

# Article 2

## Zone Provisions

### SECTION 200 – RURAL RESOURCE ZONE (RR)

#### 200.A. PURPOSE OF ZONE

This Zone intends to protect the large concentrations of sensitive environmental and passive recreational areas which are important natural areas within the Township and the larger region. Permitted uses have been selected to encourage the most appropriate conservation/recreation activities for these unique geological and topographical features and avoid defoliation, deforestation, and destruction of ground cover. In addition, limitations on the development and disturbance of this area's steep slopes will help to minimize storm water runoff, flooding and soil erosion.

The provisions of this Zone have been specifically formulated to satisfy Section 604.(3) of the Act, which requires local zoning ordinances to "promote, protect and facilitate the preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains." This Zone also incorporates resource protection policies recommended by the Township Comprehensive Plan.

#### 200.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Forestry uses.**
3. **Single family detached dwellings.**
4. **Municipal and governmental uses.**
5. **Cemeteries, including pet cemeteries.**
6. **Churches and related uses**, subject to the requirements of Section 419 of this Ordinance.
7. **Conservation design developments** subject to the requirements of Section 425 of this Ordinance.
8. **Co-located communication antennas upon existing structures** (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements of Section 420 of this Ordinance.
9. **Parks and playgrounds.**
10. **Public utilities structures.**

11. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
- a. **Alternative energy production facilities**, subject to the requirements of Section 404 of this Ordinance.
  - b. **Beekeeping**, subject to the requirements of Section 413 of this Ordinance.
  - c. **Domestic pets**, as defined herein.
  - d. **Domestic composts**, subject to the requirements of Section 428 of this Ordinance.
  - e. **ECHO housing**, as defined herein, subject to the requirements of Section 431 of this Ordinance.
  - f. **Family day-care facilities**, as defined herein subject to the requirements of Section 432 of this Ordinance.
  - g. **Farm occupations**, as defined herein, if conducted as an accessory use to a principal agricultural use of the property with a minimum of ten (10) acres, and subject to the requirements of Section 433 of this Ordinance.
  - h. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - i. **Garage yard and/or moving sales**, subject to the requirements of Section 440 of this Ordinance.
  - j. **Garages and sheds for the storage of personal vehicles and or personal property**, attached or detached to the dwelling unit.
  - k. **Gardening and raising of plants for personal use**.
  - l. **Home occupations**, as defined herein, subject to the requirements of Section 448 of this Ordinance.
  - m. **Keeping of carriage and buggy horses** or other animals maintained for the sole purpose of providing the primary means of transportation as an accessory use to a residential dwelling, subject to the requirements of Section 451 of this Ordinance.
  - n. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance.
  - o. **Manure storage facilities**, as an accessory use to an agricultural or horticultural use if contained upon a farm, subject to the requirements of Section 455 of this Ordinance.
  - p. **No-impact home-based business**, as defined herein.
  - q. **Noncommercial keeping of livestock**, as defined herein, subject to the requirements of Section 462 of this Ordinance.
  - r. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
  - s. **Outdoor furnaces**, as defined herein, subject to the requirements of Section 465 of this Ordinance.
  - t. **Outdoor residential athletic courts** (e.g. basketball, bocci, handball, tennis, volleyball, etc.) subject to the requirements of Section 466 of this Ordinance.
  - u. **Parking and/or storage of recreation vehicles and personal cargo trailers**, subject to the requirements of Section 468 of this Ordinance.
  - v. **Play structures**, as defined herein, provided such structures are confined to the side or rear yard and are located no closer than fifteen feet (15') from the closest side and or rear lot line.

- w. **Residential swimming pools**, subject to the requirements of Section 475 of this Ordinance.
- x. **Roadside stands** for the seasonal sale of agricultural products subject to the requirements of Section 477 of this Ordinance.
- y. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 478. of this Ordinance.
- z. **Rural occupations**, as defined herein, subject to the requirements of Section 479 of this Ordinance.
- aa. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
- bb. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**200.C. USES PERMITTED BY SPECIAL EXCEPTION (Subject to the review procedures of Section 704.C. of this Ordinance).**

- 1. **Adaptive reuse of agricultural buildings**, subject to the requirements of Section 401 of this Ordinance.
- 2. **Bed and breakfasts**, subject to the requirements of Section 412 of this Ordinance.
- 3. **Campgrounds**, subject to the requirements of Section 416 of this Ordinance.
- 4. **Freestanding communication antennas, towers and equipment**, subject to the requirements of Section 438 of this Ordinance.
- 5. **Historic structure conversions**, subject to the requirements of Section 446 of this Ordinance.
- 6. **Riding stables**, subject to the requirements of Section 476 of this Ordinance.
- 7. **Commercial Produce Operator**,
- 8. **Kennels**.

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**200.D. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 805 of this Ordinance).**

- 1. **Fish hatcheries and/or fish farms**, subject to the requirements of Section 436 of this Ordinance.
- 2. **Outdoor shooting ranges**, subject to the requirements of Section 467 of this Ordinance.
- 3. **Sawmills**, subject to the requirements of Section 482 of this Ordinance.
- 4. **Wind and solar farms**, subject to the requirements of Section 490 of this Ordinance.

**200.E. SITE PLANNING OBJECTIVES - To enhance compatibility between proposed residential development and adjoining natural features, applications shall furnish evidence that the following specific design objectives have been satisfied through the design of the proposed use:**

- 1. Minimize the loss and/or disturbance of valuable natural features (including but not limited to productive farmland) as documented pursuant to the regulations contained within Article 5 of this Ordinance;
- 2. Group residential lots on the subject property and, if applicable, with those lots contained on adjoining properties;

3. Successfully integrate valuable natural features during and after the development process as documented pursuant to the regulations contained within Article 5 of this Ordinance with priority towards protection of the environment; and,
4. Assure adequate vehicular access to future residences not currently proposed.

**SECTION 200.F. AREA & DESIGN REQUIREMENTS WITHIN THE (RR) ZONE** – All uses within the Rural Resource Zone shall comply with those standards listed in the following Figure 200.F.

FIGURE 200.F. AREA & DESIGN REQUIREMENTS WITHIN THE (RR) ZONE									
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear		
Agriculture, and horticulture uses <sup>2,3</sup>	1 acre	200 ft.	N/A	50 ft. <sup>1</sup>	50 ft. <sup>1</sup>	100 ft. <sup>1</sup>	50 ft. <sup>1</sup>	10%	150 ft., provided each structure is set back a distance at least equal to its height from each property line.
Municipal and governmental uses <sup>2</sup>	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings <sup>2</sup>	80,000 sq. ft. <sup>2</sup>	200 ft.	150 ft.	40 ft.	25 ft.	50 ft.	40 ft.	20%	35 ft.
Forestry and other principal uses <sup>2</sup>	1 acre <sup>2</sup>	150 ft.	120 ft.	50 ft.	50 ft.	100 ft.	50 ft.	20%	35 ft.
Residential accessory uses	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 50 ft. setback is provided.	<b>Structures up to 400 sq. ft.</b>			Included in above	20 ft.
					10 ft.	20 ft.	10 ft.		
					<b>Structures exceeding 400 sq. ft.</b>				
					Same as principal setback				

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<sup>1</sup>Special setback requirements - Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage, agricultural byproducts or composted materials, structures for the cultivation of mushrooms shall be permitted within three hundred feet (300') of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than one hundred feet (100'). The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

<sup>2</sup>All uses relying upon on-lot sewers shall comply with Section 323 of this Ordinance.

<sup>3</sup>The minimum lot size for agricultural and horticultural uses may be reduced by conditional use subject to the requirements of Section 805 of this Ordinance provided that the governing body determines that the proposed use is in accordance with the PA "Right-to Farm" law.

**200.G. DRIVEWAYS AND ACCESS DRIVES** - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance. All lanes exclusively serving agriculture, horticulture and/or forestry-related uses shall be exempt from driveway and access drive requirements in Sections 305 and 301, respectively, except those related to the clear-sight triangle listed in Section 305.C. of this Ordinance.

**200.H. AGRICULTURAL NUISANCE DISCLAIMER** - All lands within the Rural Resource Zone are located within an area used for commercial agricultural production. Owners, residents and other users of property within this Zone may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law," and the Agriculture Communities and Rural Environment (ACRE), PA Act 38 of 2005, may bar them from obtaining a legal judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted within the (RR) Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.

**200.I. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**200.J. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

## SECTION 201 - AGRICULTURAL ZONE (A)

### 201.A. PURPOSE OF ZONE

The purpose of this Zone is to protect areas within the municipality possessing prime agricultural soils (Class I, II, and III soils) which have historically been highly productive soil types most capable of supporting agricultural activities, so that agriculture as an on-going economic activity in the municipality is preserved. The Township acknowledges animal husbandry as an agricultural operation as defined by the Act. Agricultural operations are enhanced by permitting only those land uses and activities which are either agricultural in nature or are in direct support of agricultural activities. This Zone also promotes the preservation of historic sites through the adaptive re-use of such resources.

The regulations for this Zone are specifically designed to and shall be construed and interpreted to:

1. protect and enhance agricultural operations in the Zone;
2. facilitate adaptation to other agricultural technologies;
3. ~~limit~~ development which requires infrastructure in excess of those required by agricultural operations;
4. ~~encourage~~ ~~maintain~~ agricultural tracts in sizes which will preserve existing agricultural operations and facilitate adaptations to other agricultural technologies;
5. encourage and protect a locally available renewable energy source, encourage and protect a locally available renewable food source; and,
6. preserve, protect, and enhance natural, man-made, and historic features and amenities of the Township that have contributed to the historic character of the community.

In addition to the creation and perpetuation of this Zone, the Township supports creation of agricultural security areas and shall promote expansion of current agricultural security areas. The regulations are not intended to restrict agricultural operations, or changes to or expansions of agricultural operations in geographical areas where agriculture has traditionally been present.

The regulations of the Agricultural Preservation Zone are not intended to violate or exceed the provisions of the Act of May 20, 1993 (P.L. 12, No.6), known as the "Nutrient Management Act," the Act of June 30, 1981 (P.L. 128, No.43), known as the "Agricultural Area Security Law," or the Act of June 10, 1982 (P.L. 454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances" as mandated by the Act, as amended.

### 201.B. USES PERMITTED BY RIGHT

1. **Forestry uses.**
2. **Single family detached dwellings.**
3. **Municipal and governmental uses.**
4. **Cemeteries, including pet cemeteries.**

**Deleted:** <#>minimize conflicting land uses detrimental to agricultural operations;¶

**Deleted:** 1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site. This use shall also expressly include:¶

¶  
a. **Concentrated animal feeding operations (CAFOs)** as defined herein subject to the requirements of Section 424 of this Ordinance and further provided that the applicant provides a copy of an approved permit from the Pennsylvania Department of Environmental Protection, Bureau of Water Quality and the proposed use maintains compliance with the federal regulations governing CAFOs; and/or,¶

¶  
b. **Concentrated animal operations (CAOs)** as defined herein subject to the requirements of Section 424 of this Ordinance and further provided that the applicant provides written evidence of an approval of the applicant's nutrient management plan from the County Conservation District or the Pennsylvania Conservation Commission and the applicant maintains compliance with the Pennsylvania Nutrient Management Act No. 38.¶

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5. **Churches and related uses**, with a maximum permitted lot area of five (5) acres and subject to the requirements of Section 419 of this Ordinance.
6. **Co-located communication antennas upon existing structures** (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements of Section 420 of this Ordinance.
7. **Conservation design developments** subject to the requirements of Section 425 of this Ordinance.
8. **Parks and playgrounds.**
9. **Plain-sect schools**, as defined herein.
10. **Public utilities structures.**
11. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
  - a. **Alternative energy production facilities**, subject to the requirements of Section 404 of this Ordinance.
  - b. **Beekeeping**, subject to the requirements of Section 413 of this Ordinance.
  - c. **Domestic pets**, as defined herein.
  - d. **Domestic composts**, subject to the requirements of Section 428 of this Ordinance.
  - e. **ECHO housing**, as defined herein, subject to the requirements of Section 431 of this Ordinance.
  - f. **Family day-care facilities**, as defined herein subject to the requirements of Section 432 of this Ordinance.
  - g. **Farm occupations**, as defined herein, if conducted as an accessory use to a principal agricultural use of the property with a minimum of ten (10) acres, and subject to the requirements of Section 433 of this Ordinance.
  - h. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - i. **Garage yard and/or moving sales**, subject to the requirements of Section 440 of this Ordinance.
  - j. **Garages and sheds for the storage of personal vehicles and or personal property**, attached or detached to the dwelling unit.
  - k. **Gardening and raising of plants for personal use.**
  - l. **Home occupations**, as defined herein, subject to the requirements of Section 448 of this Ordinance.
  - m. **Keeping of carriage and buggy horses** or other animals maintained for the sole purpose of providing the primary means of transportation as an accessory use to a residential dwelling, subject to the requirements of Section 451 of this Ordinance.
  - n. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance.

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- o. **Manure storage facilities**, as an accessory use to an agricultural or horticultural use if contained upon a farm, subject to the requirements of Section 455 of this Ordinance.
- p. **No-impact home-based business**, as defined herein.
- q. **Noncommercial keeping of livestock**, as defined herein, subject to the requirements of Section 462 of this Ordinance.
- r. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
- s. **Outdoor furnaces**, as defined herein, subject to the requirements of Section 465 of this Ordinance.
- t. **Outdoor residential athletic courts** (e.g. basketball, bocci, handball, tennis, volleyball, etc.) subject to the requirements of Section 466 of this Ordinance.
- u. **Parking and/or storage of recreation vehicles and personal cargo trailers**, subject to the requirements of Section 468 of this Ordinance.
- v. **Play structures**, as defined herein, provided such structures are confined to the side or rear yard and are located no closer than fifteen feet (15') from the closest side and or rear lot line.
- w. **Residential swimming pools**, subject to the requirements of Section 475 of this Ordinance.
- x. **Roadside stands** for the seasonal sale of agricultural products subject to the requirements of Section 477 of this Ordinance.
- y. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 478. of this Ordinance.
- z. **Rural occupations**, as defined herein, subject to the requirements of Section 479 of this Ordinance.
- aa. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

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Comment [DG6]: Recommend major changes to 468.

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Comment [DG7]: Recommend deleting 447B

Comment [DG8]: Think that relative of owner should also be allowed to work at rural occupation

Deleted: <#>Satellite dish antennas, subject to the requirements of Section 481 of this Ordinance.¶

**201.C. USES PERMITTED BY SPECIAL EXCEPTION (Subject to the review procedures of Section 704.C. of this Ordinance).**

- 1. **Agriculture and horticulture, including one single-family detached dwelling contained on the site (note: a second single family detached dwelling is permitted by special exception). This use shall also expressly include:**
  - a. **Concentrated animal feeding operations (CAFOs) as defined herein subject to the requirements of Section 424 of this Ordinance and further provided that the applicant provides a copy of an approved permit from the Pennsylvania Department of Environmental Protection, Bureau of Water Quality and the proposed use maintains compliance with the federal regulations governing CAFOs; and/or,**
  - b. **Concentrated animal operations (CAOs) as defined herein subject to the requirements of Section 424 of this Ordinance and further provided that the applicant provides written evidence of an approval of the applicant's nutrient management plan from the County Conservation District or the Pennsylvania Conservation Commission and the applicant maintains compliance with the Pennsylvania Nutrient Management Act No. 38.**

2. **Adaptive reuse of agricultural buildings**, subject to the requirements of Section 401 of this Ordinance.
3. **Bed and breakfasts**, subject to the requirements of Section 412 of this Ordinance.
4. **Commercial produce operations**, as defined herein, subject to the requirements of Section 422 of this Ordinance.
5. **Golf courses and driving ranges**, subject to the requirements of Section 441 of this Ordinance.
6. **Historic structure conversions**, subject to the requirements of Section 446 of this Ordinance.
7. **Kennels**, subject to the requirements of Section 452 of this Ordinance.
8. **Riding stables**, subject to the requirements of Section 476 of this Ordinance.

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**Comment [DG9]:** Recommend deleting 412H

**Comment [DG10]:** Language in 446 differs from definition.

**201.D. USES PERMITTED BY CONDITIONAL USE (Subject to the review procedures of Section 805 of this Ordinance).**

1. **Airports and heliports**, subject to the requirements of Section 403 of this Ordinance.
2. **Fish hatcheries and/or fish farms**, subject to the requirements of Section 436 of this Ordinance.
3. **Sawmills**, subject to the requirements of Section 482 of this Ordinance.

**Comment [DG11]:** Increase buffer size in 403B & 403F

**201.E. SITE PLANNING OBJECTIVES - To enhance compatibility between proposed residential development and adjoining natural features, applications shall furnish evidence that the following specific design objectives have been satisfied through the design of the proposed use:**

1. Minimize the loss of valuable farmland and maximize the protection of Class I, II and III soils as identified in the soil survey;
2. Cluster residential lots on the subject property and, if applicable, with those lots contained on adjoining farms;
3. Minimize the length of property lines shared by all residential lots and adjoining farms; and,
4. Assure adequate vehicular access to future residences not currently proposed.

**201.F. DRIVEWAYS AND ACCESS DRIVES - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance. All lanes exclusively serving agriculture, horticulture and/or forestry-related uses shall be exempt from driveway and access drive requirements in Sections 305 and 301, respectively, except those related to the clear-sight triangle listed in Section 305.C. of this Ordinance.**

**Comment [DG12]:** 305G needs to be changed re: paving

**201.G. AGRICULTURAL NUISANCE DISCLAIMER - All lands within the Agricultural Zone are located within an area used for commercial agricultural production. Owners, residents and other users of property within this Zone may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm**

Law,” and the Agriculture Communities and Rural Environment (ACRE), PA Act 38 of 2005, may bar them from obtaining a legal judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted within the (A) Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.

**201.H. VEGETATION SETBACK REQUIREMENT** – Except in the case of required riparian buffers under Section 511 of this Ordinance, on any separate non-farm parcel, no shrub nor tree shall be planted within ten feet (10') and thirty feet (30'), respectively, of any land used for agricultural purposes.

**201.I. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**201.J. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

**SECTION 201.K. AREA & DESIGN REQUIREMENTS WITHIN THE (A) ZONE** – All uses within the Agricultural Zone shall comply with those standards listed in the following Figure 201.K.

FIGURE 201.K. AREA & DESIGN REQUIREMENTS WITHIN THE (A) ZONE										
Use	Minimum Required Lot Area <sup>3</sup>	Maximum Permitted Lot Area <sup>3</sup>	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Height
			At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear		
Agriculture, and horticulture uses <sup>3,4</sup>	1 acre <sup>3</sup>	N/A	201 ft.	N/A	50 ft. <sup>1</sup>	50 ft. <sup>1</sup>	100 ft. <sup>1</sup>	50 ft. <sup>1</sup>	10%	150 ft., provided each structure is set back a distance at least equal to its height from each property line.
Municipal and governmental uses <sup>3</sup>	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings <sup>3,4</sup>	1 acre <sup>3</sup>	N/A	150 ft.	120 ft.	40 ft.	25 ft.	50 ft.	40 ft.	20%	35 ft.
Forestry and other principal uses <sup>3</sup>	1 acre <sup>3</sup>	N/A	150 ft.	120 ft.	50 ft.	50 ft.	100 ft.	50 ft.	20%	35 ft.
Residential accessory uses	Included in above	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 50 ft. setback is provided.	Structures up to 400 sq. ft.			Included in above	20 ft.
						10 ft.	20 ft.	10 ft.		
						Structures exceeding 400 sq. ft.				
						Same as principal setback				

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<sup>1</sup>Special setback requirements - Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage, agricultural byproducts or composted materials, structures for the cultivation of mushrooms shall be permitted within three hundred feet (300') of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than one hundred feet (100'). The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

<sup>3</sup>All uses relying upon on-lot sewers shall comply with Section 323 of this Ordinance.

<sup>4</sup>The minimum lot size for agricultural and horticultural uses may be reduced by conditional use subject to the requirements of Section 805 of this Ordinance provided that the governing body determines that the proposed use is in accordance with the PA "Right-to Farm" law.

Deleted: <sup>2</sup>The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the dwelling lot (1) does not predominantly consist of Class I, II and/or III soils, as identified in the soil survey, or (2) is generally unsuitable for agricultural purposes; or, where an applicant desires to subdivide an existing dwelling from the parent tract, the applicant may opt to impose the maximum lot area requirements of this section upon such existing dwelling, rather than on a proposed dwelling located on the remainder of the parent tract.¶

## SECTION 210 – LOW DENSITY RESIDENTIAL ZONE (LDR)

### 210.A. PURPOSE OF ZONE

The purpose of this Zone is to accommodate low to medium density residential uses in areas with sufficient infrastructure to support such densities. Selected locations provide for the accommodation of future developments in accordance with the Township Comprehensive Plan and acknowledge the location of existing land uses with these suburban characteristics.

This Zone coincides with planned sewer and water utility service areas; however, the actual availability of these services is likely to occur at different times, in different areas. As a result, permitted densities have been adjusted according to the availability of these public utilities.

Conservation Design developments are encouraged to offer the greatest density and design flexibility so that proposed developments can partner in the protection of sensitive and/or valuable natural and cultural features of the site. Developments that engage the Conservation Design process will be provided a density bonus.

### 210.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Forestry uses** subject to the requirements of Section 200.G. of this Ordinance.
3. **Single family detached dwellings.**
4. **Conservation design developments** subject to the requirements of Section 425 of this Ordinance.
5. **Municipal and governmental uses.**
6. **Parks and playgrounds.**
7. **Public utilities structures.**
8. **Public and private schools**, subject to the requirements of Section 472 of this Ordinance.
9. **Cemeteries, including but not limited to pet cemeteries.**
10. **Churches and related uses**, subject to the requirements of Section 419 of this Ordinance.
11. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
  - a. **Alternative energy production facilities**, subject to the requirements of Section 404 of this Ordinance.
  - b. **Domestic pets**, as defined herein.
  - c. **Domestic composts**, subject to the requirements of Section 428 of this Ordinance.

- d. **ECHO housing**, as defined herein, subject to the requirements of Section 431 of this Ordinance.
- e. **Family day-care facilities**, as defined herein subject to the requirements of Section 432 of this Ordinance.
- f. **Farm occupations**, as defined herein, if conducted as an accessory use to a principal agricultural use of the property with a minimum of ten (10) acres, and subject to the requirements of Section 433 of this Ordinance.
- g. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
- h. **Garage yard and/or moving sales**, subject to the requirements of Section 440 of this Ordinance.
- i. **Garages and sheds for the storage of personal vehicles and or personal property**, attached or detached to the dwelling unit.
- j. **Gardening and raising of plants for personal use.**
- k. **Home occupations**, as defined herein, subject to the requirements of Section 448 of this Ordinance.
- l. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance.
- m. **Manure storage facilities**, as an accessory use to an agricultural or horticultural use if contained upon a farm, subject to the requirements of Section 455 of this Ordinance.
- n. **No-impact home-based business**, as defined herein.
- o. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
- p. **Outdoor residential athletic courts** (e.g. basketball, bocci, handball, tennis, volleyball, etc.) subject to the requirements of Section 466 of this Ordinance.
- q. **Parking and/or storage of recreation vehicles and personal cargo trailers**, subject to the requirements of Section 468 of this Ordinance.
- r. **Play structures**, as defined herein, provided such structures are confined to the side or rear yard and are located no closer than fifteen feet (15') from the closest side and or rear lot line.
- s. **Residential swimming pools**, subject to the requirements of Section 475 of this Ordinance.
- t. **Roadside stands** for the seasonal sale of agricultural products subject to the requirements of Section 477 of this Ordinance.
- u. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 478. of this Ordinance.
- v. **Rural occupations**, as defined herein, subject to the requirements of Section 479 of this Ordinance.
- w. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
- x. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**210.C. USES PERMITTED BY SPECIAL EXCEPTION (Subject to the review procedures of Section 704.C. of this Ordinance).**

- 1. **Adaptive reuse of agricultural buildings**, subject to the requirements of Section 401 of this Ordinance.

2. **Bed and breakfasts**, subject to the requirements of Section 412 of this Ordinance.
3. **Golf courses and driving ranges**, subject to the requirements of Section 441 of this Ordinance.
4. **Historic structure conversions**, subject to the requirements of Section 446 of this Ordinance.
5. **Nursing, rest or retirement homes**, subject to the requirements of Section 463 of this Ordinance.
6. **Riding stables**, subject to the requirements of Section 476 of this Ordinance.
7. **Two-family conversions**, subject to the requirements of Section 488 of this Ordinance.

**210.D. DRIVEWAYS AND ACCESS DRIVES** - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance. All lanes exclusively serving agriculture, horticulture and/or forestry-related uses shall be exempt from driveway and access drive requirements in Sections 305 and 301, respectively, except those related to the clear-sight triangle listed in Section 305.C. of this Ordinance.

**210.E. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**210.F. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

**210.G. SIDEWALKS AND PEDESTRIAN ACCESS**

All uses permitted within this Zone shall also comply with the applicable sidewalk requirements contained within Section 509 of the SALDO.

**210.H. AGRICULTURAL NUISANCE DISCLAIMER** – As a rural municipality many lands within Dickinson Township are located within an area used for commercial agricultural production. Owners, residents and other users of property within this Zone may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, “The Right to Farm Law,” and the Agriculture Communities and Rural Environment (ACRE), PA Act 38 of 2005, may bar them from obtaining a legal judgment against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted within this Zone shall require a note which duplicates this section and which must be transferred to the purchaser by the seller.

**SECTION 210.I. AREA & DESIGN REQUIREMENTS WITHIN THE (LDR) ZONE** – All uses within the Low Density Residential Zone shall comply with those standards listed in the following Figure 210.I.:

FIGURE 210.I. AREA & DESIGN REQUIREMENTS WITHIN THE (LDR) ZONE									
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear		
Municipal and governmental uses	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings with on-lot sewer and on-lot water that existed on the effective date of this Ordinance.	1 acre <sup>1</sup>	150 ft.	120 ft.	35 ft.	25 ft.	50 ft.	35 ft.	25%	35 ft.
Single-family detached dwellings with on-lot sewer and/or on-lot water that are approved after the effective date of this Ordinance.	2 acres <sup>1</sup>	200 ft.	150 ft.	35 ft.	25 ft.	50 ft.	35 ft.	15%	35 ft.
Single-family detached dwellings with public sewer and/or public water that are approved after the effective date of this Ordinance.	1 acre <sup>1</sup>	150 ft.	120 ft.	35 ft.	25 ft.	50 ft.	35 ft.	25%	35 ft.
Other principal uses	1 acre <sup>1</sup>	100 ft.	80 ft.	40 ft.	15 ft.	30 ft.	30 ft.	35%	35 ft.
Residential accessory structures	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	Structures up to 400 sq. ft.			Included in above	20 ft.
					10 ft.	20 ft.	10 ft.		
					Structures exceeding 400 sq. ft.				
					Same as principal setback				

<sup>1</sup>All uses relying upon on-lot sewers shall comply with Section 323 of this Ordinance.



## SECTION 211 – MIXED USE ZONE (MU)

### 211.A. PURPOSE OF ZONE

The purpose of this Zone is to accommodate locally-oriented businesses and offices as in-fill developments amid the Township's tightly-knit older "Village" neighborhoods. This Zone accommodates a wide range of housing types with the use of public utilities in accordance with the Township Comprehensive Plan and Official Sewage Plan. Selected locations acknowledge the mixture of land uses and required design standards reflect existing development patterns. Limited businesses have been selected that can take advantage of the daily traffic passing upon adjoining roads, while at the same time assure compatibility with the numerous dwellings that remain. Aside from residential and public uses, all uses are evaluated via the conditional use review process so that opportunities to integrate vehicular access and parking are provided during site plan review as a means of reducing traffic congestion. Strict design requirements have been imposed to preserve the "small town" character of these areas, and bonus incentives are available for uses that employ "high-quality" site design features. Overall retail size has been restricted as a means of encouraging adaptive reuse of converted dwellings, rather than the construction of new commercial buildings.

### 211.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Forestry uses** subject to the requirements of Section 200.G. of this Ordinance.
3. **Single family detached dwellings.**
4. **Duplex and two-family dwellings**, with either public sewer or public water or with both public utilities.
5. **Two-family conversions**, as defined herein and subject to the requirements of Section 488 of this Ordinance.
6. **Townhouses**, with both public sewer and public water.
7. **Multi-family dwellings**, with both public sewer and public water.
8. **Municipal and governmental uses** subject to the requirements of Sections 200.G. of this Ordinance.
9. **Parks and playgrounds.**
10. **Public utilities structures.**
11. **Cemeteries, including but not limited to pet cemeteries.**
12. **Churches and related uses**, subject to the requirements of Section 419 of this Ordinance.

13. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
  - a. **Alternative energy production facilities**, subject to the requirements of Section 404 of this Ordinance.
  - b. **Domestic pets**, as defined herein.
  - c. **Domestic composts**, subject to the requirements of Section 428 of this Ordinance.
  - d. **Family day-care facilities**, as defined herein subject to the requirements of Section 432 of this Ordinance.
  - e. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - f. **Garage yard and/or moving sales**, subject to the requirements of Section 440 of this Ordinance.
  - g. **Garages and sheds for the storage of personal vehicles and or personal property**, attached or detached to the dwelling unit.
  - h. **Gardening and raising of plants for personal use**.
  - i. **Home occupations**, as defined herein, subject to the requirements of Section 448 of this Ordinance.
  - j. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance.
  - k. **No-impact home-based business**, as defined herein.
  - l. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
  - m. **Play structures**, as defined herein, provided such structures are confined to the side or rear yard and are located no closer than fifteen feet (15') from the closest side and or rear lot line.
  - n. **Residential swimming pools**, subject to the requirements of Section 475 of this Ordinance.
  - o. **Routine repair and servicing of personal motor vehicles**, subject to the requirements of Section 478. of this Ordinance.
  - p. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
  - q. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**211.C. USES PERMITTED BY CONDITIONAL USE** (Subject to the review procedures of Section 805 of this Ordinance). In addition as part of the conditional use review process, the applicant shall demonstrate those measures employed to incorporate the design features listed in Section 211.J. of this Ordinance. If the applicant cannot incorporate said features, the applicant shall describe what steps were taken to attempt such design, and the specific reasons why the design is impossible and/or impractical. The applicant shall also suggest what measures could be taken by the Township to facilitate such a design:

1. **Banks and similar financial uses**, including outdoor tellers if pedestrian-oriented, and no more than two (2) drive-thru lanes.
2. **Bed and breakfasts**, as defined herein, subject to the requirements of Sections 211.J. and 412 of this Ordinance.
3. **Boarding houses**, subject to the requirements of Sections 211.J. and 415 of this Ordinance.

4. **Caterers, delicatessens, bakeries, ice cream shops, and confectioners**, subject to the requirements of Section 211.J. of this Ordinance.
5. **Commercial day-care facilities**, subject to the requirements of Sections 211.J. and 421 of this Ordinance.
6. **Dance, music, art, fashion and photographic studios and galleries**, subject to the requirements of Section 211.J. of this Ordinance.
7. **Drive-thru and/or fast-food restaurants**, subject to the requirements of Sections 211.J. and 429 of this Ordinance
8. **Facilities devoted to entertainment and cultural activities** subject to the requirements of Section 211.J. of this Ordinance, including but not limited to theatres, playhouses, amphitheatres, concert halls, band shells, recital halls, cinemas, libraries and museums. This use shall expressly exclude off-track betting and/or slot machine parlors, casinos, shooting ranges and adult uses.
9. **Funeral homes**, subject to the requirements of Sections 211.J. and 439 of this Ordinance.
10. **Health, fitness, social, fraternal and other private clubs**, subject to the requirements of Sections 211.J. and 442 of this Ordinance.
11. **Historic structure conversions**, subject to the requirements of Sections 211.J. and 446 of this Ordinance.
12. **Mobile home parks**, subject to the requirements of Section 454 of this Ordinance.
13. **Medical, dental, optical and counseling clinics and offices**, subject to the requirements of Section 211.J. of this Ordinance.
14. **Medical residential campuses**, subject to the requirements of Section 457 of this Ordinance.
15. **Nursing, rest or retirement homes**, subject to the requirements of Sections 211.J. and 463 of this Ordinance.
16. **Offices** subject to the requirements of Section 211.J. of this Ordinance.
17. **Personal services including:** barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; music, art or photographic studios and repair of clocks, electronics, computers and small appliances subject to the requirements of Section 211.J. of this Ordinance.
18. **Public, private and commercial schools**, subject to the requirements of Sections 211.J. and 473 of this Ordinance.
19. **Restaurants and taverns** (not including drive-thru or fast-food restaurants) subject to the requirements of Section 211.J. of this Ordinance.
20. **Retail sale, rental and/or repair of goods** provided the total sales and/or display area is less than two thousand (2000) square feet) or equal to that floor area contained on the first story of a building that existed on the effective date of this Ordinance, subject to the requirements of Section 211.J. of this Ordinance. Permitted uses include:
  - A. Card, stationery, magazine, book, or newspapers, excluding adult uses as defined herein;
  - B. Prerecorded music, video, or spoken word products;
  - C. Beverage, wine and liquors;
  - D. Sporting goods;
  - E. Musical instruments;

- F. Tobacco and smoking accessories supplies;
  - G. Domestic hardware and 5 & 10¢ items;
  - H. Photographic, video, audio, and electronic components and accessories;
  - I. Clothing and shoes;
  - J. Flower, balloon and gifts;
  - K. Pets and supplies with proper licensure;
  - L. Jewelry, watches, clocks;
  - M. Art and drafting supplies;
  - N. Computers, software, training and other office supplies;
  - O. Craft supplies, baskets, fabrics, and other notions;
  - P. Toy and hobby supplies;
  - Q. Telephone, vacuum cleaner and other domestic appliances;
  - R. Prosthetic and therapy devices and supplies;
  - S. Drugstore, perfumes, soaps, lotions, powders, and similar items;
  - T. Draperies, wallpaper and rugs;
  - U. Bed and bath supplies;
  - V. Kitchenware, cookware and dinnerware;
  - W. Eyeglass and hearing aid showrooms and offices;
  - X. Specialty food stores and grocerettes;
  - Y. Religious articles and artifacts; and,
  - Z. Antique, thrift and pawn shops.
21. **Tailors, off-site dry cleaning and shoe repair services** subject to the requirements of Sections 211.J. of this Ordinance.
22. **Veterinary offices**, provided no outdoor keeping of animals is permitted subject to the requirements of Section 211.J. of this Ordinance.

**211.D. NUMBER OF USES**

- 1. Any number of the uses allowed in this Zone are permitted within each existing building, provided the building size and floor area remain the same as it was on the effective date of this Ordinance and Section 306 of this Ordinance shall not apply in this instance.
- 2. For new buildings, Section 306 of this Ordinance shall apply in this instance.
- 3. For existing buildings that are enlarged, the number of uses permitted per building shall be the same number (at least one) that occupied the building on the effective date of this Ordinance and Section 306 of this Ordinance shall not apply in this instance.

**211.E. RESIDENTIAL ACCESSORY USE SETBACKS**

- 1. Accessory structures with up to four hundred (400) square feet shall be setback at least ten feet (10') from each side and rear lot line. No accessory buildings are permitted within the front yard unless they are at least one hundred feet (100') from the street right-of-way.
- 2. Accessory structures with more than four hundred (400) square feet shall comply with the applicable principal use setbacks listed in the following Section 211.F. of this Ordinance.

**211.F. AREA & DESIGN REQUIREMENTS WITHIN THE (MU) ZONE** – All uses within the Mixed Use Zone shall comply with those standards listed in the following table and footnotes.

§ 211.F. AREA & DESIGN REQUIREMENTS WITHIN THE (MU) ZONE								
Use	Minimum Lot Area	Minimum Lot Width at Building Setback Line & Frontage	Maximum Lot Coverage	Minimum Yard Setbacks				Maximum Permitted Height
				Front	One Side	Both Sides	Rear	
<b>Uses permitted with on-lot sewers<sup>1</sup> and on-lot water</b>								
Single family detached unit	1 acre	150 / 120 ft.	25%	35 ft.	15 ft.	30 ft.	30 ft.	35 ft.
Other principal uses	1 acre	150 / 120 ft.	25%	35 ft.	15 ft.	30 ft.	30 ft.	35 ft.
<b>Uses permitted with public water and on-lot sewer<sup>1</sup></b>								
Single family detached unit	1 acre	100 / 80 ft.	35%	35 ft.	12 ft.	24 ft.	30 ft.	35 ft.
Duplex	1 acre / unit	100 / 80 ft.	35%	35 ft.	20 ft.	NA.	30 ft.	35 ft.
Two-family dwellings	60,000 sq. ft.	100 / 80 ft.	35%	35 ft.	12 ft.	24 ft.	30 ft.	35 ft.
Other principal uses	1 acre	100 / 80 ft.	35%	35 ft.	12 ft.	24 ft.	30 ft.	35 ft.
<b>Uses permitted with on-lot water and public sewer</b>								
Single family detached unit	20,000 sq. ft.	75 / 60 ft.	45%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
Duplex	20,000 sq. ft.	75 / 60 ft.	45%	35 ft.	15 ft.	NA	30 ft.	35 ft.
Two-family dwellings	60,000 sq. ft.	75 / 60 ft.	45%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
Other principal uses	30,000 sq. ft.	75 / 60 ft.	45%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
<b>Uses permitted with public water and public sewer</b>								
Single family detached unit	15,000 sq. ft.	60 / 50 ft.	50%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
Duplex	15,000 sq. ft.	50 / 50 ft.	50%	35 ft.	10 ft.	NA	30 ft.	35 ft.
Two-family dwellings	30,000 sq. ft.	60 / 50 ft.	50%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
Townhouses <sup>2,3,4</sup>	2,500 sq. ft./unit	20 ft. / 20 ft.	55%	20 ft.	10 ft end units		20 ft.	35 ft.
Multi-family dwellings <sup>2,3,4</sup>	15,000 sq. ft.	60 / 50 ft.	50%	35 ft.	10 ft.		20 ft.	30 ft.
Other principal uses	30,000 sq. ft.	60 / 50 ft.	50%	35 ft.	10 ft.	20 ft.	30 ft.	35 ft.
<sup>1</sup> All uses relying upon on-lot sewers shall comply with Section 323 of this Ordinance. <sup>2</sup> Townhouses and multi-family dwellings shall not exceed a permitted density of six dwelling units per acre. Any residual common open space must comply with Section ___ of this Ordinance. <sup>3</sup> No townhouse building shall contain more than six (6) units. For each townhouse building containing more than four (4) units, no more than sixty-six percent (66%) of such units shall have the same front yard setback; the minimum variation of setback shall be two feet (2'). In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of fifteen feet (15') from any interior access drives, or parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty feet (30') from any perimeter boundary of the development site. In those instances where several townhouse buildings are located on the same lot, the following footnote 4 shall apply. <sup>4</sup> In those instances where several multiple-family dwelling buildings and/or townhouse buildings are located on the same lot, the following separation distances will be provided between each building: a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least fifty feet (50') between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten feet (10') at one end if increased by similar or greater distance at the other end. b. A minimum yard space of thirty feet (30') is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty feet (20'). c. A minimum yard space of thirty feet (30') is required between end walls and front or rear faces of buildings. d. All multiple-family dwelling buildings shall be set back a minimum of fifteen feet (15') from any interior access drives or parking facilities contained on commonly-held lands.								

**211.G. DRIVEWAYS AND ACCESS DRIVES** - All driveways serving single-family dwellings shall be in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance. All lanes exclusively serving agriculture, horticulture and/or forestry-related uses shall be exempt from driveway and access drive requirements in Sections 305 and 301, respectively, except those related to the clear-sight triangle listed in Section 305.C. of this Ordinance.

**211.H. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**211.I. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

**211.J. SIDEWALKS AND PEDESTRIAN ACCESS**

All uses permitted within this Zone shall also comply with the applicable sidewalk requirements contained within Section 510 of the SALDO.

**211.K. DESIGN FEATURES/BONUS INCENTIVES**

Because of this Zone's intended purpose to reduce traffic congestion, the following bonus incentives are applied to individual uses when prescribed design features are provided. These bonus incentives are awarded solely at the discretion of the Board of Supervisors, during the conditional use review procedure:

<u>Design Features</u>	<u>Bonus Incentive</u>
1. Coordinated vehicular access between two or more adjoining land uses that make use of only one shared access drive.	A ten percent (10%) increase in the maximum permitted lot coverage for each use.
2. Coordinated off-street parking between two or more adjoining land uses that share a single access drive. Such parking lots shall be arranged to provide ready access to all properties.	Waiver of one side yard setback requirement as it applies to the off-street parking lot, and a ten percent (10%) reduction in the total number of parking spaces required for all uses.
3. Coordinated off-street loading between two adjoining land uses sharing a single access drive that provides ready access to one or more loading spaces serving both uses.	Waiver of the off-street loading space requirement for that use that would otherwise require the least number of loading spaces, provided a cross property use easement is recorded that assures both uses may use the shared loading space(s). In addition, one side yard setback may also be waived, as it applies to off-street loading.
4. Coordinated signage with two or more uses sharing only one freestanding sign.	A five percent (5%) increase in the maximum permitted lot coverage and a ten percent (10%) increase in the maximum permitted size of any attached signs.

Deleted: ,

**211.L. MODIFICATIONS OF DESIGN STANDARDS**

1. The Board of Supervisors, by conditional use approval, may permit the modification of the design standards in order to encourage the use of innovative design. A developer desiring to obtain such conditional use approval shall, when making application for conditional use approval for any use listed in Section 211.C., also make application for conditional use approval under this section. The Board of Supervisors shall consider both conditional use approval requests simultaneously. Any conditional use to permit a modification of the design standards shall be subject to the following standards:
  - A. Such modifications of design standards equally or better serve the intended purposes of this Zone, as expressed in Section 211.A.;
  - B. Such modifications of design standards would not result in adverse impact to adjoining properties, nor inhabitants within the Mixed Use Zone development;
  - C. Such modifications will not result in an increase in residential densities permitted for the site; and,
  - D. The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria of Section 211.L.1.A.–C.

## SECTION 220 COMMERCIAL ZONE (C)

### 220.A. PURPOSE OF ZONE

This Zone acknowledges the commercialization that is occurring along Interstate Route 81 and U.S. Route 11. This Zone provides suitable locations for retail, service, and entertainment businesses. The uses permitted vary widely and some may involve outdoor activities and/or storage areas like automobile, boat and trailer sales, and service establishments. The uses provided in this Zone are meant to serve local residents, as well as those motorists passing through in accordance with the Township Comprehensive Plan.

Access to these areas is provided by adjoining major roads. Specific setbacks and design standards are imposed to promote shared vehicular access and off-street parking lots, enhance public safety through the ready identification of access drives and adjoining travel lanes, ensure protection by orienting outdoor storage and off-street loading spaces away from adjoining residential properties.

Properties are eligible to receive up to a ten percent lot coverage bonus for the use of preferred architectural styles and treatments.

### 220.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Animal hospitals and veterinary offices**, provided no outdoor keeping of animals is permitted as defined herein.
3. **Banks and similar financial uses.**
4. **Barber, beauty, tanning, and health salons.**
5. **Bed and breakfasts**, subject to the requirements of Section 412 of this Ordinance.
6. **Caterers, delicatessens, bakeries, ice cream shops, and confectioners.**
7. **Churches and related uses**, subject to the requirements of Section 419 of this Ordinance.
8. **Commercial day-care facilities**, subject to the requirements of Section 421 of this Ordinance.
9. **Commercial greenhouses.**
10. **Convenience stores**, as defined herein and subject to the requirements of Section 426 of this Ordinance.
11. **Dance, music, art, fashion and photographic studios and galleries.**
12. **Facilities devoted to entertainment and cultural activities**, including but not limited to theatres, playhouses, amphitheaters, concert halls, band shells, recital halls, cinemas, art galleries, libraries, museums, and art, fashion and photographic studios. This use shall expressly exclude off-track betting and/or slot machine parlors, casinos, and adult uses.
13. **Forestry uses** subject to the requirements of Section 200.G. of this Ordinance.
14. **Funeral homes**, subject to the requirements of Section 439 of this Ordinance.
15. **Hotels, motels and similar lodging facilities.**



16. **Medical, dental, optical and counseling clinics and offices.**
17. **Municipal and governmental uses.**
18. **Offices.**
19. **Outpatient health services.**
20. **Parks and playgrounds.**
21. **Personal services including:** barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; tailors and shoe repair shops; and repair of clocks, electronics, computers and small appliances.
22. **Public, private and commercial schools** subject to the requirements of Section 473 of this Ordinance.
23. **Public utilities structures.**
24. **Restaurants and taverns**, excluding drive-thru or fast-food restaurants or nightclubs. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted, so long as they are located and operated in a manner that does not interfere with pedestrian or vehicular circulation. All such activities shall be controlled so as not to constitute a nuisance by means of noise and litter;
25. **Retail sales, rental or repair of goods** (excluding adult uses).
26. **Satellite dish antennas**, subject to the requirements of Section 466 of this Ordinance.
27. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.
28. **Single family detached dwellings** including residential accessory uses, subject to the requirements of Section 211 of this Ordinance.
29. **Tailors, off-site dry cleaning and shoe repair services.**
30. **Two-family conversion**, subject to the requirements of Section 488 of this Ordinance.
31. **Accessory uses customarily incidental to the above permitted uses**, including, but not limited to, the following:
  - A. **Alternative energy production facilities**, subject to the requirements of Section 404 of this Ordinance.
  - B. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - C. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance
  - D. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
  - E. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
  - F. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**220.C. USES PERMITTED BY SPECIAL EXCEPTION** (Subject to the review procedures of Section 704.C.2. of this Ordinance)

1. **Amusement arcades** subject to the requirements of Section and 405 of this Ordinance.
2. **Auction houses**, excluding automobile auctions subject to the requirements of Section 408 of this Ordinance.
3. **Automobile filling stations** (including minor incidental repair) subject to the requirements of Section 411 of this Ordinance.
4. **Car washes**, subject to the requirements of Section 417 of this Ordinance.
5. **Commercial recreation uses**, subject to the requirements of Section 423 of this Ordinance.
6. **Drive-thru and/or fast-food restaurants**, subject to the requirements of Section 422 of this Ordinance.
7. **Dry cleaners, laundries and laundromats**, subject to the requirements of Section 429 of this Ordinance.
8. **Farmers and/or flea markets**, subject to the requirements of Section 434 of this Ordinance.
9. **Health, fitness, social, fraternal and other private clubs**, subject to the requirements of Section and 442 of this Ordinance.
10. **Historic structure conversions**, subject to the requirements of Section 446 of this Ordinance.
11. **Home improvement, equipment rental and building supply stores**, subject to the requirements of Section 447 of this Ordinance.
12. **Mass transit and/or taxicab terminals**, subject to the requirements of Section 456 of this Ordinance.
13. **Storage unit centers**, subject to the requirements of Section 460 of this Ordinance.
14. **Nightclubs**, subject to the requirements of Section 461 of this Ordinance.
15. **Passenger motor and recreational vehicle sales, leasing, service and repair facilities** including, but not limited to, auto mechanics, drive-thru lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops, subject to the requirements of Section 469 of this Ordinance.

**211.D. USES PERMITTED BY CONDITIONAL USE** (Subject to the review procedures of Section 805 of this Ordinance).

1. **Amusement, theme and/or zoo parks**, subject to the requirements of Section 406 of this Ordinance;
2. **Casinos, off-track betting parlors and/or slot machine parlors** subject to the requirements of Section 418 of this Ordinance;
3. **Shopping centers**, subject to the requirements of Section 484 of this Ordinance.

**220.E. LOT AREA, LOT WIDTH, AND LOT COVERAGE REQUIREMENTS** - See the following table:

Available Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
On-lot sewer and on-lot water	65,000 sq. ft.	200 ft.	50% <sup>1</sup>
On-lot sewer and public water	43,560 sq. ft.	150 ft.	55% <sup>1</sup>

Available Utilities	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
Public sewer and on-lot water	43,560 sq. ft.	150 ft.	55% <sup>1</sup>
Both Public Sewer & Public Water	15,000 sq. ft.	100 ft.	65% <sup>1</sup>
<sup>1</sup> A ten percent permitted maximum lot coverage bonus can be applied through compliance with the architectural design standards contained in Section 220.T. of this Ordinance.			

**220.F. MINIMUM SETBACK REQUIREMENTS** (Principal and Accessory Uses)

1. **Front yard setback** – All buildings, structures (except permitted signs) shall be set back at least thirty-five feet (35') from the street right-of-way; off-street parking lots and outdoor storage and display areas shall be set back a minimum of ten feet (10') from the street right-of-way.
2. **Side yard setbacks** – All buildings and structures (except permitted signs) shall be set back at least fifteen feet (15') from the side lot lines. Off-street parking lots, off-street loading spaces, and outdoor storage and display areas shall be set back at least ten feet (10') from the side lot lines, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the side yard setbacks are eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
3. **Rear yard setback** – All buildings, structures, and outdoor storage and display areas shall be set back at least twenty-five feet (25') from the rear lot line. Off-street parking lots, and off-street loading spaces shall be set back at least ten feet (10') from the rear lot line, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the rear yard setback is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
4. **Residential buffer strip** – Any lot adjoining land within an LDR, or MU Zone shall maintain a fifty (50') foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage and display areas, from the LDR or MU Zone parcels. Such areas shall be improved with a landscape strip and screening in accordance with Sections 220.N. and 220.M., respectively, of this Ordinance.

**220.G. MAXIMUM PERMITTED HEIGHT**

Thirty-five feet (35'), provided a non-habitable structure may extend up to forty-five feet (45') if such structure is setback a horizontal distance at least equal to its height from each side and/or rear lot line.

**220.H. OFF-STREET LOADING SPACES**

Off-street loading spaces shall be provided as specified in Section 314 of this Ordinance.

**220.I. OFF-STREET PARKING**

Off-street parking shall be provided as specified in Section 315 of this Ordinance.

**220.J. SIGNS**

Signs shall be permitted as specified in Section 322 of this Ordinance.

**220.K. ACCESS DRIVE REQUIREMENTS**

All driveways serving single-family dwellings shall be provided in accordance with Section 305 of this Ordinance. All access drives serving other uses shall be in accordance with Section 301 of this Ordinance except that no access drive shall be greater than twenty-two (22) feet wide.

**220.L. SIDEWALKS AND PEDESTRIAN ACCESS**

All properties shall be required to provide for a safe and convenient system of sidewalks that connect all public areas of the site with the required streetscape sidewalk and/or any other designated pedestrian facility that adjoins or extends onto the site. Such facilities shall comply with Section 510 of the SALDO.

**220.M. SCREENING**

A visual screen must be provided along any adjoining lands within an (LDR or MU) Zone, regardless of whether or not the (LDR or MU) Zone property is developed (see Section 321 of this Ordinance).

**220.N. LANDSCAPING**

Any portion of the site not used for buildings, structures, off-street parking lots, off-street loading spaces, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 321 of this Ordinance). A minimum ten foot (10') wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint off-street parking lot and/or off-street loading space area shared by adjoining uses.

**220.O. WASTE PRODUCTS**

Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining (LDR or MU) Zone properties. All waste receptacles shall be completely enclosed within a masonry, wood or framed structures with a separate pedestrian access gate/door which is self-closing and another truck access gate that must be kept closed when not in use.

**220.P. OUTDOOR STORAGE & DISPLAY**

Within this Zone, outdoor storage and display is permitted provided such areas are setback at least ten (10) feet from the street line and adjoining properties and such areas are setback at least fifty (50) feet and screened from any land within the (LDR or MU) Zones. Section 317 of this Ordinance lists additional requirements.

**220.Q. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**220.R. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

**220.S. ARCHITECTURAL DESIGN STANDARDS**

Applicants are encouraged to design and construct buildings that complement the Township's developing landscape. To that effect, the Township offers an optional set of architectural design standards that are tied with the granting of a density bonus. In this case, applicants may opt to obtain a prescribed increase in permitted lot coverage in return for the use of the following specific architectural design guidelines. A developer desiring to obtain such approval shall, when making application for approval for a land development, also make application for approval under this section. The Board of Supervisors shall consider both requests simultaneously. These optional standards may only be applied to the proposed use upon approval by the Board of Supervisors and written acceptance by the applicant of all requirements of this section and any valid conditions of approval attached by the Board of Supervisors;

1. Buildings and sites should be designed by qualified architects and constructed and maintained so that they:
  - A. Contribute to a cohesive and unified architectural theme upon the site and with neighboring properties within the Zone;
  - B. Feature prominent customer entrances and exterior pedestrian amenities;
  - C. Include architectural details or elements such as windows, colonnades, porches, porticos, columns, pilasters and canopies;
  - D. Make use of a combination of wood, brick, metal, stone, concrete masonry split face block or textured molded block glass stucco exterior wall materials or "exterior insulation and finish systems" (EIFS) as viewed from adjoining streets and properties;
  - E. Employ "earth-tone," "pottery-tone" or "Williamsburg-type" colors for primary wall surfaces;
  - F. Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties;
  - G. Place utilities underground except that junction boxes, transformers and other apparatuses which due to their function require above-ground placement, shall be screened from adjoining roads and properties; and/or,
  - H. Exceed energy efficiency standards under conventional building code requirements.
2. The applicant shall submit graphic elevations drawn to scale by an architect registered in the Commonwealth of Pennsylvania depicting compliance with these standards with proposed materials labeled and a corresponding color palette;
3. In return for compliance with the above-described design standards, the Township will award a maximum ten percent (10%) increase in permitted lot coverage for the proposed use.
4. Existing uses that desire to incorporate the architectural design standards in return for the increase in permitted lot coverage after the original approval shall require another approval at that time.
5. Should any part of this Section 220.S be declared invalid by the courts, the entire Section 220.S. shall be automatically repealed.

## SECTION 230 – RURAL INDUSTRIAL ZONE (RI)

### 230.A. PURPOSE OF ZONE

This Zone provides key locations for a mix of limited industrial uses that rely upon or benefit from a rural location. It also provides a remote location for particular uses, which because of their impacts, will be separated from concentrations of population. This Zone also specifically accommodates mining and related processing operations. In accordance with the recommendations of the Comprehensive Plan five acre individual lot sizes are required and lot coverage is limited to respect the sensitive character of this landscape. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks and vegetative buffers and screens are used to protect adjoining residential zones.

### 230.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Animal hospitals and veterinary offices**, provided no outdoor keeping of animals is permitted as defined herein.
3. **Co-located communication antennas upon existing structures** (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements of Section 420 of this Ordinance.
4. **Commercial day care facilities**, subject to the requirements of Section 421 of this Ordinance.
5. **Commercial greenhouses.**
6. **Forestry uses** subject to the requirements of Section 200.G. of this Ordinance.
7. **Machine, tool and die, and metal fabrication shops;**
8. **Municipal and governmental uses**, as defined herein.
9. **Offices.**
10. **Parks and playgrounds.**
11. **Public utilities structures.**
12. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
13. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.
14. **Sign makers.**
15. **Single family detached dwellings** including residential accessory uses, subject to the requirements of Section 200 of this Ordinance.
16. **Vocational, technical and mechanical trade schools.**

17. **Welding shops.**
18. **Accessory uses customarily incidental to the above permitted uses**, including accessory retail sales of products produced on-site so long as the sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
  - A. **Alternate energy production facilities** subject to the requirements of Section 404 of this Ordinance.
  - B. **Athletic fields and courts and recreation facilities.**
  - C. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - D. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance
  - E. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
  - F. **Recycling collection facilities as an accessory use**, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.
  - G. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
  - H. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**230.C. USES PERMITTED BY SPECIAL EXCEPTION** (Subject to the review procedures of Section 704.C. of this Ordinance).

1. **Freestanding communication antennas, towers and equipment**, subject to the requirements of Section 438 of this Ordinance.
2. **Helicopter pad, private**, subject to the requirements of Section 445 of this Ordinance;
3. **Historic structure conversions**, subject to the requirements of Section 446 of this Ordinance.
4. **Recycling facilities for electronics, paper, plastic, glass and metal products**, subject to the requirements of Section 474 of this Ordinance.
5. **Sale of compost, mulch, woodchips and coal** subject to the requirements of Section 480 of this Ordinance.

**230.D. USES PERMITTED BY CONDITIONAL USE** (Subject to the review procedures of Section 805 of this Ordinance).

1. **Adult uses**, subject to the requirements of Section 402 of this Ordinance.
2. **Automobile and/or animal racing facility with or without related wagering** subject to the requirements of Section 409 of this Ordinance;
3. **Junkyards**, subject to the requirements of Section 450 of this Ordinance.
4. **Methadone treatment facilities**, subject to the requirements of Section 458 of this Ordinance
5. **Mining, quarrying and related processing operations**, subject to the requirements of Section 459 of this Ordinance.

6. **Sawmills**, subject to the requirements of Section 482 of this Ordinance.
7. **Septage and spent mushroom compost processing and/or commercial mushroom operations**, subject to the requirements of Section 483 of this Ordinance.
8. **Slaughtering, processing, rendering and packaging of food products and their byproducts**, subject to the requirements of Section 485 of this Ordinance.

**230.E. LOT AREA, LOT WIDTH, AND LOT COVERAGE REQUIREMENTS** - See the following table:

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
5 acres	250 ft.	60%

**230.F. MINIMUM SETBACK REQUIREMENTS** (Principal and Accessory Uses)

1. **Front yard setback** – All buildings, structures (except permitted signs) shall be set back at least fifty feet (50') from the street right-of-way; off-street parking lots and outdoor storage and display areas shall be set back a minimum of twenty-five feet (25') feet from the street right-of-way.
2. **Side yard setbacks** – All buildings and structures (except permitted signs) shall be set back at least fifty feet (50') from the side lot lines. Off-street parking lots, off-street loading spaces, and outdoor storage and display areas shall be set back at least twenty-five feet (25') from the side lot lines, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the side yard setbacks are eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
3. **Rear yard setback** – All buildings, structures, and outdoor storage and display areas shall be set back at least fifty feet (50') from the rear lot line. Off-street parking lots, and off-street loading spaces shall be set back at least twenty-five feet (25') from the rear lot line, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the rear yard setback is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
4. **Residential buffer strip** – Any lot adjoining land within an (LDR & MU) Zone shall maintain a one hundred (100') foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage and display areas, from the (LDR & MU) Zone parcels. Such areas shall be improved with a landscape strip and screening in accordance with Sections 230.M. and 230.L., respectively, of this Ordinance.

**230.G. HEIGHT REQUIREMENTS**

Thirty-five feet (35'), provided a non-habitable structure may extend up to forty-five feet (45') if such structure is setback a horizontal distance at least equal to its height from each side and/or rear lot line.

**230.H. OFF-STREET LOADING SPACES**

Off-street loading spaces shall be provided as specified in Section 314 of this Ordinance.

**230.I. OFF-STREET PARKING**

Off-street parking shall be provided as specified in Section 315 of this Ordinance.



**230.J. SIGNS**

Signs shall be permitted as specified in Section 322 of this Ordinance.

**230.K. ACCESS DRIVE REQUIREMENTS**

All access drives shall be in accordance with Section 301 of this Ordinance.

**230.L. SCREENING**

A visual screen must be provided along any adjoining lands within an (LDR & MU) Zone, regardless of whether or not the (LDR & MU) Zone property is developed (see Section 321 of this Ordinance).

**230.M. LANDSCAPING**

Any portion of the site not used for buildings, structures, off-street parking lots, off-street loading spaces, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 321 of this Ordinance). A minimum ten foot (10') wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint off-street parking lot and/or off-street loading space area shared by adjoining uses.

**230.N. WASTE PRODUCTS**

Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining (LDR & MU) Zone properties. All waste receptacles shall be completely enclosed within a masonry, wood or framed structures with a separate pedestrian access gate/door which is self-closing and another truck access gate that must be kept closed when not in use.

**230.O. OUTDOOR STORAGE AND DISPLAY**

Within this Zone, outdoor storage and display is permitted, provided all such areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage and display areas for vehicles sales need not be screened from adjoining roads. Section 317 of this Ordinance lists additional requirements.

**230.P. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**230.Q. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

## SECTION 231 – INDUSTRIAL ZONE (I)

### 231.A. PURPOSE OF ZONE

This Zone provides key locations for a mix of various both light and heavier industries to diversify the Township's economy and offer valuable employment opportunities. This Zone will principally permit light and small-scale industries as permitted uses but require special exception or conditional use approval for larger uses that pose the potential for greater impact. Required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger industries have also been permitted. These areas have been located near existing public utility service areas, other industrial uses and along major roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks and vegetative buffers and screens are used to protect adjoining residential zones.

### 231.B. USES PERMITTED BY RIGHT

1. **Agriculture and horticulture**, including one single-family detached dwelling contained on the site subject to the applicable requirements contained with 200.G. of this Ordinance. This use shall also expressly exclude **concentrated animal feeding operations (CAFOs)** and **concentrated animal operations (CAOs)** and **commercial produce operations**, all as defined herein.
2. **Animal hospitals and veterinary offices**, provided no outdoor keeping of animals is permitted as defined herein.
3. **Banks and similar financial institutions.**
4. **Bookbinding, printing, and publishing operations.**
5. **Co-located communication antennas upon existing structures** (e.g., utility transmission towers, observation towers, communication towers, silos, steeples, smokestacks, water towers, flagpoles, and other similar structures), subject to the requirements of Section 420 of this Ordinance.
6. **Commercial day care facilities**, subject to the requirements of Section 421 of this Ordinance.
7. **Commercial greenhouses.**
8. **Forestry uses** subject to the requirements of Section 200.G. of this Ordinance.
9. **Laboratories for medical, scientific, or industrial research and development.**
10. **Machine, tool and die, and metal fabrication shops;**
11. **Manufacturing, packaging, storage and/or wholesaling of the following:**
  - A. Furniture, cabinets, plumbing, heating, air conditioning, ventilation and electrical fixtures, ceramic, stone, vinyl, fiberglass and linoleum tiles, carpets and rugs, windows, doors, insulation, ceiling and roofing tiles, household appliances, finished lumber and other household appointments;
  - B. Scientific, medical, optical, specialized, and technical instruments and equipment;
  - C. Audio visual components, computers, vending machines, electronic equipment, software and video games;
  - D. Office equipment, supplies, furnishings, and equipment;
  - E. Packaging materials, supplies and equipment;
  - F. Finished textile products;

- G. Cosmetics, drugs, dyes, toiletries, perfumes and other pharmaceuticals;
  - H. Brushes, brooms, and combs;
  - I. Hot tubs, spas, saunas, and swimming pools;
  - J. Jewelry, and other precious or semi-precious metals and stones;
  - K. Photographic, lighting, and timekeeping equipment;
  - L. Hand tools, hardware, power tools and small engine equipment and vehicles including but not limited to lawn mowers, chain saws, compressors, power washing equipment, motorcycles, and outboard boat motors;
  - M. Musical instruments, sporting equipment, bicycles and toys; and,
  - N. Small or novelty products from prepared materials (excluding the use of sheet metals).
12. **Medical, dental, optical and counseling clinics and offices.**
  13. **Municipal and governmental uses**, as defined herein.
  14. **Offices.**
  15. **Parks and playgrounds.**
  16. **Personal services including:** barber and beauty or tanning salons; dry cleaning and laundry pick-up/drop-off facilities; tailors and shore repair shops; and repair of clocks, electronics, computers and small appliances.
  17. **Processing, packaging, bottling, storage and/or wholesaling of food products excluding:**
    - A. Pickling processes;
    - B. Rendering or slaughtering operations; and,
    - C. Sugar refineries.
  18. **Public utilities structures.**
  19. **Repair shops for products permitted to be manufactured in this Zone.**
  20. **Restaurants and taverns**, excluding drive-thru or fast-food restaurants or nightclubs. Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted, so long as they are located and operated in a manner that does not interfere with pedestrian or vehicular circulation. All such activities shall be controlled so as not to constitute a nuisance by means of noise and litter;
  21. **Sales, storage and/or wholesaling of the following:**
    - A. Home and auto-related fuels;
    - B. Nursery and garden materials, and stock;
    - C. Redi-mix concrete;
    - D. Contractor supplies; and,
    - E. Plumbing, heating, air conditioning, electrical, and other structural components of buildings.
  22. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
  23. **Shops, offices and showrooms for contractors** of painting, power-washing, plumbing, heating, air conditioning, electrical, electronic, telephone, antennas and cable, communications, roofing, flooring, drywall and plaster, basement waterproofing, carpet, countertops, glass and windows, insulation, gutters and downspouts, well drilling and septic

system installation, maintenance and pumping, woodworking, carpentry and cabinet-making, swimming pools, hot tubs and spas, lawn care and landscaping, masonry, concrete and paving, pest control and snow removal.

24. **Single family detached dwellings** including residential accessory uses, subject to the requirements of Section 210 of this Ordinance.
25. **Sign makers.**
26. **Small engine repair shops.**
27. **Vocational, technical and mechanical trade schools.**
28. **Welding shops.**
29. **Accessory uses customarily incidental to the above permitted uses**, including accessory retail sales of products produced on-site so long as the sales area is no more than ten percent (10%) of the total building area or three thousand (3,000) square feet, whichever is less;
  - A. **Alternate energy production facilities** subject to the requirements of Section 404 of this Ordinance.
  - B. **Athletic fields and courts and recreation facilities.**
  - C. **Fences and walls**, subject to the requirements of Section 435 of this Ordinance.
  - D. **Man-made lakes, dams, ponds, and impoundments**, subject to the requirements of Section 453 of this Ordinance
  - E. **Ornamental ponds and wading pools** subject to the requirements of Section 464 of this Ordinance.
  - F. **Recycling collection facilities as an accessory use**, provided such facilities are sufficiently enclosed to prevent the scattering of debris, the materials collected are removed at regular intervals, the facility is posted to prohibit the disposal of any material, good or furnishing that cannot be placed within the actual recycling bin, and the total size of the facility is less than three hundred (300) square feet.
  - G. **Satellite dish antennas**, subject to the requirements of Section 481 of this Ordinance.
  - H. **Signs** as defined herein, subject to the requirements of Section 322 of this Ordinance.

**231.C. USES PERMITTED BY SPECIAL EXCEPTION** (Subject to the review procedures of Section 804.3. of this Ordinance).

1. **Auction houses**, excluding automobile auctions subject to the requirements of Section 408 of this Ordinance.
2. **Automobile auctions and storage yards**, subject to the requirements of Section 410 of this Ordinance.
3. **Billboards**, subject to the requirements of Section 414 of this Ordinance.
4. **Convention and conference centers**, subject to the requirements of Section 427 of this Ordinance;
5. **Freestanding communication antennas, towers and equipment**, subject to the requirements of Section 438 of this Ordinance;
6. **Health, fitness, social, fraternal and other private clubs**, subject to the requirements of Section and 442 of this Ordinance.

7. **Heavy equipment leasing, rental, sales, service, repair and warehousing**, subject to the requirements of Section 443 of this Ordinance.
8. **Heavy industrial uses as defined herein**, subject to the requirements of Section 444 of this Ordinance.
9. **Helicopter pad, private**, subject to the requirements of Section 445 of this Ordinance;
10. **Home improvement, equipment rental and building supply stores**, subject to the requirements of Section 447 of this Ordinance.
11. **Mass transit and/or taxicab terminals**, subject to the requirements of Section 456 of this Ordinance.
12. **Storage unit centers**, subject to the requirements of Section 460 of this Ordinance.
13. **Passenger motor vehicle and recreational vehicle sales, service and repair facilities** including, but not limited to, auto mechanics, drive-thru lubrication services, and tire, auto paint, brake, muffler, transmission, windshield, auto body, car radio, and upholstery shops, subject to the requirements of Section 469 of this Ordinance.
14. **Recycling facilities for electronics, paper, plastic, glass and metal products**, subject to the requirements of Section 474 of this Ordinance.

**231.D. USES PERMITTED BY CONDITIONAL USE** (Subject to the review procedures of Section 805 of this Ordinance).

1. **Hospitals and related uses**, subject to the requirements of Section 449 of this Ordinance.
2. **Power generation facilities**, subject to the requirements of Section 470 of this Ordinance.
3. **Principal waste handling, recycling, processing, transfer and disposal facilities**, subject to the requirements of Section 471 of this Ordinance.
4. **Truck or motor freight terminals**, subject to the requirements of Section 486 of this Ordinance.
5. **Truck stops**, subject to the requirements of Section 487 of this Ordinance.
6. **Warehouses, distribution centers and wholesale trade establishments**, subject to the requirements of Section 489 of this Ordinance.

**231.E. LOT AREA, LOT WIDTH, AND LOT COVERAGE REQUIREMENTS** - See the following table:

Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage
2 acres	200 ft.	65% <sup>1</sup>
<sup>1</sup> A ten percent permitted maximum lot coverage bonus can be applied through compliance with the architectural design standards contained in Section 231.T. of this Ordinance.		

**231.F. MINIMUM SETBACK REQUIREMENTS** (Principal and Accessory Uses)

1. **Front yard setback** – All buildings, structures (except permitted signs) shall be set back at least twenty-five feet (25') from the street right-of-way; off-street parking lots and outdoor storage and display areas shall be set back a minimum of fifteen (15') feet from the street right-of-way.

2. **Side yard setbacks** – All buildings and structures (except permitted signs) shall be set back at least twenty-five feet (25') from the side lot lines. Off-street parking lots, off-street loading spaces, and outdoor storage and display areas shall be set back at least ten feet (10') from the side lot lines, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the side yard setbacks are eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
3. **Rear yard setback** – All buildings, structures, and outdoor storage and display areas shall be set back at least twenty-five feet (25') from the rear lot line. Off-street parking lots, and off-street loading spaces shall be set back at least ten feet (10') from the rear lot line, unless joint off-street parking lots and/or off-street loading spaces are shared by adjoining uses. In such instances, the rear yard setback is eliminated solely to accommodate the shared off-street parking lots and/or off-street loading spaces.
4. **Residential buffer strip** – Any lot adjoining land within an (LDR & MU) Zone shall maintain a fifty (50') foot setback for nonresidential buildings, structures, off-street parking lots, loading areas and outdoor storage and display areas, from the (LDR & MU) Zone parcels. Such areas shall be improved with a landscape strip and screening in accordance with Sections 231.N. and 231.M., respectively, of this Ordinance.

**231.G. HEIGHT REQUIREMENTS**

Thirty-five feet (35'), provided a non-habitable structure may extend up to forty-five feet (45') if such structure is setback a horizontal distance at least equal to its height from each side and/or rear lot line.

**231.H. OFF-STREET LOADING SPACES**

Off-street loading spaces shall be provided as specified in Section 314 of this Ordinance.

**231.I. OFF-STREET PARKING**

Off-street parking shall be provided as specified in Section 315 of this Ordinance.

**231.J. SIGNS**

Signs shall be permitted as specified in Section 322 of this Ordinance.

**231.K. ACCESS DRIVE REQUIREMENTS**

All access drives shall be in accordance with Section 301 of this Ordinance.

**231.L. SIDEWALKS AND PEDESTRIAN ACCESS**

All properties shall be required to provide for a safe and convenient system of sidewalks that connect all public areas of the site with the required streetscape sidewalk and/or any other designated pedestrian facility that adjoins or extends onto the site. Such facilities shall comply with Section 510 of the SALDO.

**231.M. SCREENING**

A visual screen must be provided along any adjoining lands within an (LDR & MU) Zone, regardless of whether or not the (LDR & MU) Zone property is developed (see Section 321 of this Ordinance).

**231.N. LANDSCAPING**

Any portion of the site not used for buildings, structures, off-street parking lots, off-street loading spaces, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings (see Section 321 of this Ordinance). A minimum ten foot (10') wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint off-street parking lot and/or off-street loading space area shared by adjoining uses.

**231.O. WASTE PRODUCTS**

Dumpsters may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining (LDR & MU) Zone properties. All waste receptacles shall be completely enclosed within a masonry, wood or framed structures with a separate pedestrian access gate/door which is self-closing and another truck access gate that must be kept closed when not in use.

**231.P. OUTDOOR STORAGE AND DISPLAY**

Within this Zone, outdoor storage and display is permitted, provided all such areas are screened from adjoining roads and properties, and they comply with all of those setbacks specifically imposed thereon, listed in this section. The outdoor storage and display areas for vehicles sales need not be screened from adjoining roads. Section 317 of this Ordinance lists additional requirements.

**231.Q. GENERAL PROVISIONS**

All uses permitted within this Zone shall also comply with the applicable General Provisions in Article 3 of this Ordinance.

**231.R. ENVIRONMENTAL PROTECTION STANDARDS**

All uses permitted within this Zone shall also comply with the applicable Environmental Protection Standards contained within Article 5 of this Ordinance.

**231.S. ARCHITECTURAL DESIGN STANDARDS**

Applicant's are encouraged to design and construct buildings that complement the Township's developing landscape. To that effect, the Township offers an optional set of architectural design standards that are tied with the granting of a density bonus. In this case, applicants may opt to obtain a prescribed increase in permitted lot coverage in return for the use of the following specific architectural design guidelines. A developer desiring to obtain such approval shall, when making application for approval for a land development, also make application for approval under this section. The Board of Supervisors shall consider both requests simultaneously. These optional standards may only be applied to the proposed use upon approval by the Board of Supervisors and written acceptance by the applicant of all requirements of this section and any valid conditions of approval attached by the Board of Supervisors;

1. Buildings and sites should be designed by qualified architects and constructed and maintained so that they:
  - A. Contribute to a cohesive and unified architectural theme upon the site and with neighboring properties within the Zone;
  - B. Feature prominent customer entrances and exterior pedestrian amenities;
  - C. Include architectural details or elements such as windows, colonnades, porches, porticos, columns, pilasters and canopies;

- D. Make use of a combination of wood, brick, metal, stone, concrete masonry split face block or textured molded block glass stucco exterior wall materials or "exterior insulation and finish systems" (EIFS) as viewed from adjoining streets and properties;
  - E. Employ "earth-tone," "pottery-tone" or "Williamsburg-type" colors for primary wall surfaces;
  - F. Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties;
  - G. Place utilities underground except that junction boxes, transformers and other apparatuses which due to their function require above-ground placement, shall be screened from adjoining roads and properties; and/or,
  - H. Exceed energy efficiency standards under conventional building code requirements.
2. The applicant shall submit graphic elevations drawn to scale by an architect registered in the Commonwealth of Pennsylvania depicting compliance with these standards with proposed materials labeled and a corresponding color palette;
  3. In return for compliance with the above-described design standards, the Township will award a maximum ten percent (10%) increase in permitted lot coverage for the proposed use.
  4. Existing uses that desire to incorporate the architectural design standards in return for the increase in permitted lot coverage after the original approval shall require another approval at that time.
  5. Should any part of this Section 231.S be declared invalid by the courts, the entire Section 231.S. shall be automatically repealed.