormitories, 100 feet for dormitories.
 - b. Dormitories shall only be allowed if specifically listed as allowed in the applicable zoning district.
 - c. The use shall have central sewage and central water services.
17. Commercial Communications Antennae/Tower as principal or accessory use.
- a. An accessory commercial communications antenna shall be permitted by right in any district if it meets the following requirements:
 - 1) In a district other than a commercial or industrial district, the antenna shall extend a maximum of 20 feet beyond the existing structure to which it is attached. The antenna shall be attached to one of the following existing lawful structures:
 - a) a principal agricultural building or silo,
 - b) an electric high voltage transmission tower,
 - c) an existing lawful commercial communications tower,
 - d) a fire station or steeple or bell tower of a place of worship,
 - e) a water tower, or
 - f) existing signs.
 - 2) In a commercial or industrial district, the antennae shall extend a maximum of 40 feet beyond an existing building or structure (other than a dwelling), provided the antenna is setback a

distance equal to its total height above the ground from any lot line of a dwelling on another lot.

- b. Any commercial communications antenna/tower that does not meet Section "a." above (such as a new freestanding tower) shall only be allowed where specifically authorized in Section 306, and in compliance with the following additional regulations:
 - 1) Such antenna/tower shall be set back from all lot lines and street rights-of-way a distance that is equal to at least 125 percent of the total height of the antenna/tower above the surrounding ground level.
 - 2) A new tower, other than a tower on a lot of an emergency services station, shall be setback the following minimum distance from any existing dwelling: 100 feet plus the total height of the tower above the surrounding ground level.
 - 3) A tower attached to the ground shall be surrounded by a security fence/gate with a minimum height of 8 feet and evergreen plantings or preserved vegetation with an initial minimum height of 4 feet.
 - 4) The applicant shall provide a written statement sealed by a professional engineer stating that the communications antenna/tower will meet the structural and wind resistance requirements of the applicable Building Code. If a Building Code does not regulate the matter, then the provisions of the latest published version of the International Building Code, or its successor code, shall be met.
 - 5) The applicant shall describe in writing the policies that will be used to offer space on a tower to other communications providers, which shall serve to minimize the total number of towers necessary in the region. This policy shall be designed to minimize the total number of towers necessary in the Township.
 - 6) An applicant for a new commercial communications tower shall provide evidence to the Board of Supervisors ("the Board") that they have investigated co-locating their facilities on an existing tower and other tall structures and have found such alternative to be unworkable. The reasons shall be provided.
 - 7) A maximum total height of 200 feet above the ground shall apply in a commercial and industrial district and 150 feet in any other district where it may be allowed, unless the applicant proves to the Board that a taller height is absolutely necessary and unavoidable.
 - 8) The Board may require lighting of an antenna even if it will not be required by the Federal Aviation Administration. Such lighting is intended to provide protection for emergency medical helicopters.
 - 9) A new tower shall be designed in a manner that minimizes its visual intrusiveness and environmental impacts to the maximum extent feasible. For example, monopole designs or designs worked into a flag pole are preferred over lattice designs. Self-supporting towers are preferred over towers with guy wires that would require removal of larger numbers of trees.
- c. Purposes - These provisions for commercial communications antenna/towers are primarily designed to serve the following purposes, in addition to the overall objectives of this Ordinance:
 - 1) To protect property values.
 - 2) To minimize the visual impact of antenna/towers, particularly considering the importance of the scenic beauty of the area in attracting visitors for outdoor recreation.
 - 3) To minimize the number and heights of towers in a manner that still provides for adequate telecommunications services and competition.
- d. A tower/antenna that is intended to primarily serve emergency communications by a Township-recognized police, fire or ambulance organization, and is on the same lot as an emergency services station, shall be permitted by right. Such tower/antenna may also serve commercial purposes.

- e. Any antenna and tower that is no longer in active use shall be completely removed within 6 months after the discontinuance of use. The operator shall notify the Zoning Officer in writing after the antenna or tower use is no longer in active use. Any lease shall require such removal by the owner of the antenna/tower. Any lease should provide that the lease shall expire once the antenna/tower is removed.
 - f. All accessory utility buildings or cabinets shall: have a maximum total floor area of 400 square feet (which may be divided among adjacent buildings serving separate companies), have a maximum height of 10 feet and meet principal building setbacks.
 - g. The use of any portion of a communications tower for signs is prohibited, except for necessary warning or equipment signs.
18. Conversion of an Existing Building (including an Existing Dwelling) into Dwelling Units.
- a. See Article 3, which regulates where conversions are permitted. Applicable State fire safety requirements shall be met.
 - b. The following regulations shall apply to the conversion of an existing one family dwelling into a greater number of dwelling units:
 - 1) Additional entrances may be placed on the side or rear of the structure. The dwelling units may internally share the single front entrance.
 - 2) The conversion shall not be permitted if it would require the placement of an exterior stairway on the front of the building, or would require the placement of more than 3 off-street parking spaces in the required front yard.
 - c. A previously residential building shall maintain a clearly residential appearance, except as may be necessary for restoration of a historic building.
 - d. Dumpster Screening - See Section 806.
 - e. A maximum total of 4 dwelling units may be developed per lot unless a more restrictive provision is established by another section of this Ordinance.
 - f. Each unit shall meet the definition of a dwelling unit and shall meet the minimum floor area requirements of Section 801.C.
 - g. A minimum of 8,000 square feet of lot area shall be required per dwelling unit if central water and sewage services are provided, and 30,000 square feet per dwelling unit if such services are not provided.
18. Convenience Store.
- a. Fuel sales shall only be allowed if the requirements for an Auto Service Station are also met, including receiving any needed special exception approval.
 - b. The maximum total height of a canopy over fuel pumps shall be 25 feet.
 - c. Areas that are intended to fuel tractor-trailer trucks shall be setback a minimum of 150 feet from the lot line of any existing principal dwelling.
 - d. See lighting limitations in Article 5.
19. Day Care Center, Child.
- a. See also "Day care: Family Day Care Home or Group Day Care" as an accessory use in Section 403.
 - b. The use shall comply with any applicable state and federal regulations, including having an appropriate PA. Department of Public Welfare (or its successor agency) registration certificate or license.
 - c. Convenient parking spaces within the requirements of Article 6 shall be provided for persons delivering and waiting for children.

- d. In residential districts, where permitted as a principal use, a day care use shall have a minimum lot area of 30,000 square feet and a minimum setback for buildings and outdoor play areas of 25 feet from an abutting "residential lot line."
 - e. The use shall include secure fencing around outdoor play areas.
 - f. This use shall not be conducted in a dwelling that is physically attached to another dwelling that does not have a common owner.
 - g. A day care use may occur in a building that also includes permitted or non-conforming dwelling units.
 - h. See also the standards for a "Place of Worship" in this Section, which allows a day care center as an adjunct use.
20. Flea Market / Auction House.
- a. The applicant shall provide information on the maximum number of customers and employees on-site to determine adequate parking.
 - b. No item, other than motor vehicles, shall be stored outdoors for more than 7 days.
21. Forestry
- a. Purposes. To promote management of forests for long-term benefits; promote good forest stewardship; protect adjoining property owners; minimize the potential for adverse environmental impacts; and avoid unreasonable restrictions on forestry.
 - b. Applicability. Forestry shall be permitted by right in all zoning districts, provided it complies with the requirements of this Ordinance. These forestry provisions shall regulate all forestry when the total harvesting area is 1/2 acre or greater in a calendar year, which shall require a permit.
 - 1. These provisions shall not regulate the following:
 - a) cutting of up to 10 percent of trees with a trunk diameter of 6 inches or greater (measured 3.5 feet above the ground level) on a lot in any calendar year, provided such cutting does not involve clear cutting but instead involves routine thinning of woods;
 - b) cutting of trees with a trunk diameter of less than 6 inches (measured 3.5 feet above the ground level),
 - c) cutting of dead trees or unstable trees that clearly represent a danger to vehicles, buildings or pedestrians, and
 - d) cutting of trees that the applicant proves to the Zoning Officer is necessary to accommodate a Township-approved subdivision, land development, street, driveway, building, utility or use.
 - c. Application Requirements. An application for forestry shall be made a minimum of 30 days prior to the start of work. No forestry shall occur until a permit has been issued by the Zoning Officer.
 - 1. The application shall include a written forestry plan, which shall be prepared by a qualified professional. The provisions of the plan shall be followed throughout the operation. The plan shall be available for inspection at the harvest site at all times during the operation.
 - 2. The landowner, the applicant and the timber operator shall be jointly and separately responsible for complying with the terms of the forestry plan and permit.
 - d. Forestry Plan.
 - 1. The applicant shall specify, in writing, the land on which forestry will occur, the expected size of the harvest area, and the anticipated starting and completion date of the operation. The zoning permit shall be valid for up to two years from the date of issuance.
 - 2. The forestry plan shall include, at a minimum, the following information:
 - a) A narrative of proposed cutting practices and/or stand prescription(s) for each stand in the proposed harvest area and the construction, maintenance and retirement of the access system, including haul roads, skid roads, skid trails and landings;

- b) An erosion and sedimentation control plan approved by the County Conservation District if over 1 acre will be disturbed;
 - c) All forestry activities shall use “Best Management Practices” which shall be shown on the plan;

 - d) A narrative of all stream and road crossings, including required permits from the appropriate agency;
 - e) All Township and/or PennDOT Highway Occupancy permits, if applicable;
 - f) An application shall be submitted to the Township, with a map showing waterways, drainageways, approximate wetlands, lakes, roads, lot lines, and proposed harvest areas.
 - g) The application shall also include the name and address of the property owner and the person who will be responsible to oversee the forestry.
 - h) The application shall also show proposed erosion and sedimentation control measures, proposed crossings of waterways and proposed vehicle entrance and exit points onto streets.
- e. Forestry Practices.
- 1) Felling or skidding on or across any public thoroughfare is prohibited without the express written consent of the Township or PennDOT, whichever is responsible for maintenance of the street.
 - 2) No tops or slash shall be left within 25 feet of any public thoroughfare, property line or private roadway providing access to adjoining residential property.
 - 3) All tops and slash between 25 and 50 feet from a public street right-of-way or private road providing access to adjoining residential property or within 50 feet of adjoining residential property shall be lopped so that they do not extend more than 4 feet above the surface of the ground.
 - 4) Streams are an important natural resource that provide for water quality, flood control, bank stabilization and other ecological benefits. To insure their adequate protection, forestry is prohibited within 75 feet from the top of the bank on each side of all perennial waterways.
 - 5) No tops or slash shall be left within a stream channel or floodway. Unless fully delineated, a floodway shall be assumed to be all that area within 50 feet from the center of a waterway.
 - 6) The use of clear-cutting must be fully justified by a forestry plan prepared by a qualified professional. Detailed information concerning increased stormwater runoff, erosion control and a plan to assure regeneration shall be provided. Clearcutting shall not be allowed on contiguous areas greater than 1/2 acre. Clearcutting shall be prohibited on slopes greater than 25 percent.
 - 7) A 20 feet minimum setback shall be maintained for forestry from a public street right-of-way and from any lot line of property, except such lot line setback shall not apply if the adjoining property owner provides a written, notarized and signed waiver of the setback to the zoning officer.
 - 8) If forestry involves more than 2 acres, a minimum of 30 percent of the forest cover (canopy) shall be kept and the residual trees shall be well distributed to promote re-forestation.
- f. Public Road Responsibility - The landowner and the operator shall be responsible for repairing any damage to Township roads caused by traffic associated with the forestry operation to the extent the damage is in excess of that caused by normal traffic. The Township may require the landowner or operator to furnish a bond to guarantee the repair of such damages. Such bond shall remain in full force until the Zoning Officer issues a written notification that all provisions of this Ordinance and the permit have been complied with. In lieu of such bond, the operator or landowner may post

a cash deposit or certified check with the Township. The application shall only be approved if the applicant proves to the satisfaction of the Township that the area street system is suitable in terms of structure, cartway width, geometry, safety and capacity to accommodate the additional truck traffic.

- (1) If the use will generate an average of more than 10 or more tractor-trailer trucks leaving the site per day, then a traffic study shall be required and shall be submitted to the Township.
 - g. **Tree Removal as Part of an Approved Subdivision.** If a stormwater management plan for a subdivision or land development assumes that a certain percentage of the tract will remain wooded, then the Board of Supervisors may require conservation easements to be put into effect by the subdivider to permanently limit tree removal on each lot so that such overall percentage of woods will remain in place. The enforcement mechanism for such easement shall be approved by the Board of Supervisors. The Board of Supervisors may require that the easement be enforceable by the Township and/or by any adjoining property owner.
22. Golf Course. A golf course may include a restaurant or clubhouse provided that such building is located a minimum of 150 feet away from any lot line of an existing dwelling and provided that the impervious area covered by such uses does not exceed an amount equal to 5 percent of the lot area of the golf course.
23. Groundwater or Spring Water Withdrawal, involving removal of an averaging of more than 10,000 gallons per day from a lot for off-site consumption.
- a. The applicant shall provide a written report by a professional hydrologist describing in technical detail and in a narrative understandable by a layperson how the proposal would affect wells, agricultural activities and surface water levels in the surrounding region. The application shall only be approved if the applicant proves to the satisfaction of the Zoning Hearing Board that the proposed application will not adversely affect wells of neighboring properties, considering drought conditions, nor aquatic habitats of surface waters, nor agricultural yields.
 - b. The applicant shall provide a written report by a professional engineer with substantial experience in traffic engineering. Such study shall analyze the suitability of the area street system to accommodate the truck traffic that will be generated. The application shall only be approved if the applicant proves to the satisfaction of the Zoning Hearing Board that the area street system is suitable in terms of structure, cartway width, geometry, safety and capacity to accommodate the additional truck traffic.
 - (1) If the use will generate an average of 10 or more tractor-trailer trucks per day leaving the site, then the Zoning Hearing Board may establish conditions regarding responsibilities for public road repair. The applicant will pay all fees for engineering studies, which will include a road study before and after the use is in operation. This condition may require the landowner and the operator to be responsible for repairing any damage to Township roads caused by traffic associated with the operation to the extent the damage is in excess of that caused by normal traffic. The Township may require the landowner or operator to furnish a bond or other financial guarantee to ensure the repair of such damages.
 - c. Any area used for loading or unloading of tractor-trailer trucks shall be setback a minimum of 150 feet from any adjacent residential lot.
 - d. Minimum lot area - 100 acres.
 - e. Any bottling or processing operations shall be considered a distinct use and shall only be allowed if "Food or Beverage Manufacturing" is an allowed use under Section 306.
24. Group Homes. Group homes are permitted within a lawful dwelling unit, provided the following additional requirements are met:
- a. The use shall meet the definition in Section 202.
 - b. A Group Home shall not include any use meeting the definition of a "Treatment Center."
 - c. A Group Home shall include the housing of a maximum of 6 unrelated persons, except:
 - 1) if a more restrictive requirement is established by another Township Code;
 - 2) the number of bona fide paid professional staff shall not count towards such maximum; and

- 3) as may be approved by the Zoning Hearing Board under Section 111.D.
 - d. The facility shall have adequate trained staff supervision for the number and type of residents. If the facility involves 5 or more residents, then 24 hour on-site staffing shall be provided.
 - e. The applicant shall provide evidence of any applicable Federal, State or County licensing or certification to the Zoning Officer.
 - f. The Group Home shall register in writing its location, general type of treatment/care, maximum number of residents and sponsoring agency with the Zoning Officer.
 - g. Parking - See Section 601.
 - h. If a Group Home is in a residential district, an appearance shall be maintained that is closely similar to nearby dwellings, and no sign shall identify the use.
 - i. The persons living on-site shall function as a common household unit.
25. Hotel or Motel.
- a. See definitions in Article 2, which distinguish a hotel/motel from a boarding house.
 - b. Buildings and tractor-trailer truck parking shall be a minimum of 50 feet from any "residential lot line."
 - c. If the parking area will accommodate tractor-trailer trucks, the applicant shall demonstrate that adequate parking and maneuvering areas will be provided.
26. Independent Living Retirement Center.
- a. Minimum lot size - 2 acres or 6,000 square feet per dwelling unit, whichever is greater.
 - b. Any building with dwelling units on more than one story shall be equipped with an elevator.
 - c. Not less than 0.75 parking spaces shall be provided on average per dwelling unit. A higher number of parking spaces may be required as a condition of conditional use approval, if the Board of Supervisors determine it is necessary to serve residents and visitors. In addition, one parking space shall be provided for each employee on-site during peak times.
 - d. Minimum lot width - 200 feet.
 - e. Minimum yard widths - 50 feet front, 50 feet rear, and 30 feet each side.
 - f. Maximum building height - 35 feet.
 - g. Maximum impervious coverage - 50 percent. Maximum building coverage - 30 percent.
 - h. Sewage shall be disposed of through a central sewage system operated by a public utility, municipal authority or a municipality.
 - i. The applicant shall provide copies of all applicable state or federal licenses, certifications or permits to the Zoning Officer. Notices of any revocations or suspensions of such licenses, certifications or permits shall be provided in writing to the Zoning Officer within 15 days after receipt by the applicant.
27. Junkyard. (includes automobile salvage yard)
- a. Storage of garbage or biodegradable material is prohibited, other than what is customarily generated on-site and routinely awaiting pick-up.
 - b. Outdoor storage of junk shall be at least: a) 100 feet from any residential lot line and b) 50 feet from any other lot line and the existing right-of-way of any public street.
 - c. The site shall contain a minimum of 2 exterior points of access, each of which is not less than 20 feet in width. One of these accesses may be limited to emergency vehicles. Cleared driveways shall be provided throughout the entire use to allow access by emergency vehicles. Adequate off-street parking areas shall be provided for customers.
 - d. Outdoor storage shall be completely enclosed (except at approved driveway entrances) by a 40 foot wide buffer yard which complies with Section 803. Secure fencing with a minimum height of 8 feet shall be provided and well-maintained around all outdoor storage areas. Such fencing shall be provided inside of the evergreen screening.

- e. Burning or incineration is prohibited.
 - f. See the noise or dust regulations of Article 5.
 - g. All gasoline, antifreeze and oil shall be drained from all vehicles and properly disposed of. All batteries shall be removed from vehicles and properly stored in a suitable area on an impervious and properly drained surface.
 - h. Lot area - 2 acres minimum; 20 acres maximum.
 - i. Tires - see the "Outdoor Storage and Display" standards in Section 403.
 - j. Any storage of junk shall be maintained a minimum distance of 100 feet from the centerline of any waterway, and shall be kept out of a drainage swale.
28. Kennel.
- a. All buildings in which animals are housed and all runs shall be located at least 200 feet from all "residential lot lines."
 - b. Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot routinely be heard within any adjacent principal building.
 - c. No animal shall be permitted to use outdoor runs from 8 p.m. to 8 a.m. that are within 250 feet of an existing dwelling. Runs for dogs shall be separated from each other by visual barriers a minimum of 4 feet in height, to minimize dog barking.
 - d. See State law regulating kennels.
 - e. Minimum lot area - 5 acres.
29. Livestock and Poultry, Raising of.
- a. Minimum lot area - 5 acres. The provisions of this section shall apply to uses beyond animals allowed under the "Keeping of Pets" provision.
 - b. Any structure or concentrated feeding areas for the keeping of livestock or poultry shall be located by a minimum of: 1) 200 feet from any lot line of an existing dwelling, and 2) 50 feet from all other exterior lot lines.
 - c. The setbacks from property lines shall not apply from dwellings or residential lots owned by: (1) the operator or owner of the livestock use or (2) affected property-owners providing a written notarized letter waiving such setback.
 - d. Fencing shall be used as necessary and practical to prevent livestock from entering streets or unauthorized property.
 - e. For any new or expanded operation regulated under the State Nutrient Management Act, the applicant shall provide evidence to the Township that the Nutrient Management Plan and other requirements of the Act and accompanying regulations are being complied with.
 - f. New or expanded manure storage facilities or structures or concentrated feeding areas used for the keeping of livestock or poultry shall:
 - (1) not be located within the 100 year floodplain;
 - (2) not be located within 100 feet of a perennial stream, river, spring, lake, pond or reservoir,
 - (3) not be located within 100 feet of a private water well or open sinkhole,
 - (4) not be located within 100 feet of an active public drinking well or an active intake for a public water supply,
 - g. New or expanded manure storage facilities shall not be located within 200 feet of a property-line, unless a 100 feet setback is specifically established under State Nutrient Management regulations that preempt Township requirements.
 - h. Solid and liquid wastes will be disposed of in a manner that minimizes insect, odor and rodent nuisances. A written odor control plan shall be submitted and shall be complied with if approved. Such plan shall describe methods that will be used to properly dispose of dead animals.
 - i. Manure shall be regularly collected and disposed of in a sanitary manner. Manure shall be stored in a manner that prevents it from being carried off by runoff into a waterway.

30. Membership Club.

- a. See definition in Article 2.
- b. Any active outdoor play areas shall be setback at least 30 feet from any abutting "residential lot line."
- c. This use shall not include an "After Hours Club."

31. Mineral Extraction.

- a. A copy of all information submitted to State agencies shall also be submitted to the Zoning Officer at the same time.
- b. A detailed and appropriate land reclamation and reuse plan of the area to be excavated shall be submitted to the Zoning Officer. Compliance with such plan shall be a condition of Township permits.
- c. After areas are used for mineral extraction, those areas shall be reclaimed in phases to a non-hazardous and environmentally sound state permitting some productive or beneficial future use.
- d. A 50 feet wide yard covered by natural vegetative ground cover (except at approved driveway crossings) shall be required along all exterior lot lines that are within 200 feet of an area of excavation. The Board of Supervisors (or Zoning Hearing Board in the case of a special exception use) may require this yard to include an earth berm with a minimum average height of 6 feet and an average of 1 shade tree for each 40 feet of distance along the lot lines. Such shade trees shall be planted outside of any berm and any fence.
 - (1) New trees shall not be required where preserved trees will serve the same purpose.
- e. If a Mineral Extraction use involves mining activities over more than 2 acres of land in any calendar year, then the following additional requirements shall be met:
 - (1) The applicant shall prove that a continuous route over roads will be available and will be used by trucks leaving the use that entirely involves roads with a minimum paved cartway width of 18 feet from the exit driveway of the mineral extraction use to reach Route 209 or Interstate 84. This route shall consider any improvements that the applicant proposes to fund.
 - (2) The following minimum setbacks shall apply for the excavated area of a mineral extraction use from property that is not owned by the owner or operator of the mineral extraction use:
 - (a) 100 feet from the existing right-of-way of public streets and from all exterior lot lines of the property,
 - (b) 150 feet from a non-residential principal building, unless released by the owner thereof,
 - (c) 500 feet from the lot line of an existing dwelling within the CD, R-1 or R-2 Districts and 200 feet from the lot line of any other existing dwelling, and
 - (d) 150 feet from the lot line of a publicly-owned recreation area that existed at time of the application for the use or expansion.
 - (3) The excavated area of a mineral extraction use shall be setback 150 feet from the average waterline of a perennial stream or the edge of a natural wetland of more than 2 acres.
 - (4) Truck access to the use shall be located to reasonably minimize: hazards on public streets and dust and noise nuisances to residences.
 - (5) Fencing. The Board of Supervisors may require secure fencing in locations where needed to protect public safety. As an alternative, the Board of Supervisors may approve the use of thorny vegetation to discourage public access. Also, warning signs shall be placed around the outer edge of the use.
 - (6) Hours of Operation. The Board of Supervisors, as a condition of conditional use approval, may reasonably limit the hours of operation of the use and of related trucking and blasting operations to protect the character of adjacent residential areas.
 - (7) The activities and residual effects shall not create conditions that are significantly hazardous to the health and safety of neighboring residents.

- (8) The applicant shall provide a written report by a professional engineer with substantial experience in traffic engineering. The applicant will pay all fees for engineering studies, which will include a road study before and after operation. Such study shall analyze the suitability of the area street system to accommodate the truck traffic that will be generated. The application shall only be approved if the applicant proves to the satisfaction of the Zoning Hearing Board that the area street system is suitable in terms of structure, cartway width, geometry, safety and capacity to accommodate the additional truck traffic.
 - (a) If the use will generate an average of 10 or more tractor-trailer trucks or other trucks with a aggregate gross vehicle weight of over 30,000 pounds leaving the site per day, then the Zoning Hearing Board may establish conditions regarding responsibilities for public road repair. The applicant will pay all fees for engineering studies, which will include a road study before and after the use is in operation. This condition may require the landowner and the operator to be responsible for repairing any damage to Township roads caused by traffic associated with the operation to the extent the damage is in excess of that caused by normal traffic. The Township may require the landowner or operator to furnish a bond or other financial guarantee to ensure the repair of such damages.
 - (9) A plan shall be submitted showing sequential phases of mining activities on the land. Mining activities shall be conducted on a maximum of 50 acres at a time. Reclamation shall be initiated on one phase before the next phase is opened for mining.
32. Mobile/Manufactured Home - Installed on an individual lot or within a mobile/ manufactured home park approved after the adoption of this ordinance.
- a. Construction. Any mobile/manufactured home placed on any lot after the adoption of this Ordinance shall be constructed in accordance with 1976 or later Safety and Construction Standards of the U.S. Department of Housing and Urban Development. (Note: These Federal standards supersede local construction codes for the actual construction of the home itself.)
 - b. Each site shall be graded to provide a stable and well-drained area.
 - c. Each home shall have hitch and tires removed.
 - d. Anchoring. A mobile/manufactured home on an individual lot or mobile/manufactured home park shall include a system that properly secures the home to the ground to prevent shifting, overturning or uneven settling of the home, with a secure base for the tie-downs. The anchoring devices shall extend below the frost line.
 - e. Foundation Treatment. Mobile homes placed on individual lots must be placed on a concrete pad or permanent foundation-type enclosure. The space between the bottom of the home and the ground and/or home pad shall be enclosed using a durable fire-resistant material that has the appearance of a foundation of a site-built home, such as material with a concrete-type or stucco facing. This subsection e. shall not apply within a Manufactured/Mobile Home Park. Metal skirting may only be permitted within a Manufactured/Mobile Home Park. Provisions shall be provided for access to utility connections under the home.
 - f. See also the regulations of Section 307 concerning dwelling width in certain districts.
33. Mobile/Manufactured Home Park.
- a. Plans and Permits. Plans shall be submitted and reviewed by the Township for all mobile/manufactured home parks in compliance with the mobile/manufactured home park provisions of the Subdivision and Land Development Ordinance and all other provisions of such ordinance that apply to a land development, including the submission, approval and improvements provisions (other than specific provisions altered by this Section).
 - (1) Where this Ordinance and the Subdivision and Land Development Ordinance both regulate an engineering matter concerning a manufactured home park, and the sections conflict, then the provisions of the Subdivision and Land Development Ordinance shall apply concerning

that matter. Where this Ordinance and the Subdivision and Land Development Ordinance both regulate a density or setback matter, and the sections conflict, then the provisions of this Zoning Ordinance shall apply concerning that matter.

- b. The minimum tract area shall be 10 contiguous acres, which shall be under single ownership, but which may include land in an abutting existing mobile home park.
 - c. Density - The maximum average overall density shall be 10,000 square feet of lot area per dwelling unit.
 - (1) To calculate this density: a) land in common open space or proposed streets within the park may be included, but b) land within the 100 year floodplain, wetlands and slopes over 25 percent shall not be included.
 - d. Landscaped Perimeter - Each mobile/manufactured home park shall include a 25 foot wide landscaped area including substantial attractive evergreen and deciduous trees around the perimeter of the site, except where such landscaping would obstruct safe sight distances for traffic. A planting plan for such area shall be approved by the Zoning Hearing Board as part of any required special exception approval. Such landscaped area shall not be required between adjacent mobile home park developments. This landscaped area shall be 35 feet wide abutting existing single family detached dwellings. The same area of land may count towards both the landscaped area and the building setback requirements.
 - e. A dwelling, including any attached accessory building, shall be setback a minimum of 25 feet from another dwelling within the mobile home park, except that unenclosed porches, awnings and decks may be 15 feet from the walls of another dwelling.
 - f. The minimum separation between homes and edge of interior street cartway or parking court cartway shall be 25 feet.
 - g. The minimum principal and accessory building setbacks from exterior/boundary lot lines shall be 40 feet.
 - h. Each home shall comply with the above requirements for Mobile/Manufactured Homes in this Section 402.
 - i. Accessory Structures. A detached accessory structure or garage shall be separated a minimum of 15 feet from any dwelling units which the accessory structure is not accessory to.
 - j. "Common Open Space" for a Mobile Home Park. A minimum of 20 percent of the total lot area of the entire mobile home park shall be set aside as common open space for the residents. The applicant shall prove that these areas will be suitable for active or passive recreation. If a development will not be restricted to persons over age 55, then the common open space shall at a minimum include a rectangular grass field 100 feet by 200 feet suitable for free play by young persons. If a development will be restricted to persons over age 55, then the common open space shall at a minimum include landscaped paved trails. A recreation building or pool available to all residents of the development may count towards this requirement.
 - k. Streets.
 - (1) Access to individual mobile home spaces shall be from interior parking courts, access drives or private streets and shall not be from public streets exterior to the development.
 - (2) Parking courts serving less than 10 homes shall have a minimum paved cartway of 20 feet.
 - (3) Curbs and sidewalks are not required on the private streets, but all private streets shall meet all other Township cartway construction standards.
 - l. Utilities. All units within the mobile home park shall be connected to a central water and a public sewage system. The system shall meet appropriate minimum water pressure/fire flow and hydrant requirements.
34. Motor Vehicle Race Track.
- a. All areas used for the racing, testing and maintenance of motor vehicles shall be setback a minimum of 400 feet from the lot line of an existing dwelling.

- b. All buildings, parking, loading and unloading areas shall be setback a minimum of 150 feet from the lot line of an existing dwelling.
 - c. The applicant shall prove that the standards of Article 5 will be met, including noise, lighting and dust.
 - d. Minimum lot area - 50 acres.
35. Nursing Home.
- a. Licensing - See definition in Article 2.
 - b. A minimum of 20 percent of the lot shall be suitable and developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks.
36. Outdoor Storage and Display. - See this use under Section 403.
37. Picnic Grove, Private.
- a. All activity areas shall be a minimum of 250 feet of an existing dwelling on another lot. All parking areas shall be setback 100 feet from any residential lot line. The use shall not operate between the hours of 11 p.m. and 7 a.m.
 - b. See noise and glare standards in Article 5.
 - c. Minimum lot area - 5 acres.
38. Place of Worship.
- a. Minimum lot area- 2 acres in a residential district, unless a larger lot area is required by the applicable zoning district. In a commercial or industrial district, a place of worship shall meet the minimum lot area provided in Section 307 for that district.
 - b. Weekly religious education rooms and meeting rooms are permitted accessory uses provided that such uses are of such a character and intensity that they would be clearly customary and incidental to the place of worship. A primary or secondary school and/or a child or adult day care center may be approved on the same lot as a place of worship provided the requirements for such uses are also met. See requirements for day care as an accessory use in Section 403. Noncommercial buses used primarily to transport persons to and from religious services or a permitted school on the lot may be parked on the lot. Other uses shall only be allowed if all of the requirements for such uses are also met, including being permitted in the applicable district.
 - c. A maximum of one dwelling unit may be accessory to a place of worship on the same lot, to house employees of the place of worship and/or an employee and his/her family. Such dwelling shall meet the maximum number of unrelated persons in the definition of a “family.” No other residential use shall be allowed.
 - d. If within a residential district, any new place of worship shall be adjacent to an existing collector or arterial street that is in public ownership.
 - e. Minimum building setback from a lot line of an existing dwelling in a residential district - 60 feet.
 - f. Minimum parking setback from a lot line of an existing dwelling in a residential district - 20 feet.
39. Recreation, Outdoor (other than “Publicly-Owned Recreation”)
- a. Any outdoor activity area shall be located no closer to any lot line than the required front yard depth and shall be screened and, if necessary, sound insulation shall be provided to protect the neighborhood from any possible noise.
 - b. A 20 feet wide buffer yard in accordance with Section 803 shall be required.
 - c. Any swimming pool shall meet the requirements for such use, as stated in this Article.
 - d. Lighting, noise and glare control - See Article 5.
 - e. The minimum lot area shall be 5 acres, unless a more restrictive lot area is established by another section of this Ordinance.

- f. Maximum impervious coverage in any residential district - 5 percent.
 - g. Maximum building coverage in any non-residential district - 15 percent.
 - h. A site plan meeting the requirements of Article 1 shall be submitted to the Township.
 - i. No portion of an Outdoor Recreation Use used for active recreation shall be located within 100 feet of a residential lot line.
 - j. Wherever woods exist adjacent to an exterior lot line of the use, such woods shall be preserved within at least 50 feet of such lot line, except for approved driveway, utility and trail crossings.
 - k. Hours of operation. The use shall be conducted only between the hours of 9:00 a.m. and 10:00 p.m., unless more restrictive hours are established as a condition of any needed approval.
 - l. Any Restaurant, Tavern, Retail Store, Target Range, Campground or Picnic Ground use shall only be allowed if those uses are permitted in the applicable district and if all requirements for each such use(s) are also met.
40. Recycling Collection Center.
- a. This use shall not be bound by the requirements of a Solid Waste Disposal Facility.
 - b. All materials shall be kept in appropriate containers, with appropriate sanitary measures and frequent enough emptying to prevent the attraction of insects or rodents and to avoid fire hazards.
 - c. Adequate provision shall be made for movement of trucks if needed and for off-street parking.
 - d. A 20 feet wide buffer yard with screening as described in Section 803 shall be provided between this use and any abutting "residential lot line."
 - e. This use may be a principal or accessory use, including being an accessory use to a commercial use, an industrial use, a public or private primary or secondary school, a place of worship or a Township-owned use, subject to the limitations of this section.
 - f. Materials to be collected shall be of the same character as the following materials: paper, fabric, cardboard, plastic, metal, aluminum and glass. No garbage shall be stored as part of the use, except for that generated on-site and that accidentally collected with the recyclables. Only materials clearly being actively collected for recycling may be stored on site.
 - g. The use shall only include the following operations: collection, sorting, baling, loading, weighing, routine cleaning and closely similar work. No burning or landfilling shall occur. No mechanical operations shall routinely occur at the site other than operations such as baling of cardboard.
 - h. The use shall not include the collection or processing of pieces of metal that have a weight greater than 50 pounds, except within an industrial district.
 - i. The use shall include the storage of a maximum of 50 tons of materials on the site if the use is within a residential district and within 500 feet of an existing dwelling.
41. Residential Conversions. See "Conversions of an Existing Building" within this Section.
42. Resort.
- a. If a resort is projected to result in average daily traffic exceeding 1,000 trip-ends per day, the resort shall only be approved if the applicant proves that a continuous route over roads is available that entirely involves roads with a minimum paved cartway width of 18 feet between the exit driveway of the resort and Route 209 or Interstate 84.
 - b. Minimum lot area - 10 acres in CD and 5 acres in other districts, unless a larger lot area is required by the applicable district. In addition, if a resort includes 30 or more overnight guest units, it shall have a minimum lot area of 10 acres in a residential district. The resort shall have a fully coordinated site layout, stormwater system, utility system, trail system, parking and traffic access system.
 - c. All principal commercial buildings shall be setback a minimum of 200 feet from any existing dwelling that is not part of the resort.
 - d. The applicant shall prove that the uses are being developed according to an overall unified plan, including fully coordinated traffic access and a logical and compatible arrangement of uses.

- e. A resort may, but is not required to, include combinations of the following: a hotel/motel, restaurant, museums, picnic grove, amusement arcades, living history exhibit areas, commercial indoor or outdoor recreation uses, recreational vehicle campgrounds, golf courses, golf driving ranges, miniature golf, horse riding stables, auditoriums, conference facilities, amphitheaters and taverns. A resort shall not include drive-through facilities for retail sales or restaurants, nor any “adult use.” Any recreational vehicle campground shall also meet the requirements for such use, such as being allowed in that district.
 - f. Residential uses shall only be allowed if all of the applicable requirements of the Zoning District are met for residential uses, including but not limited to: allowed housing types, maximum density and minimum lot area requirements. The maximum density and lot area of any residential uses shall be determined after deleting the land areas occupied by non-residential uses and related parking. See the provisions of Section 307, which may allow a density bonus for time-share dwellings.
 - g. A resort may also include personal services and accessory retail sales of gifts, apparel and household items that primarily serve overnight guests and persons visiting other attractions of the resort. In addition, specialty retail stores shall be allowed that are open to the general public, provided they are geared mainly towards outdoor recreation and/or apparel. No retail establishment shall exceed 15,000 square feet of building floor area in a residential district.
 - h. Maximum impervious coverage - 10 percent, except 15 percent in the CD District. Land on an adjacent lot may be used to meet the impervious and building coverage requirements provided the land is protected by a permanent conservation easement.
 - i. Maximum building coverage - 20 percent, except 10 percent in the CD District.
 - j. Within a minimum of 25 feet from the existing right-of-way of an arterial or collector street and from any lot line of an existing dwelling, a forested buffer shall be maintained or planted. This provision shall not prohibit routine thinning of woods, provided that a substantial forested buffer remains in place. Trees may also be removed where necessary for utility crossings, entrance roads or safe vehicle sight distance. This buffer requirement shall not apply along a lot line of an existing dwelling that is more than 200 feet from the lot line.
 - k. Where conditional use approval is required, the applicant may receive approval for an overall fully coordinated development plan with a list of anticipated uses and approximate building locations. Then, in subsequent applications, each individual use may be allowed by right, provided the use is fully consistent with the plan that was granted conditional use approval.
 - l. No principal building shall be placed on slopes greater than 15 percent.
43. Restaurant.
- a. Screening of Dumpster and Waste Containers - See Section 806.
 - b. See "Drive-Through" service in Section 403.
 - c. Drive-through service shall only be provided where specifically permitted in the applicable district regulations.
44. River Livery (This term includes but is not limited to a base camp or take-out site for boating, tubing or canoeing)
- a. The site shall have access to a street. The applicant shall show that the vehicle access to the site will not create a safety or congestion problem.
 - b. The site shall include landscaping in accordance with Section 804.
 - c. The site shall comply with applicable health regulations. A minimum of one restroom and 4 covered trash receptacles shall be provided for each 40 watercraft or portion thereof that the site could accommodate.

45. School, Public or Private, Primary or Secondary
 - a. Minimum lot area - 2 acres in a residential district. In any other district, the use shall meet the standard minimum lot area requirement for that district.
 - b. No children's play equipment, basketball courts or illuminated recreation facilities shall be within 50 feet of a residential lot line.
 - c. The use shall not include a dormitory unless specifically permitted in the District.

46. Self-Storage Development.
 - a. All storage units shall be of fire-resistant construction.
 - b. Outdoor storage shall be limited to recreational vehicles, boats and trailers. No "junk vehicles" shall be stored within view of a public street or a dwelling.
 - c. Trash, radioactive or highly toxic substances, garbage, refuse, explosives or flammable materials, hazardous substances, animal carcasses or skins, or similar items shall not be stored.
 - d. Nothing shall be stored in interior traffic aisles, required off-street parking areas, loading areas or accessways.
 - e. The use shall not include a commercial auto repair garage unless that use is permitted in the district and the use meets those requirements.
 - f. Adequate lighting shall be provided for security, but it shall be directed away or shielded from any adjacent residential uses.
 - g. See Section 803 concerning buffer yards. In addition, any outdoor storage or garage doors within 200 feet of a street right-of-way and visible from the street shall be screened from that street by a buffer yard meeting Section 803. Any fencing shall be placed on the inside of the plantings.
 - h. Minimum separation between buildings- 20 feet. Maximum length of any building - 300 feet.

47. Solid Waste Transfer Facility, Solid Waste Landfill or Solid Waste-to-Energy Facility .
 - a. All solid waste storage, disposal, incineration or processing shall be at least 200 feet from the following: public street right-of-way, exterior lot line, 100 year floodplain, edge of a surface water body (including a water filled quarry) or wetland of more than 1/2 acre in area.
 - b. All solid waste storage, disposal, incineration or processing shall be a minimum of 500 feet from any residential district, perennial creek, publicly-owned park or any existing dwelling that the applicant does not have an agreement to purchase.
 - c. The use shall be served by a minimum of 2 paved access roads, each with a minimum cartway width of 24 feet. One of these roads may be restricted to use by emergency vehicles.
 - d. No burning or incineration shall occur, except within an approved Waste to Energy Facility.
 - e. The operation and day-to-day maintenance of the solid waste disposal area shall comply with all applicable State and Federal regulations as a condition of the continuance of any permit of the Township. Violations of this condition shall also be considered to be violations of this Ordinance.
 - f. Open dumps and open burning of refuse are prohibited.
 - g. The applicant shall prove to the satisfaction of the Zoning Hearing Board that the existing street network can handle the additional truck traffic, especially without bringing extraordinary numbers of trash hauling trucks through or alongside existing residential or residentially zoned areas and especially considering the width and slopes of streets in the Township.
 - h. The applicant shall prove to the satisfaction of the Zoning Hearing Board that the use would not routinely create noxious odors off of the tract.
 - i. A chainlink or other approved fence with a minimum height of 8 feet shall surround active solid waste disposal areas to prevent the scattering of litter and to keep out children, unless the applicant proves to the satisfaction of the Zoning Hearing Board that this is unnecessary. The Board shall require earth berms, evergreen screening and/or shade trees as needed shall be used to prevent landfill operations from being visible from an expressway or arterial streets or dwellings.

- j. A minimum lot area of 15 acres shall be required for the first 250 tons per day of capacity to treat or dispose of waste, plus 1 acre for each additional 100 tons per day of capacity. A solid waste facility shall have a maximum total capacity of 500 tons per day.
 - k. Health Hazards. Any facility shall be operated in such a manner to prevent the attraction, harborage or breeding of insects, rodents or vectors.
 - l. Attendant. An attendant shall be present during all periods of operation or dumping.
 - m. Gates. Secure gates, fences, earth mounds and/or dense vegetation shall prevent unauthorized access.
 - n. Emergency Access. The operator of the use shall cooperate fully with local emergency services. This should include allowing practice exercises on the site and the provision of all information needed by the emergency services to determine potential hazards. Adequate means of emergency access shall be provided.
 - o. Under authority granted to the Township under Act 101 of 1988, the hours of operation shall be limited to between 7 a.m. and 9 p.m.
 - p. Tires. See "Outdoor Storage and Display" in Section 403.
 - q. Litter. The operator shall regularly police the area of the facility and surrounding streets to collect litter that may escape from the facility or trucks.
 - r. Dangerous Materials. No radioactive, hazardous, chemotherapeutic or infectious materials may be stored, processed, disposed or incinerated. Infectious materials are defined as medical wastes used or created in the treatment of persons or animals with seriously contagious diseases.
 - s. The applicant shall provide sufficient information for the Township to determine that the requirements of this Ordinance will be met.
 - t. State Requirements. Nothing in this Ordinance is intended to supersede any State requirements. It is the intent of this Ordinance that when similar issues are regulated on both the Township and State levels, that the stricter requirement shall apply for each aspect, unless it is determined that an individual State regulation preempts Township regulation in a particular aspect. The applicant shall provide the Zoning Officer with a copy of all written materials and plans that are submitted to PA. DEP at the same time as they are submitted to DEP.
 - u. For a solid-waste-to-energy facility or solid waste transfer facility, all loading and unloading of solid waste shall only occur within an enclosed building, and over an impervious surface drains to a holding tank that is then adequately treated. All solid waste processing and storage shall occur within enclosed buildings or enclosed containers.
 - v. A solid waste landfill shall only be approved if the applicant proves that a continuous route over roads is available that entirely involves roads with a minimum paved cartway width of 18 feet between the exit driveway of the landfill and Route 209 or Interstate 84.
 - w. This Ordinance does not provide for solid waste landfills because of the unavailability of any sites of sufficient size that would have access to a suitable road for heavy truck traffic and that would not be immediately surrounded by dwellings or be in close proximity to a river or creek.
48. Stable, Nonhousehold. (Includes riding academies; See also "Keeping of Pets in Section 403)
- a. Minimum lot area - 2 acres for the first horse or similar animal, plus 1 acre for each additional horse or similar animal.
 - b. Any horse barn, feed areas, manure storage areas or stable shall be a minimum of 250 feet from any "residential lot line". Any corral or fenced-in area shall be setback a minimum of 50 feet from any "residential lot line."
 - c. Manure shall be regularly collected and disposed of in a sanitary manner that avoids nuisances to neighbors. Manure shall be stored in a manner that prevents it from being carried off by runoff into a creek. Manure shall not be stored within 100 feet of a perennial waterway.
 - d. New or expanded manure storage facilities shall not be located within 200 feet of a property line.

49. Swimming Pool, Non-Household.

- a. The water surface shall be setback at least 50 feet from any existing dwelling.
- b. Minimum lot area- 1 acre.
- c. Any water surface within 100 feet of an existing dwelling shall be separated from the dwelling by a buffer yard meeting Section 803.
- d. The water surface shall be surrounded by a secure, well- maintained fence at least 6 feet in height.
- e. Drainage. A proper method shall be provided for drainage of the water from the pool that will not flood other property.

50. Target Range.

- a. All target ranges shall have a barrier behind the target area which is of sufficient height and thickness to adequately protect the public safety.
- b. The design of the outdoor firearms target range shall be compared by the applicant with applicable published guidelines of the National Rifle Association. The Board of Supervisors may consider such guidelines to be the generally accepted standard for the safety of these facilities.
- c. An outdoor firearms target range and any firing stations shall be located a minimum of 500 feet from any "residential lot line", unless all firing would occur within a completely enclosed sound-resistant building. Clay pigeon shooting shall be directed away from homes and streets.
- d. An outdoor firearms target range shall be properly posted. The Board of Supervisors may require fencing as necessary.
- e. The applicant shall provide evidence that the noise limits of Article 5 will be met.
- f. An indoor firearms target range shall be adequately ventilated and/or air conditioned to allow the building to remain completely enclosed.
- g. An outdoor target range shall not be used during nighttime hours. Maximum hours and days of operation may be established as a condition of the zoning approval.
- h. Minimum lot area for an outdoor firearms target range - 10 acres, unless a more restrictive provision is established by another provision of this Ordinance.
- i. See Section 803. Wherever woods exist adjacent to an exterior lot line of an outdoor firearms target range, such woods shall be preserved within at least 100 feet of each such lot line, except for approved driveway, utility and trail crossings.

51. Townhouses(Rowhouses) and Apartments.

- a. Maximum number of townhouses that shall be attached in any manner - 6. Maximum number of apartments that shall be within a building - 8.
- b. Paved Area Setback - All off-street parking spaces, except spaces on driveways immediately in front of a carport or garage entrance, shall be set back a minimum of 10 feet from any dwelling.
- c. Access. Vehicular access points onto all arterial and collector streets shall be minimized to the lowest reasonable number. No townhouse dwelling within a tract of 5 or more dwelling units shall have its own driveway entering onto an arterial or collector street.
- d. Common Open Space. A minimum of 30 percent of the total lot area of the development involving townhouses and apartments and their accessory uses shall be set aside as common open space for the residents. The applicant shall prove that these areas will be suitable for active or passive recreation. If a development will not be restricted to persons over age 55, then the common open space shall at a minimum include a rectangular grass field 100 feet by 200 feet that is suitable for free play by young persons. If a development will be restricted to persons over age 55, then the common open space shall at a minimum include landscaped paved trails. A recreation building or pool available to all residents of the development may count towards this requirement. Areas with a width of less than 50 feet shall not count towards this requirement. This requirement shall be in place of any requirement for recreation land or fees under the Subdivision and Land Development Ordinance.

- e. Buffer. Within a minimum of 50 feet from the existing right-of-way of an arterial or collector street and from any lot line of an existing single family detached dwelling, a forested buffer shall be maintained or planted. This provision shall not prohibit routine thinning of woods, provided that a substantial forested buffer remains in place. Trees may also be removed where necessary for utility crossings, entrance roads or safe vehicle sight distance. This buffer requirement shall not apply along a lot line of an existing dwelling that is more than 200 feet from the lot line. This buffer may count towards the common open space requirement.

52. Treatment Centers.

- a. See definition in Section 202.
- b. The applicant shall provide a written description of all conditions (such as criminal parolees, alcohol addiction) that will cause persons to occupy the use during the life the permit. Any future additions to this list shall require an additional special exception approval.
- c. The applicant shall prove to the satisfaction of the Board of Supervisors that the use will involve adequate on-site supervision and security measures to protect public safety.
- d. The Board of Supervisors may place conditions upon the use to protect public safety, such as conditions on the types of residents and security measures.
- e. If the use involves 5 or more residents, a suitable recreation area shall be provided that is supervised by the center's staff.

53. Trucking Company Terminal.

- a. Areas used for the movement of tractor-trailer trucks shall be setback a minimum of 150 feet from any lotline of an existing principal residential use. This distance may be reduced to 100 feet if a decorative masonry wall or earth berm with a minimum height of 6 feet is placed along such lotline.

54. Veterinarian Office. (includes Animal Hospital)

- a. Minimum lot area - 1 acre.
- b. Any structure in which animals are treated or housed shall be a minimum of 30 feet from any lot line of an existing dwelling. Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot routinely be perceived within any adjacent dwellings.
- c. Animals undergoing treatment may be kept as an accessory use. However, a commercial kennel shall only be allowed if a kennel is permitted in that district and if the applicable requirements are met.

403. **ADDITIONAL REQUIREMENTS FOR ACCESSORY USES.**

- 403.A. General. Accessory buildings, structures or uses that are clearly customary and incidental to a permitted by right, special exception or conditional use are permitted by right, except as is provided for in this Ordinance. A business shall only be conducted as an accessory to a dwelling if specifically permitted by this Ordinance.
- 403.B. Accessory Setbacks. The accessory setback requirements of the applicable district shall apply to every accessory building, structure or use unless a standard that is clearly meant to be more restrictive or less restrictive is specifically stated in this Article for a particular accessory use. Accessory structure setback requirements shall not apply to permitted surface parking lots, fences or permitted accessory signs.
- 403.C. Front Yard Setback. No accessory structure, use or building shall be permitted in a required front yard in any district, unless specifically permitted by this Ordinance.

403.D. Special Standards. Each accessory use shall comply with all of the following standards listed for that use:

1. Antenna, Standard. (includes amateur radio antenna)
 - a. Height. No standard antenna, including its supporting structure, shall have a total height above the average surrounding ground level of greater than 75 feet.
 - b. Anchoring. An antenna shall be properly anchored to resist high winds.
2. Composting as a principal or accessory use. (other than raising of mushrooms)
 - a. All composting shall be conducted in such a manner that does not create a fire, rodent or disease-carrying insect hazard and does not cause noxious odors off of the subject property.
 - b. Composting shall be permitted as an accessory use, provided that the composting is limited to biodegradable vegetative material, including trees, shrubs, leaves and vegetable waste. Such composting shall be kept free of other garbage and animal fats.
 - c. Any composting of manure shall be restricted to lots of 5 acres or greater. Such composting shall comply with the published manure management standards of the Pennsylvania State University Cooperative Extension Service.
 - d. Setbacks. Composting areas of greater than 1 acres shall be setback 75 feet from lot lines of abutting residential lot lines.
3. Day Care, Child - as accessory to a Dwelling
 - a. See Section 306 and the definitions in Section 202 concerning the number of children who can be cared for in different zoning districts in a Family Day Care Home or a Group Day Care Home.
 - b. In any case, 7 or more children (other than children who are "related" to the primary caregiver) shall only be cared for at one time within a single family detached dwelling with a minimum lot area of 43,560 square feet and a 20 feet minimum setback from all existing dwellings on another lot(s). Four to 6 children, in addition to children who are "related" to the primary caregiver, shall only be cared for at one time within a dwelling that is not attached to another dwelling. The care of fewer numbers of children may occur within any lawful dwelling unit.
 - c. The dwelling shall retain a residential appearance with no change to the exterior of the dwelling to accommodate the use, other than cosmetic improvements.
 - d. The use shall be actively operated by a permanent resident of the dwelling.
 - e. If 4 or more children who are not related to a permanent resident of the dwelling are cared for, then a minimum of 200 square feet of fenced-in exterior play area shall be available.
 - f. See also "Day Care Center" as a principal use in Section 402, and Day Care as accessory to a Place of Worship in Section 306.B.
 - g. The use shall comply with any applicable state and federal regulations, including having an appropriate State Department of Public Welfare (or its successor agency) registration certificate or license if required by such agency.
 - h. The use shall include a secure fence around any outdoor areas abutting streets that are routinely used for outdoor play.
4. Drive-through facilities
 - a. The proposed traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets.
 - b. On-lot traffic circulation and parking areas shall be clearly marked.
 - c. A drive-through use shall be designed with space for an adequate number of waiting vehicles while avoiding conflicts with traffic onto, around and off of the site. Any drive-through facilities shall be designed to minimize conflicts with pedestrian traffic.

5. Fences and Walls.
 - a. Fences and walls are permitted by right in all Districts. Any fence or wall shall be durably constructed and well-maintained. Fences that have deteriorated shall be replaced or removed.
 - b. No fence, wall or hedge shall obstruct the sight requirements of Section 803.C.
 - c. No fence shall be built within an existing street right-of-way.
 - d. Walls - Engineered retaining walls necessary to hold back slopes are exempted from setback regulations, and are permitted by right as needed in all Districts.

6. Garage Sale.
 - a. See definition in Article 2. A garage sale shall not include wholesale sales, nor sale of new merchandise of a type typically found in retail stores.
 - b. If accessory to a dwelling, no garage sales as an accessory to a dwelling shall be held on a lot during more than 3 days total in any 3 consecutive months.
 - c. The use shall be clearly accessory to the principal use.
 - d. No outdoor storage shall be permitted when the sale is not in operation.

7. Home Occupations.
 - a. All home occupations shall meet the following requirements:
 - 1) The use shall be conducted primarily by a permanent resident of the dwelling, and involve a maximum of one person working on-site at any one time who does not reside within the dwelling. A maximum of one non-resident employee shall visit the property on a daily basis or operate a vehicle based at the property.
 - 2) The use shall be conducted indoors. No outdoor storage or display related to the home occupation shall be permitted. No changes shall occur to the exterior of a building that would reduce its residential appearance as viewed from a street.
 - 3) The use shall occupy an area that is not greater than 25 percent of the total floor area of the principal dwelling unit. The use shall clearly be secondary to the residential use.
 - 4) One off-street parking space shall be required per non-resident employee. In addition, for a General Home Occupation, the Zoning Hearing Board shall require additional off-street parking if the Board determines it is necessary for customer parking.
 - 5) The use shall not require delivery by tractor-trailer trucks.
 - 6) The regulations of Section 403.D.10.d. regarding parking of trucks shall apply to a home occupation. No excavating equipment shall be parked overnight on a residential lot or an adjacent street as part of a home occupation.
 - 7) No equipment or machinery shall be permitted that produces noise, noxious odor, vibration, glare, electrical or electronic interference detectable on another property. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts typically found on a residential property. The use shall not involve the storage or use of "toxic" or "highly hazardous" substances.
 - 8) A home occupation shall not be conducted in a manner that is perceptible to other residents between the hours of 9 p.m. and 7:30 a.m.
 - 9) Any tutoring or instruction shall be limited to a maximum of 3 students at a time.
 - 10) A barber or beauty shop shall not include any non-resident employees.
 - 11) The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation.
 - 12) A Home Occupation may include one 2 square foot non-illuminated sign, as permitted by Article 7.

- 13) The Zoning Hearing Board shall deny a General Home Occupation application, or limit its intensity through conditions, if the Board determines the use would be too intense for the proposed location. In making such determination, the Board shall review the likely amounts of traffic, the types of operations involved and related nuisances, the amount of off-street and on-street parking that is available, the density of the neighborhood, whether the use would be adjacent to another dwelling, and setbacks from other dwellings.
 - 14) The use shall not involve manufacturing, other than of custom crafts and sewing. The use shall not involve commercial repair of motor vehicles.
 - 15) The use may include sales using telephone, mail order or electronic methods. On-site retail sales shall only be permitted within a General Home Occupation, and if specifically approved as part of a special exception approval. Such retail sales shall be limited to sales that are clearly accessory to an approved barber shop or similar on-site service.
 - 16) If more than one home occupation is accessory to a dwelling, the total aggregate impact of the home occupations shall be considered in determining compliance with this Ordinance.
 - 17) A zoning permit shall be required for any home occupation.
- b. In addition to the requirements listed in "a" above, the following additional requirements shall apply to a "Light Home Occupation:"
- 1) The use shall not routinely involve routine visits to the home occupation by customers or more than one non-resident employee at a time.
 - 2) The use shall only involve the following activities:
 - (a) work routinely conducted within an office,
 - (b) custom sewing and fabric and basket crafts,
 - (c) cooking and baking for off-site sales and use,
 - (d) creation of visual arts (such as painting or wood carving),
 - (e) repairs to and assembly of computers and computer peripherals, and
 - (f) a construction tradesperson, provided that a maximum of one non-resident employee shall routinely operate from the lot.
 - 3) On-site retail sales shall be prohibited.
8. Keeping of Animals as an Accessory Use.
- a. This is permitted by right accessory use in all districts. This use shall not include a "kennel."
 - b. No use shall involve the keeping of animals or fowl in such a manner or of such types of animals that it creates a serious nuisance (including noise or odor), a health hazard or a public safety hazard. The owner of the animals shall be responsible for collecting and properly disposing of all fecal matter from pets. No dangerous animals shall be kept outdoors in a residential district, except within a secure, completely enclosed cage or fenced area of sufficient height or on a leash under full control of the owner.
 - c. Pigeons, chickens, ducks, geese and/or similar fowl shall not be kept on a lot of less than 1 acre. Also, commercial keeping of such fowl shall meet the requirements for "Raising of Livestock or Poultry."
 - d. For one horse, a minimum lot area of 2 acres applies, plus 1 acre for each additional horse.
 - e. Only those pets that are domesticated and are compatible with a residential character shall be permitted as pets. Examples of permitted pets include dogs, cats, rabbits, gerbils and lizards, but do not include bears, goats, wolves, wolf-dog hybrids, cows, venomous snakes that could be toxic to humans, hogs or sheep.
 - f. It shall be unlawful on a residential lot to keep any "exotic wildlife" as defined by the Pennsylvania Game & Wildlife Code, whether or not an exotic wildlife possession permit has been issued.

9. Outdoor Storage and Display, Commercial or Industrial as a Principal or Accessory Use.
 - a. Location. Outdoor storage or display shall not occupy any part of any of the following: the existing or future street right-of-way, sidewalk or other area intended or designed for pedestrian use or required parking area.
 - b. No such storage or display shall occur on areas with a slope in excess of 25% or within the 100 year floodplain.
 - c. Screening. See Section 803.
 - d. Tire Storage.
 - 1) For tires not mounted on a motor vehicle, any outdoor storage of more than 5 tires on a lot in a residential district or more than 50 used tires in a non-residential district shall only be permitted as part of a Township-approved junkyard.
 - 2) The outdoor storage of more than 50 used tires shall be limited to the General Industrial District.
 - 3) Where allowed, any storage of used tires shall involve stacks with a maximum height of 15 feet, and that cover a maximum of 400 square feet. Each stack shall be separated from other stacks from all lot lines by a minimum of 75 feet. If the same set of tires is stored on a lot for more than 6 months, they shall be stored within a building or trailer.
 - 4) The operator of a lot involving tire storage shall prove that the tires are stored in a manner that minimizes public health hazards from the breeding of vectors in accumulated water and/or that the site is regularly sprayed to minimize vectors.

10. Residential Accessory Structure or Use.
 - a. Accessory structures and uses (other than fences) shall not be located within the required setback as stated in Section 307.A., unless specifically exempted (See Section 307.C.) by this Ordinance. Accessory structures shall not be located within a front yard, nor within any yard required to be equal in width to a front yard along a street on a corner lot. See accessory setback regulations in Section 307.
 - b. Accessory buildings in a residential district on a lot of less than 2 acres shall meet the following requirements:
 - 1) Maximum total floor area of all accessory buildings- 1,000 square feet.
 - 2) Maximum of 2 accessory buildings per lot, not including swimming pools.
 - c. Height. See Section 802.
 - d. Parking of Commercial Trucks. The overnight outdoor parking of commercial trucks on a principal residential lot in a residential district is prohibited, except that one of the following shall be permitted if such vehicle(s) is used by residents of the dwelling to travel to and from work:
 - 1) the parking of a maximum of 2 vehicles of up to 15,000 pounds aggregate gross vehicle weight per vehicle, or
 - 2) the parking of 1 vehicle with an aggregate gross vehicle weight of over 15,000 pounds aggregate gross vehicle weight, provided such vehicle is kept a minimum of 50 feet from any dwelling on another lot and provided a row of evergreen trees is planted to filter views of the vehicle from the street and dwellings on other lots.
 - 3) A maximum of one motorized construction vehicle (other than on-road trucks) shall be stored outdoors overnight in a residential district.
 - e. Repairs. Repairs of the following shall not occur on a principally residential lot:
 - 1) a truck with an aggregate gross vehicle weight of over 15,000 pounds aggregate gross vehicle weight, or
 - 2) a vehicle that is not owned or leased by a resident of the lot or his/her "relative."
 - f. See setback exceptions in Section 803.B.
 - g. Unregistered Vehicles. A maximum of 1 "unregistered vehicles" shall be kept outside of an enclosed building on a residential lot of less than 50 acres. In addition, such vehicle shall not be placed outside for more than 6 months. See also the definition of "Junkyard."

- h. Recreational Vehicles. A recreational vehicle with a length of 24 feet or greater shall not be parked in the front yard of a dwelling during more than 2 days in any 7 day period.
11. Retail Sales of Agricultural Products as an Accessory Use.
- a. The use shall be an accessory use incidental to a crop farming, greenhouse, plant nursery, orchard, winery or raising of livestock use.
 - b. The only retail sales shall be of agricultural products and horticultural products, in addition to any hand-made crafts produced by the operator of the market and/or his/her family. An average of not less than 50 percent of the products sold on-site shall have been produced by the operator or his/her family. This percentage may vary month to month, provided that the average is met.
 - c. Off-street parking shall be provided in compliance with the provisions of Article 6. No parking shall be permitted in such a way that it creates a safety hazard.
 - d. Any structure erected for this use that are not clearly permanent in nature shall be disassembled during seasons when products are not offered for sale.
 - e. Signs. See Section 709.
 - f. No stand shall be located closer than: 50 feet from a lot line of an existing dwelling, 25 feet from any other lot line or 100 feet from the closest intersecting point of street rights-of-ways at a street intersection, unless the sales occur within a dwelling or barn that existed prior to the adoption of this Ordinance.
 - g. A maximum total of 5,000 square feet of building floor area shall be used for such use.
 - h. The use may occur within an existing dwelling, a barn or a separate stand. Any stand shall be maintained in good condition.
 - i. The retail sales shall be located on land owned by the operator of the market or upon a tract of 5 acres or more which the operator of the market actively farms.
 - j. The applicant shall prove to the Zoning Officer that the driveway has adequate sight distance, based upon the PennDOT standards that would apply to a normal commercial establishment along a state road, regardless of whether a PennDOT permit would be needed.
12. Unit for Care of Relative.
- a. The use shall meet the definition in Section 202.
 - b. The accessory unit shall be occupied by a maximum of two persons, who shall be "relatives" of the permanent residents of the principal dwelling unit. At least one resident of the accessory unit shall need such accommodations because of an illness, old age or disability or financial support.
 - c. The applicant shall prove to the Zoning Officer that the accessory unit has been designed and constructed so that it can be easily reconvered into part of the principal dwelling unit after the relative no longer resides within the unit. Such accessory unit may be converted into an additional bedroom(s), permitted home occupation area or similar use. A lawful detached garage may be converted into a Unit for Care of Relative, and then be reconvered to a garage or permitted home occupation area.
 - d. The applicant shall establish a legally binding mechanism in a form acceptable to the Township that will prohibit the use of the accessory unit as a separate dwelling unit after the relative no longer resides within the unit. Unless another time period is established by the Zoning Hearing Board, a modular dwelling shall be removed from the lot within 2 months after it is no longer occupied by the relative. Such mechanism shall also be binding upon future owners.
 - e. The owner of the property shall be required to annually renew the permit for the use. Such renewal shall be conditioned upon the owner proving that a relative of the occupants of the principal dwelling unit continues to reside within the accessory unit. No permit fee will be required for renewal.
 - f. Such accessory unit shall not decrease the one family residential appearance of a one family dwelling, as viewed from exterior property lines. The accessory unit shall be attached to the principal dwelling unit.

- g. Additional parking for the accessory unit is not required if the applicant proves that the resident(s) of the accessory unit will not routinely operate a vehicle.