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**JIM THORPE**  
**PENNSYLVANIA**

**ZONING ORDINANCE**

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**ARTICLE II  
COMMUNITY DEVELOPMENT OBJECTIVES AND COMPREHENSIVE PLAN**

**§500-8 General Community Development Objectives From current §500-4**

This statement of the Community Development Objectives is included under the authority of §606 of the Pennsylvania Municipalities Planning Code. The Community Development Objectives include the following:

- A. To preserve, enhance and protect existing residential, commercial, industrial, public, and semipublic development from the intrusion of incompatible land uses.
- B. To preserve an open space and park system along streams.
- C. To maintain the current mix of housing types in the Borough including single-family, two-family, multi-family, and manufactured homes. ~~To continue the general pattern of single family residential homes on individual lots as the predominant housing type within the Borough.~~
- D. To provide a variety of housing choices from low-density to high-density housing development.
- E. To protect the environment.
- F. To establish programs to promote the conservation, rehabilitation, and improvement of all parts of the Borough.
- G. To establish facilities and provide uses to serve all age groups of varying social, economic, ethnic, and racial characteristics.

**§500-9 Comprehensive Plan NEW**

In addition to the General Community Development Objectives set forth in §500-8, this chapter is intended to implement the 2013 Middle Carbon County Comprehensive Plan, as may be amended, and any other plan which may be adopted by the Borough.

### ARTICLE III DEFINITIONS

#### **§500-10 Rules of Construction and Definitions**

The following rules of construction shall apply to this chapter:

- A. For this chapter, certain terms and words are defined in this Article III. Whenever used in this chapter, they shall have the meaning indicated in this Article, except where the context clearly indicates a different meaning.
- B. The *particular* shall control the *general*.
- C. The word *shall* and *must* are mandatory and not discretionary. The word *may* is permissive.
- D. Words used in the present sense shall include the future; words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- E. The phrase *used for* includes *arranged for, designed for, intended for, and/or occupied for*.
- F. The word *person* includes *individual, profit or non-profit organization, partnership, company, unincorporated association, corporation, or other similar entities*.

G. The word *day* shall mean *calendar day* and not *business day*.

#### **§500-11 Terms or Words Not Defined, Diagrams**

- A. Terms, Phrases, Words Not Defined - When terms, phrases, or words are not defined, they shall have the meaning as defined in The Complete Illustrated Book of Development Definitions (Moskowitz, Lindbloom, Listokin, Preiss, and Merriam, Transaction Publishers, New Brunswick, NJ, 4th edition, 2015, ISBN: 978-1-4128-5504-) or the latest edition thereof, or if not defined, they shall have their ordinarily accepted meanings or such as the context may imply.
- B. Diagrams - The diagrams in §500-12 are for illustrative purposes only and shall not be interpreted as having any effect on the meaning of the associated term.

#### **§500-12 Definitions**

For this chapter, the following words, terms, and phrases have the meaning indicated:

Abandon: To desert, surrender, forsake, or cede. To give up absolutely; to forsake entirely; to renounce utterly; to relinquish all connection with or concern in; to desert. It includes the intention and the external act by which it is carried into effect.

Abused Person Shelter: See *domestic violence shelter*.

Access Drive, Private: A type of drive permitted by the Subdivision and Land Development Ordinance to serve a residential lot which does not have frontage on a public or approved private road.

Access or Access Point: One combined entrance/exit point or one clearly defined entrance point, or one clearly defined entrance point separated from another clearly defined exit point. This term shall not include access ways or driveways that are strictly and clearly limited to use by only emergency vehicles; such accesses are permitted

by right as needed.

Accessory Structure (includes Accessory Building): A structure serving a purpose customarily incidental to and subordinate to the use of the principal use and located on the same lot as the principal use. Accessory structures include, but are not limited to, a household garage, household storage shed, detached carport, a household swimming pool, or an accessory storage building to a business use. An *accessory building* is any accessory structure that meets the definition of a *building*. A portion of a principal building used for an accessory use shall not be considered an accessory building.

Accessory Structure, Temporary: An accessory building which is unattached to a foundation and is of the type which can be readily moved to another location. These include, but are not limited to, prefabricated metal tool sheds and children's playhouses.

Accessory Use: A use or structure customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Addition: An extension or increase in floor area or height of a building or structure. See also *alteration* and *repair*.

Adjacent: Two or more lots that share a common lot line.

Adult Business: Any of the following:

- A. A use of a building or land for a business which has obscene materials as a substantial or significant portion of its stock-in-trade.
- B. Any nightclub, bar, restaurant, arcade, theater, or any other establishment that conducts live performances as a principal part of its business that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, videos, slides, or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas, or where any specified sexual activities are conducted for economic gain or any other form of consideration.
- C. Any of the following as defined in this Article III:
  1. Adult arcade
  2. Adult bookstore or adult video store
  3. Adult live entertainment use or facility
  4. Adult motel
  5. Adult motion picture theater
  6. Adult theater
  7. Escort agency
  8. Massage parlor
  9. Nude model studio
  10. Sexual encounter center

Additional definitions associated with *adult business* include:

- A. Adult Arcade: Any place to which the public is permitted or invited where coin-operated or token-operated or electronically, electrically or mechanically controlled still or motion picture machines,

projectors, or other image-producing devices are maintained to show images of five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of *specified sexual activities* or *specified anatomical areas*. An *adult arcade* shall be considered an *adult business* for regulation by this chapter.

- B. Adult Bookstore or Adult Video Store: A commercial establishment which, as one of its principal business purposes or as a substantial part of its business, offers for sale or rental for any form of consideration, any one or more of the following:
1. Books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video, or video reproductions, slides or other visual representations which depict or describe *specified sexual activities* or *specified anatomical areas*; or
  2. Instruments, devices, or paraphernalia which are designed for use in connection with *specified sexual activities*.

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing *specified sexual activities* or *specified anatomical areas* and still be categorized as *adult bookstore* or *adult video store*. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an *adult bookstore* or *adult video store* so long as one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe *specified sexual activities* or *specified anatomical areas*.

The term *adult bookstore* shall include but not be limited to an *adult video store*, and all such uses shall be considered an *adult business* for regulation by this chapter.

- C. Adult Live Entertainment Use or Facility: A commercial use (including, but not limited to, a use selling food or beverages) including live entertainment involving:
1. Persons (which may include, but is not limited to, waiters, waitresses, dancers, clerks, bartenders, contractors, or others) appearing in a state of nudity; or,
  2. Live performances which are characterized by the exposure of specified anatomical areas or simulated or actual specified sexual activities; or,
  3. Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

An *adult entertainment use or facility* shall be considered an *adult business* for regulation by this chapter.

- D. Adult Motel: A hotel, motel, or similar commercial establishment which:
1. Offers accommodations to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of *specified sexual activities* or *specified anatomical areas*.
  2. Offers any sleeping room for rent three or more times in one calendar day.

An *adult motel* shall be considered an *adult business* for regulation by this chapter.

- E. Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas. An *Adult motion picture theater* shall be considered an *adult business* for this chapter.
- F. Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of specified sexual activities or specified anatomical areas. An *adult theater* shall be considered an *Adult Business* for regulation by this chapter.
- G. Escort: A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
- H. Escort Agency: A person or business association or establishment which furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration. An *escort agency* shall be considered an *adult business* for regulation by this chapter.
- I. Massage: Pressing, squeezing, stretching, or stimulating the face, scalp, neck, limbs, or other parts of the human body with or without cosmetic preparation, either by hand, or with mechanical or electrical appliances.
- J. Massage Parlor: A person or business association or establishment which furnishes, offers to furnish or advertises to furnish as one of its primary business purposes for a fee, tip or other consideration, a massage which involves the exposure of any *specified anatomical areas*. A *massage parlor* shall be considered an *adult business* for regulation by this chapter.
- K. Nude Model Studio: Any place, which is not excepted by §500-88C(17), where a person who appears in a state of nudity or displays *specified anatomical areas* is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. A *nude model studio* shall be considered an *adult business* for regulation by this chapter.
- L. Nudity or a State of Nudity: The showing of the human male or female genitals or pubic area with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering or any portion thereof below the top of the areola.
- M. Obscene Materials: Any literature, book, magazine, pamphlet, newspaper, paper, comic book, drawing, photograph, figure, image, motion picture, sound recording, article, instrument or any other written or recorded matter which depicts or describes, any *specified sexual activities* and/or *specified anatomical areas*.
- N. Sexual Encounter Center: A business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or semi-nude. A *sexual encounter center* shall be considered an *adult business* for regulation by this chapter.
- O. Specified Anatomical Areas: Any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, anus, or female breasts below a point immediately above the top of the areola.
  2. Human male genitals in a discernible turgid state, even if completely and opaquely covered.
- P. Specified Sexual Activities: Any of the following:
1. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.
  2. Sex acts, normal or perverted, actual, or simulated, including intercourse, oral copulation, or sodomy.
  3. Masturbation, actual or simulated.
  4. Excretory functions as part of or in connection with any of the activities set forth in 1, 2 and 3, above.

Adult Care Facility: See *nursing home*.

Agent: Any person other than the owner who, acting for the owner, applies for the purpose of obtaining approval in accordance with this chapter.

Agricultural Operation: As defined by the Pennsylvania Right to Farm Act, the activities, practices, equipment and procedures that farmers adopt, use or engage in the production and preparation for market of poultry, livestock and their products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities and is: (1) not less than 10 contiguous acres in area; or (2) less than 10 contiguous acres in area but has an anticipated yearly gross income of at least \$10,000, or as may be updated by amendment of the Pennsylvania Right to Farm Act. The term includes new activities, practices, equipment, and procedures consistent with technological development within the agricultural industry. Use of equipment shall include machinery designed and used for agricultural operations, including, but not limited to, crop dryers, feed grinders, sawmills, hammer mills, refrigeration equipment, bins and related equipment used to store or prepare crops for marketing and those items of agricultural equipment and machinery defined by the act of December 12, 1994 (P.L. 944, No. 134), known as the Farm Safety and Occupational Health Act. Custom work shall be considered a normal farming practice. (See also *crop production, animal husbandry, and concentrated animal feeding operation*.)

Agricultural Use: ~~An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock, and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry. It includes necessary structures within the limits of the parcel and the storage of equipment necessary for production. It excludes agricultural products processing operations, riding academies, livery or boarding stables and dog or other animal kennels. (See also *crop production, animal husbandry, and concentrated animal feeding operation*.)~~

Agriculture Products Processing: An industry that involves the processing of raw agricultural products, and transforming those products into a more refined, prepared, or marketable state. Includes, but is not limited to, such uses as tanneries, dairies and food canning and freezing operations.

Agritourism Enterprise: Activities conducted on an agricultural operation farm and offered to the public or invited groups for the purpose of recreation, education, or active involvement in the farm operation. These activities must be directly related to agriculture or natural resources and incidental to the primary operation of the farm/site.

Air B & B: See short-term rental.

Airport: A tract of land, with or without buildings, where airplanes, jets, helicopters, and/or any other type of aircraft land and take off.

Alley: A right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties.

Alteration: Any construction or renovation to an existing structure other than a repair or an addition. See also *addition* and *repair*.

Amusement Arcade: A building or part of a building in which pinball machines, video games, or other similar player-operated amusement devices are maintained, excluding the use of less than five such devices as an accessory use to any lawful principal use.

Amusement Park: A commercially operated park or facility with various devices for entertainment including, but not limited to, rides, games, electronic games and similar devices, food stands and other associated facilities.

Animal Hospital: See *veterinary clinic*.

Animal Husbandry, Commercial: An agricultural operation involving the raising and keeping of livestock, small animals and fowl, and/or fur bearing animals with the intent of producing capital gain or profit or with the intent of selling any livestock and/or poultry products.

Animal Husbandry, Home Use: The raising and keeping of livestock and/or small animals and fowl for personal satisfaction or consumption and with no intent of producing capital gain or profit or with no the intent of selling any livestock and/or poultry products.

Animal Kennel: See *kennel*.

Animal Shelter: A facility used to house or contain stray, homeless, abandoned, or unwanted pets and that is owned, operated, or maintained by a public body, established humane society, animal welfare society (such as the Society for the Prevention of Cruelty to Animals), or other nonprofit organization devoted to the welfare protection, and humane treatment of animals.

Antenna, Standard: A device, partially or wholly exterior to a building, that is used for sending or receiving electromagnetic waves such as television or radio signals for use on-site, or for transmitting short-wave or citizens band radio signals.

Apartment: See *dwelling*.

Applicant: An individual, trustee, executor, other fiduciary, corporation, firm, partnership, association, organization or other entity acting as a unit, and his/her/its heirs, successors and assigns, which is seeking an approval or permit pursuant to this chapter.

Application: Any application required to be filed for approval in accord with the requirements of this chapter.

Archery Range, Indoor Commercial: Any area within a fully enclosed building used for the shooting of arrows for recreational or training purposes which is a commercial operation, or which is operated by any government entity, private non-profit entity, or any sportsman's, recreation or fraternal club or association. Considered a *recreation facility, commercial* for regulation by this chapter.

Archery Range, Outdoor Commercial: Any area not within a fully enclosed building used for the shooting of arrows for recreational or training purposes which is a commercial operation, or which is operated by any government entity, private non-profit entity, or any sportsman's, recreation or fraternal club or association.

Assisted Living Facility: Residences that provide rooms, meals, personal care, and supervision of prescribed medication and which may provide other services such as recreational activities, financial services, and transportation, and which is licensed as an assisted living facility by the Commonwealth of Pennsylvania.

Attic: Non-living space in or above a dwelling unheated with head space of less than 6.5 feet.

Auction House: A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

Awning or Canopy: An overhanging projection or covering, usually supported on poles, and made of canvas, fabric, plastic, or other materials.

Bakery or Confectionery, Retail: An establishment where bread, cakes, cookies, candy, fudge, and similar items are produced and sold on the premise to consumers.

Bank: An establishment for the custody, loan, exchange, or issue of money, for the extension of credit, and for facilitating the transmission of funds.

Banquet Hall: See *meeting, assembly, or banquet hall*.

Basement: An enclosed floor area partly or wholly below the finished grade with at least one-half of its floor-to-finished height above the average level of the adjoining finished grade, and with a floor-to-ceiling height of not less than six and one-half feet. A basement shall be counted as a story for building height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet or if it used for business or dwelling occupancy or storage purposes and not solely for heating, mechanical and similar equipment. See *cellar*.

Bed and Breakfast Inn: An owner or operator-occupied single-family dwelling in which transient visitors to the area are lodged for compensation, only breakfast for lodging guests may be included, and no cooking facilities are provided in any rental room.

Billiard Hall: An establishment with the principal use of playing cue sports such as pool, snooker, or carom billiard. Considered a *recreation facility, commercial* for regulation by this chapter.

Bituminous Concrete Batch Plant: An operation which combines asphalt or bituminous materials and aggregates and heat to manufacture a bituminous seal coat or bituminous concrete product. Considered *industry* for regulation by this chapter.

Block: A tract of land, a lot, or groups of lots, bounded by streets, public parks, water courses, municipal boundary lines, un-subdivided land or by any combination of the above.



Boarding or Lodging House: Any dwelling in which more than three persons either individually or as families are housed or lodged for hire with meals normally, but not necessarily, included as a part of the services rendered and no cooking facilities are provided in any rental room.

Borough: Jim Thorpe Borough, Carbon County, Pennsylvania.

Borough Council or Council: The Borough Council of Jim Thorpe Borough, Carbon County, Pennsylvania.

Brewery: A facility for the production and packaging of malt beverages of alcoholic and/or non-alcoholic content for retail or wholesale distribution, on or off the premises, and which produces 15,000 gallons or more of malt beverages per year. Considered *agricultural products processing* for the purposes of this chapter.

Brewery Pub /Distillery Pub /Winery Pub: A ~~restaurant which includes as an accessory use, and~~ primarily intended for sale or consumption on the premises, the brewing of malt beverages of alcoholic and/or non-alcoholic content, the distilling of liquor, and or the making of wine. Considered a *restaurant* for regulation by this chapter.

Buffer: A strip of land with fencing, dense vegetative planting, additional setback distances, berms or a combination thereof that separates one use from another use or feature and is not occupied by any building, parking, outdoor storage or any use other than open space or approved pedestrian pathways or improvements which is used to provide separation between incompatible uses to effect a visual barrier, block physical passage between uses, and reduce noise, dust and litter.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building, Attached: A building which has one or more walls or portions thereof in common with an adjacent building.

Building Coverage: The percentage of the area of the lot covered or occupied by the total horizontal projected surface area of all buildings on the lot and including accessory buildings and structures including covered porches, concrete patios, carports and breeze ways, but excluding open and uncovered patios and decks.

Building, Detached: A building surrounded by open space on all sides within the same lot.

Building, Principal: A building in which is conducted the main or principal use of the lot on which said building is situated.

Building Envelope: An area on a lot or development parcel which has been designated as the area in which development may occur. Building envelopes are identified by building setbacks, conservation areas, site conditions and other factors, and shall be specifically designated on the development plan and established by deed covenants and restrictions.

Building Footprint: The horizontal ground area enclosed by the walls of a building together with the area of all covered porches and other roofed portions.

Building Height: The vertical distance from grade plane to the average height of the highest roof surface. (See *grade plane*.)

Building Permit or Construction Permit: See *permit*.

Bulk Fuel Storage Facility: Any facility where gasoline is stored in bulk for distribution by delivery truck, or fuel,

including, but not limited, to kerosene, home heating oil, diesel fuel, gasoline, or propane, is stored in large volume tanks for distribution to retail or wholesale establishments; or any *retail home heating fuel distributor* where the storage of fuel on the site exceeds a combined total of 10,000 ~~twenty-thousand (20,000)~~ gallons.

Bus, Limousine or Taxi Terminal: An area and/or building where buses, limousines, and/or taxis are stored or parked on a regular basis with or without maintenance and repair facilities.

Bus Shelter: Any shed-like structure, usually open on one or more sides, located along the regular route of a public bus, van, or other vehicle, including an official school bus, whose purpose is to provide temporary shelter for the users of the vehicle while they are waiting for the bus.

Bus Station: An area and/or building where passengers load on and unload from buses, and where parking for passenger vehicles and ticket sales are normally part of the operation, but without bus maintenance and repair facilities.

Business Office: A use comprised primarily of administrative and clerical services and involving no retail trade, lodging, warehousing, or manufacturing. Such uses include, but are not limited to, financial services, legal services, travel agencies, insurance agencies, corporate offices, and other similar uses.

Business Services: Establishments primarily engaged in rendering services to businesses including such activities as advertising and mailing, credit reporting and collection, duplicating, mailing, telemarketing, stenographic services, employment services, research and development and other similar services.

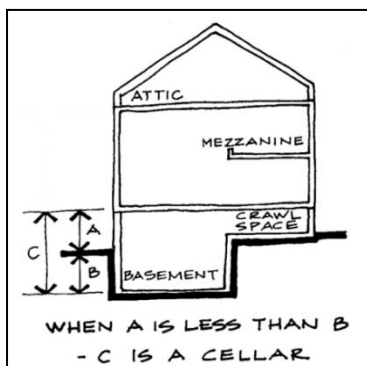
Camp/Retreat: A parcel or parcels of land with lodging facilities where transient clientele participates in organized recreation, receive instruction or training, or are afforded peace, quiet, privacy or security.

Campground or Recreational Vehicle Park: A plot of ground upon which two or more campsites are located, established, or maintained for temporary occupancy by persons using tents or recreational vehicles, and which shall not be used for long term residency of occupants.

Canopy or Awning: An overhanging projection or covering, usually supported on poles, and made of canvas, fabric, plastic, or other materials.

Carport: A roofed building intended for the storage of one or more motor vehicles, but which is not enclosed on all sides by walls or doors. If any portion of a carport is attached to a principal building, it shall be considered part of that building.

Car Wash: Any building or premises or portions thereof used for commercial purposes for washing motorcycles, passenger cars and other two-axle, four-tire, single-unit vehicles without trailers.



Cartway: The portion of a street right-of-way paved or unpaved intended for vehicular use, including the travelway and shoulders.

Catering Service: The business of providing food and/or beverage service at a site other than the site where the food/beverage is prepared.

Cellar: An enclosed floor area partly or wholly below the finished grade with at least one-half of its floor-to-finished height below the average level of the adjoining finished grade, or with a floor-to-ceiling height of less than six and one-half feet. See *basement*.

Cemetery: A place for the interment of deceased pets or human beings in a grave, mausoleum, vault, columbarium or other receptacle, or a memorial garden/area for the dispersal of cremated remains, but not including a private family cemetery.

Certificate of Use: A document issued by the Zoning Officer stating that a newly constructed or altered building, structure, and/or use complies with this chapter and may be lawfully used.

Change of Use: Any conversion of a use from one use as regulated by this chapter to a different regulated use.

Charging Station for Electric Vehicles: A public or private parking space that is served by battery charging station equipment that transfers electric energy to a battery or other energy storage device in an electric vehicle. It does not include accessory charging facilities used solely by the occupants of a dwelling or a nonresidential building. The physical device that provides a connection from a power source to an electric vehicle.

Church: See *place of worship*.

Christmas Tree Farm, Cut-Your-Own: A farm that grows various types of trees used in celebrating Christmas where sales are made directly to the public and where the customers cut their own trees or select trees for cutting by the owner.

Clear-Sight Triangle: An area of unobstructed vision at street intersections defined by the right-of-way lines of the streets and by a line of sight between points on the street right-of-way lines at a given distance from the intersection of the right-of-way lines.

Clinic: See *medical clinic*.

Club/Lodge, Private: An area of land or building used by a nonprofit civic, social, fraternal, religious, political, labor union, or educational association of persons (established via a meaningful and substantial membership system as opposed to a token system) to pursue common goals, interests, or activities usually with the payment of fees and dues, regular meetings, and a charter and bylaws. A *club/lodge, private* does not include commercial recreation clubs such tennis or racquetball clubs or any other use which is specifically defined by this chapter.

College: An educational institution authorized by the state to award associate, baccalaureate, or higher degrees.

Commercial Use: An occupation, employment, or enterprise carried on for profit by the owner, lessee, or licensee.

Commercial Vehicle: A truck with a gross or combined vehicle weight of 26,001 pounds or more. Classified by the Motor Vehicle Code of the State of Pennsylvania (75 Pa.C.S. §1916) as a truck of Weight Class 9 or greater.

Commission: The Planning Commission of Jim Thorpe Borough, Carbon County, Pennsylvania.

Common Area: All of the real property and improvements dedicated for the common use and enjoyment of the residents of a particular development; including, but not limited to, open land, development improvements, common facilities, and recreation area.

Common Facilities: Improvements in a development that may or may not be required by the Borough but have been constructed as part of a development for the common use and enjoyment of the residents of that development; including, but not limited to, community centers, recreation buildings and structures, and administrative and maintenance buildings.

Community Center: A use that exists solely to provide primarily indoor leisure and educational activities and programs and meeting space to members of the surrounding community and/or certain age groups, and which does not involve substantial use of machinery or noise-producing equipment. The use also may include the preparation and/or provision of meals to low-income elderly persons, as accessory to leisure activities. This shall not include residential dwelling uses.

Composting: The process by which organic solid waste is biologically decomposed under controlled anaerobic or aerobic conditions to yield a humus-like product.

Composting Facility: A facility using land for processing of municipal waste by composting. The term includes land thereby affected during the lifetime of the operations, including, but not limited to, areas where composting actually occurs, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated onsite or contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility. The term does not include a facility for composting residential municipal waste that is located at the site where the waste was generated.

Comprehensive Plan: The Borough Comprehensive Plan, which may be a multi-municipal plan, including all maps, charts, and textual matter.

Concentrated Animal Feeding Operation (CAFO): Any livestock operation which is defined as a concentrated animal feeding operation by the regulations adopted by the Commonwealth of Pennsylvania. CAFO is not an activity permitted as an agritourism enterprise.

Concrete Batch Plant: A facility in which materials (cement, aggregates, water, admixtures) are combined by a central mixer to produce concrete for transportation to and use at another site, and shall include customary accessory uses, including offices, maintenance and storage garages, material storage facilities, equipment and truck storage areas, scales, conveyors, water storage and heating facilities, stormwater management, sediment basins, concrete recycling/reclamation equipment and other uses customarily necessary to produce, sell and transport mixed concrete. Considered *industry* for regulation by this chapter.

Conditional Use: A use in a specific zoning district to be allowed or denied by the Borough Council pursuant to public notice and hearing and recommendation of the Borough Planning Commission as authorized by §603(c)(2) of the Municipalities Planning Code.

Conference Center: A facility used for conferences and seminars, with accommodations for sleeping, food preparation and eating, recreation, entertainment, resource facilities, meeting rooms, fitness and health center, and/or retail stores and services primarily for conference center guests.

Conservation Area, Primary: Lands within the 100-year floodplain, wetlands, lakes, ponds, watercourses, and slopes of 25 percent or more.

Conservation Area, Secondary: All landscape elements not included in the primary conservation area. These include:

- A. Hydric soils, swales, springs, lowland areas other than wetlands.
- B. Moderately steep slopes between 15 and 25 percent, particularly those adjoining watercourses and ponds, where disturbance and resulting soil erosion and sedimentation could be detrimental to water

quality.

- C. Healthy woodlands ' particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands and wildlife habitats.
- D. Areas where precipitation is most likely to recharge local groundwater resources because of topographic and soil conditions affording high rates of infiltration and percolation.
- E. Hedgerows, groups of trees, large individual trees of botanic significance, and other vegetative features.
- F. Historic structures and sites.
- G. Visually prominent topographic features such as knolls, hilltops, and ridges, and scenic viewsheds as seen from public roads (particularly those with historic features).
- H. Existing trails, especially those connecting the tract to other locations in the Township.
- I. Class I, II and III agricultural soils as defined by the United States Department of Agriculture, Natural Resources Conservation Service's County Soil Survey for Carbon County.

Conservation Design Subdivision: A subdivision designed at the regulated dwelling unit density where individual lots are reduced in size, important natural resources are conserved, and the resultant open space is preserved in perpetuity.

Conservation Easement: A right or interest in land granted primarily for the preservation of the land in its undeveloped state but which may allow other compatible uses such as agriculture and forestry.

Conservation Open Space: See *open space, conservation*.

Contractor Shop or Yard: Any premises used as the base of operation by any tradesman or contractor with the storage of equipment, vehicles, and supplies.

Constrained Land - Selected resources and areas of restricted land multiplied by a protection factor, totaled, and used for the calculation of *adjusted tract area* related to conservation design development.

Construction: The erection, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

Convenience Store: A retail establishment selling prepackaged food products, household items, newspapers and magazines, candy, and beverages, a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption, self-service fuel or other goods commonly associated with the same.

Conversion: A change of any structure from the use or design for which it was erected or has been customarily used. Such conversions shall be subject to the use requirements of the zone in which they are located.

Conversion, Residential: Includes the redesign and conversion of existing residential structures into two-family and multi-family dwellings or the redesign of existing nonresidential structures which are to be converted into residential use in their entirety or above the first floor.

Conversion Apartment: See *dwelling, multi-family*.

Corral: An enclosure for confining livestock and which is typically attached to or situated near a stable or barn as contrasted to a pasture.

Correctional Facility: A public or private facility used to house and/or rehabilitate adults or juveniles detained, sentenced or adjudicated delinquent by the criminal justice system including, but not limited to, jails, prisons, penitentiaries, reformatories, half-way houses, transitional living facilities, juvenile detention facilities, and similar facilities.

Cottage Development: See §500-43.

Country Club: A recreational property owned and managed by a non-profit membership organization including recreational facilities, restaurant, and meeting rooms, but not including property owner association facilities or other properties operated for profit.

County: The County of Carbon, Commonwealth of Pennsylvania.

County Planning Commission: The Planning Commission of Carbon County, Pennsylvania.

Court: An unoccupied open space, other than a yard, on the lot with a building, which is bounded on two or more sides by the walls of such building.

Court, Inner: A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.

Court, Outer: A court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.

Coverage, Lot: See *lot coverage*.

Crawl Space: An enclosed portion of a building or an open pier area not exceeding six feet in height from floor to ceiling, located below the first occupied floor of a building and not used for business or dwelling purposes. A crawl space shall not be counted as a story for building height measurement or determining the gross floor area of a building.

Crematorium: A furnace or establishment for the incineration of human or animal corpses.

Crop Production: An agricultural operation involving the use of land for the raising of cultivated plants or agricultural produce such as grain, vegetables, silage, or fruit. The definition excludes commercial greenhouses and commercial nurseries as defined by this chapter.

Crusher Plant: An operation which processes minerals or other materials and crushes them to various sizes for resale or use. Considered *mineral processing* for regulation by this chapter.

Cultural Center: A public or non-profit operated building open to the public which contains exhibits of a cultural interest, such as a museum, art gallery, nature center, library, etc.

Curb Level: The officially established grade of the curb in front of the midpoint of the lot.

Daycare Center: A facility not located in a dwelling unit which cares for seven or more children or adults for

periods of less than 24 hours per day at any hours of any day of the year.

Daycare, Home: A private residence where six or fewer children or adults receive care or supervision for periods of less than 18 hours per day at any hours between 6:00 a.m. and 12:00 midnight.

Decision: A final adjudication of any board or other body granted jurisdiction under this chapter to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to a court of competent jurisdiction.

Deck: An attached or unattached platform structure with no walls and with no roof.

Density: The total number of dwelling units per unit of land.

DEP: The Pennsylvania Department of Environmental Protection.

Detached Building: See *building, detached*.

Detached Structure: See *structure, detached*.

Determination: Final action by an officer, body or agency charged with the administration of this chapter or applications hereunder, which has that authority as stated in various parts of this chapter. Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

Developer: Any landowner or agent thereof, or tenant or equitable owner under an agreement of sale having the permission of the landowner, who makes or causes to be made a subdivision of land or a land development.

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations and the subdivision of land.

Development Improvements: All the physical additions and changes to a tract and the constructed facilities necessary and/or required by the municipality to produce a usable and functional development; including, but not limited to, roads, parking areas, storm water controls and drainage easements, landscaped areas, utilities, and water supplies and sewage disposal systems.

Development Plan: A proposed development plan, prepared in accordance with this chapter and Chapter 390 (Subdivision and Land Development), including a plat of the subject parcel and any subdivision, locations of various uses, and all covenants relating to uses, locations and sizes of buildings and other structures, intensity of use or density of development, streets, ways, parking facilities, common open spaces, and public facilities.

Development Sales Office: Any structure erected within the confines of a subdivision for use by the owner or developer of the subdivision as an office on a short-term basis for the promotion of sales of real estate exclusively within the confines of the subdivision, with ultimate use of the structure in conformance with the standards applicable in the district in which the structure is located.

Distillery: A facility for the production and packaging of alcoholic liquor for retail and/or wholesale distribution off the premises and licensed as such by the Commonwealth of Pennsylvania. Considered *agricultural products processing* for the purposes of this chapter. (See also *brewery/distillery/winery pub*.)

Distillery Pub: See *brewery pub /distillery pub /winery pub*.

Distribution Center/Truck Terminal: An establishment engaged in the receipt, storage and distribution of goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle. Breakdown of large orders from a single source into smaller orders and consolidation of several orders into one large one for distribution to several recipients and vice versa are often part of the operation. The operation may include the storage or parking of trucks awaiting cargo as well as facilities for servicing of trucks. Storage facilities, such as warehouses, incidental to the principal use may also be part of the operation. Retail sales, manufacturing and assembly, or product processing, are not considered part of a *distribution center/truck terminal*.

District (or Zone or Zoning District): A designated land area in the Borough within which certain uniform regulations and requirements apply under the provisions of this chapter.

Domestic Violence Shelter: A residential use providing food, shelter, medical care, legal assistance, personal guidance, or other services to persons who have been victims of domestic violence, including any children of such victims, and who temporarily require shelter and assistance to protect their physical or psychological welfare.

Dormitory: A building used as group living quarters for a student body or religious order as an accessory use to a college, university, boarding school, convent, monastery, or similar institutional use which is owned by and is located on the same parcel as the institution it serves.

Drive-in Use: An establishment that by design, physical facilities, service, or packaging procedures encourages or permits customers to receive services or obtain goods while remaining in their motor vehicles.

Drive-in Theater: See *theater, drive-in*.

Driveway: A privately owned and constructed vehicular access from an approved private or public road into a lot or parcel having frontage or legal access on the said road.

Drug and Alcohol Treatment Center: A use (other than a correction facility or a permitted accessory use in a hospital) providing facilities for persons who need specialized housing, treatment and/or counseling for stays in most cases of less than one (1) year and who need such facilities because of chronic abuse of or addiction to alcohol and/or a controlled substance. Considered a *rehabilitation center* for regulation by this chapter.

Dump: See *landfill and solid waste facility*.

Dwelling: A structure or portion thereof which is used exclusively for human habitation.

Dwelling, Apartment Unit: One or more rooms with private bath and kitchen facilities constituting an independent, self-contained dwelling unit in a building containing three or more dwelling units, or a dwelling unit located on the upper floors of a nonresidential building.

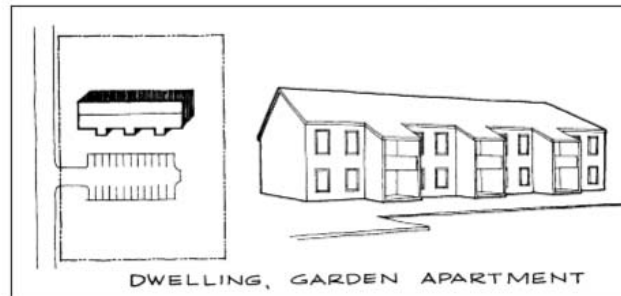
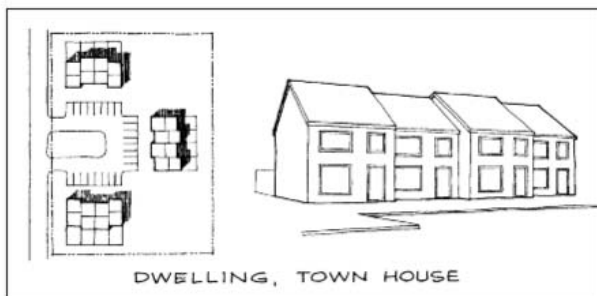
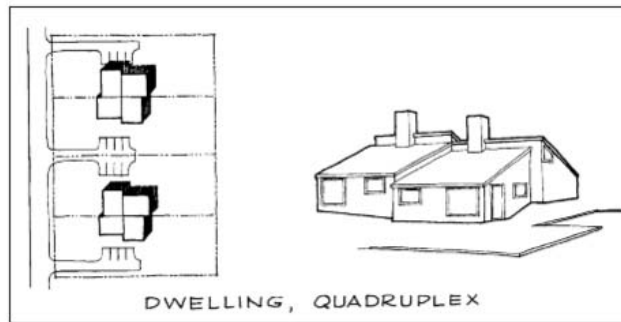
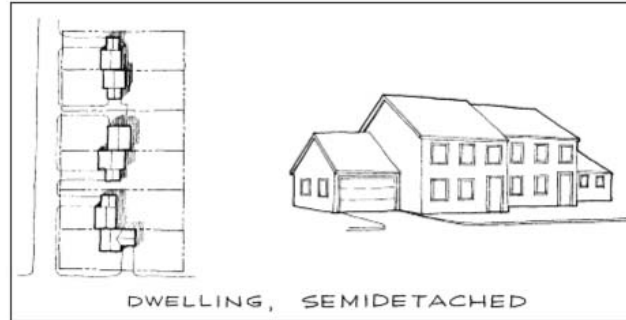
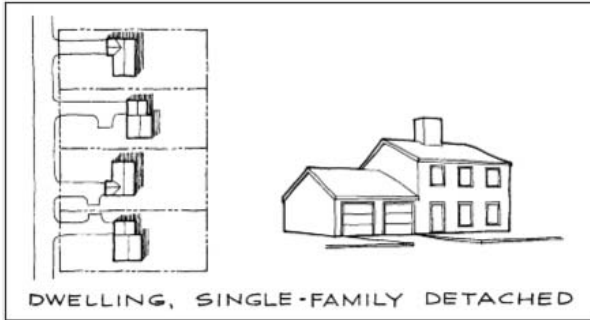
Dwelling, Multi-Family: A building or buildings designed for occupancy by three or more families living independently of each other in separate dwelling units. The term *multi-family dwelling* shall include condominium as well as non-condominium housing units including the following construction types:

- A. Apartment Building: A multi-family dwelling structure, originally designed as such, containing three or more apartment units which is more than two and one-half (2.5) stories but not exceeding the height limitations (in feet) of this chapter.
- B. Garden Apartment Building: A multi-family dwelling structure, originally designed as such, containing



three to ten apartment units and not exceeding two and one-half (2.5) stories or thirty-five (35) feet in height, with access to each apartment unit usually from a common hall with the apartment units located back-to-back, adjacent, or one on top of another.

- C. Quadraplex: Four attached single-family dwellings in one (1) building in which each unit has two (2) open space exposures and shares one (1) or two (2) walls with adjoining unit or units.



- D. Single-family Attached/Townhouse: A dwelling unit located in a multi-family dwelling structure in which each unit has its own front access to the outside and may have a rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

- E. Conversion Apartment: The conversion of an existing building into three or more dwelling units.

Dwelling, Single-Family Detached: A building containing one dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Dwelling, Two-Family: A building containing two dwelling units either attached side by side using a vertical party wall and having one side yard adjacent to each dwelling unit; or upstairs/downstairs units.

Dwelling in Conjunction with a Nonresidential Use: See §500-27A.

**Dwelling Unit:** One or more rooms, occupied or intended for occupancy, as separate living quarters by a single family maintaining a household, the members of which have unrestricted access to all other parts thereof, with cooking, sleeping, and sanitary facilities provided in the unit, for the exclusive use of that single family. **From Ord. 2021-01 definition.**

**Earth Disturbance Activity:** Any activity, including, but not limited to, construction, mining, farming, timber harvesting and grubbing, which alters, disturbs, and exposes the existing land surface.

**Easement:** A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Emergency Services Station:** A building for the housing of fire, emergency medical or police personnel and equipment and for related activities and which may, as an accessory use, include housing for emergency personnel while on-call and social halls.

**Employee:** For the purposes of home occupations and parking requirements, including but not limited to, full or part-time workers, volunteers, proprietors, and all professionals.

**Encroachment:** Construction of any building, structure or any obstruction or illegal or unauthorized intrusion on to any adjacent land, right-of-way, street, setback, watercourse or public or reserved ground shown or laid out on any official map, Borough approved plot plan or in violation of any provision of this chapter.

**Engineer, Borough:** A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Engineer of the Borough.

**Erect:** To build, construct, alter, repair, display, relocate, attach, hang, place, suspend or affix to any building or structure.

**Essential Services:** Municipal or utility facilities that do not require enclosure in a building which are necessary for the public health and safety, and which are routine, customary and appropriate to the character of the area in which proposed, including such facilities as poles, towers, wires, utility cabinets, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment. Buildings, sewage treatment plants, solid waste disposal facilities, commercial communication towers, utility company offices, storage of trucks or equipment and bulk storage, and any commercial communications devices and any other use specifically defined by this chapter shall not be considered essential services. (For essential services requiring enclosure in a building see *semi-public building or use*.)

**Exercise Club:** A type of service establishment that offers indoor or outdoor recreational facilities, such as the following: weight rooms, exercise equipment, non-household pool and racquetball courts.

**Exotic Animal:** See *wild or exotic animal*.

**Explosive:** As defined by PA Code, Title 25, Chapter 211 - Storage, Handling and Use of Explosives, a chemical compound, mixture or device that contains oxidizing and combustible materials or other ingredients in such proportions or quantities that an ignition by fire, friction, concussion, percussion or detonation may result in an explosion.

- A. The term includes safety fuse, squibs, detonating cord and igniters.

- B. The term does not include the following:
1. Commercially manufactured black powder, percussion caps, safety and pyrotechnic fuses, matches and friction primers, intended to be used solely for sporting, recreational or cultural purposes in antique firearms or antique devices, as defined in 18 U.S.C.A. §921 (relating to definitions).
  2. Smokeless powder, primers used for reloading rifle or pistol cartridges, shot shells, percussion caps and smokeless propellants intended for personal use.

Explosive Plant or Storage Facility: Land with buildings or structures used in connection with the manufacturing or processing of explosives, as well as the storehouses and magazines for the storage of explosives.

Family: A person living alone or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

- A. Any number of people related by blood, marriage, adoption, guardianship, or other duly-authorized custodial relationship resulting in one of the following relationships: husband, wife, brother, sister, parent, child, grandparent, great-grandparent, grandchild, great-grandchild, uncle, aunt, nephew, niece, sister-in-law, brother-in-law, father-in-law, mother-in-law or first cousin;
- B. ~~Five~~ Three unrelated people;
- C. Two unrelated people and any children related to either of them;
- D. Not more than the number of residents of a group home meeting the requirements of §500-54; or
- E. ~~Not more than eight people who are granted a special exception as a single nonprofit housekeeping unit (a functional family) pursuant to §500-55.~~

The definition of a family does not include:

- A. Any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization;
- B. Any group of individuals whose association is temporary or seasonal in nature; and
- C. Any group of individuals who are in a group living arrangement as a result of criminal offenses; and
- D. Any person or group of individuals occupying, in whole or in part, a building or portion thereof as a short-term rental. Per Ord. 2021-01

Farm: ~~See agricultural operation. For the purposes of an agritourism enterprise, any parcel of land containing 10 or more acres which is operated for gain in the raising of agricultural products, livestock, poultry, and dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used.~~

Farmers' Market: The seasonal selling or offering for sale at retail of vegetables or produce, flowers, orchard products, and similar non-animal agricultural products, occurring in a pre-designated area, where the vendors are individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

Farm Stand: A booth or stall on a farm, nursery, or greenhouse and from which produce and farm products grown on the premises are sold to the general public.

Fence or Wall: Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land or to be used as a means of protection or confinement; also, a structure which permanently or temporarily prohibits or inhibits unrestricted travel between properties or portions of properties or between the street or public right-of-way and a property. The term *wall* does not include engineering retaining walls, which are permitted uses as needed in all districts. The terms *fence* and *wall* do not include hedges, trees, or shrubs.

Financial Institution – See *bank*.

Firewood Processing and Sales: The importing of trees or firewood from any property to any another property for cutting or sale for use as firewood. This may include the storage of the cut trees and firewood, and customers on the site to purchase firewood, but no other retail sales. This shall not include the cutting by a property owner of trees growing on his property for sale as firewood. Considered *agricultural products processing* for regulation by this chapter.

Fireworks: As defined by PA Code, title 34, Part 1, Chapter 5 - Blasting, Demolition, Fireworks and Explosives, a combustible or explosive composition, substance or combination of substances, or article prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation.

Fireworks Plant or Storage Facility: Land with buildings or structures used in connection with the manufacturing or processing of fireworks, as well as the storehouses or magazines for the storage of finished fireworks. This does not include a fireworks retail establishment operated in accord with state and federal requirements.

Flea Market, Indoor: Any sales activity conducted entirely in an enclosed building where stalls or sales areas may be set aside and rented or otherwise provided which are intended for use by various unrelated individuals at which articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique are sold, and which may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade. Considered a *retail business* for regulation by this chapter.

Flea Market, Outdoor: Any sales activity conducted in the open air or under any pavilion or other building, tent or structure which is not fully enclosed where stalls or sales areas may be set aside and rented or otherwise provided which are intended for use by various unrelated individuals at which articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique are sold, and which may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.

Floor Area, Gross: The sum of the total horizontal areas of all floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for vehicles, any space where the floor-to-ceiling height is less than six (6) feet, elevator shafts, common stairwells in an apartment building, and unenclosed porches, decks, and breeze ways.

Forestry: The management of forests and timberlands when practiced in accord with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes, which does not involve any of the following: a land development, the operation of a sawmill or the operation of any other wood manufacturing business.

Fraternity or Sorority House: A building containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room maintained exclusively for fraternity or sorority members and their guests or visitors and affiliated with an institution of higher learning. Considered *group quarters* for regulation by this chapter.

Frontage: See *lot frontage*.

Functional Family: See *family* and §500-55. ~~Ord. 2021-01 definition is really standards now in §500-55.~~

Funeral Home: A building or part thereof used for human or animal funeral services. (A *crematorium* is a separate regulated use.) Such building may contain space and facilities for any of the following:

- A. Embalming and the performance of other services used in preparation of the dead for burial.
- B. The storage of caskets, funeral urns, and other related funeral supplies.
- C. The storage of funeral vehicles.

Gaming Establishment: Any facility in which any form of gaming is conducted as authorized by the laws of the Commonwealth of Pennsylvania including, without limitation, gaming authorized by: (i) the Pennsylvania Racehorse Development and Gaming Act, P.L. 572, No. 71, 4 Pa. C.S.A, § 1101, et seq., as amended from time to time (the *Racehorse Development and Gaming Act*); and (ii) the Racehorse Industry Reform Act, P.L. 435, No. 135, 4 P.S. § 325.101, et seq., as amended from time to time (the *Racehorse Reform Act*). Notwithstanding the foregoing, for purposes of this chapter, the term *gaming establishments* shall not include or encompass facilities or establishments at which small games of chance are played, facilities participating in any lottery authorized by the Commonwealth of Pennsylvania, or any other games of chance permitted by Pennsylvania law as accessory to a commercial use.

Garage, Private Customer and Employee: A structure that is accessory to an institutional, commercial, or manufacturing establishment, building, or use and is primarily for the parking and storage of vehicles operated by the customers, visitors, and employees of such building and that is not available to the public.

Garage, Private Residential: A structure that is accessory to a single- or two-family dwelling, is used for the parking and storage of vehicle(s) owned and operated by the residents thereof and is not a separate commercial enterprise available to the general public.

Garage, Public Parking: A structure or portion thereof, other than a *private customer and employee garage* or *private residential garage*, used primarily for the parking and storage of vehicles and available to the public.

Garage Sale: See *yard, lawn, garage, tag, or estate sale*.

Garden Center, Retail: A retail establishment engaged in the sale of ornamental trees, shrubs and plants and supplies for gardening and landscaping.

Gazebo: An unenclosed or partially enclosed, detached, covered accessory structure primarily used for recreation or socializing.

Golf Course: A tract of land for playing golf, improved with trees, greens, fairways, hazards, and which may include clubhouses and shag ranges; but does not include miniature golf courses or golf driving ranges.

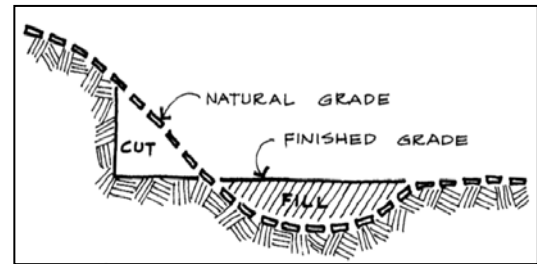
Golf Course, Miniature: A novelty version of golf played with a putter and golf ball on a miniature course, typically with artificial playing surfaces, and including obstacles such as bridges and tunnels. Considered a *recreation facility, commercial* for regulation by this chapter.

Golf Driving Range: A facility arranged with golf tees and used for longer range play of golf balls where balls are supplied for a fee. It may also include a putting green. Considered a *recreation facility, commercial* for regulation by this chapter.

Grade: 1) The average finished ground elevation adjoining a building, or 2) The degree of inclination of a slope, road, or other surface.

Grade, Finished: The final elevation of the average ground level adjoining a building at all exterior walls after development.

Grade, Natural: The elevation of the ground level in its natural state before construction, filling, or excavation.



Grade Plane: A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building. (See *building height*.)

Grain Storage, Distribution, Processing and Milling Operations: A facility, including necessary structures, where grain is received and stored on site until it is prepared for reshipment or is prepared for use as an ingredient in other products, and is then shipped to other manufactures. Considered *agricultural products processing* for regulation by this chapter.

Greenhouse, Plant Commercial: A structure, typically constructed of metal or wood framework and covered with glass or plastic, used for the propagation of plants for wholesale or retail distribution; and including associated structures for office space and storage; but not including retail sales of any products or services.

Group Care Facility, Large: A facility which provides resident services to seven or more individuals who are being cared for by a residential supervisory staff. These individuals are handicapped, aged, or disabled, and are undergoing rehabilitation, and are provided services to meet their needs. Large group care facilities are licensed, supervised, or funded by any federal, state or county agency. Facilities for individuals suffering from alcohol or drug addiction who have not completed detoxification and medical rehabilitation or who currently use alcohol or illegal drugs shall not be considered group care facilities.

Group Home: The use of any lawful dwelling unit which meets all of the following criteria:

**Ord. 2021-01 definition is really standards now in §500-54.**

- A. Involves the care of the maximum number of persons permitted by the *group home* standards of §500-54 and meets all other standards of such section.
- B. Involves persons functioning as a common household.
- C. Involves providing non-routine support services and oversight to persons who need such assistance to avoid being placed within an institution, because of physical disability, old age, mental impairment, or other handicap\* as defined by applicable Federal law.
- D. Does not involve the housing or treatment of persons who could reasonably be considered a threat to the physical safety of others.

\*NOTE: As of 1992, the Federal Fair Housing Act defined *Handicap* as follows: 1) a physical or mental impairment which substantially limits one or more of such person's major life activities, 2) a record of having such an impairment, or 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance as defined in §802 of Title 21.

**Guard House:** An accessory building or structure, together with any associated gates and related equipment, which is designed, occupied, and operated for controlling vehicular access.

**Hazardous Liquid Pipeline:** See *pipelines and associated facilities*.

**Hearing:** An administrative proceeding conducted by the Planning Commission, Governing Body, or Zoning Hearing Board pursuant the requirements of this chapter.

**Height, Building:** See *building height*.

**Heliport:** An area, either at ground level or elevated on a structure, licensed by the federal government and/or the Commonwealth for the loading, landing, and takeoff of helicopters and including auxiliary facilities, such as parking, waiting room, fueling, and maintenance equipment.

**Helistop:** A heliport without auxiliary facilities, such as parking, waiting room, fueling, and maintenance equipment limited to a maximum total of 15 flights or take-offs in any seven-day period (in addition to flights necessary for emergency medical purposes) and that is not available for use by the public.

**Home Daycare:** See *daycare, home*.

**Home Occupation:** The use of a dwelling or accessory building in the pursuit of an occupation by members of the family residing on the premises (See also *no-impact home-based business*.)

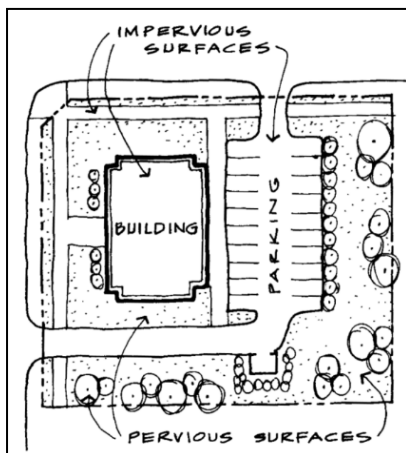
**Homeless Shelter:** A government or nonprofit corporation facility providing temporary housing to indigent, needy, or homeless persons.

**Homeowners Association:** See *property owners association*.

**Hookah Bar/Smoking Lounge:** A businesses serving flavored tobacco or other products for on-site smoking.

**Hospital:** A facility providing primary health services and medical or surgical care to persons, primarily inpatients, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, training facilities, medical offices, research facilities and staff residences.

**Hotel:** A facility offering temporary (generally for periods of two weeks or less and not intended to be used as a permanent residence) lodging accommodations to the public, typically on the basis of daily or weekly rentals, and providing additional services such as restaurants, meeting rooms and recreational facilities.



**Household:** A family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit. See *family*.

**Impervious Surface (Impervious Area):** A surface that prevents the percolation of water into the ground such as rooftops, pavement, sidewalks, driveways, gravel drives, roads and parking, and compacted fill, earth, or turf to be used as such.

**Improvements:** See *development improvements*.

Industry: Establishments engaged in the basic mechanical, chemical or other transformation of extracted or raw materials or substances into new products or materials, including, but not limited to, the assembly of component parts, the manufacturing or transformation of products for use by other manufacturers, the blending of materials such as lubricating oils, plastics, resins or liquors, other basic industrial processes, mineral processing, and any facility involving processes resulting in the non-incident storage of hazardous materials or the generation of hazardous waste products, or other environmentally hazardous processes.

Interpretive Facilities and Exhibits: As applicable to agritourism enterprises, agriculturally related educational and learning experiences, such as informal learning-based presentation and tours, for the purpose of educating the public of typical farming operations through a variety of media, such as video displays and exhibitions of material.

Junk: Any scrap, waste, refuse, reclaimable material or debris, vehicles, appliances, equipment or machinery, or parts thereof, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk shall include, but shall not be limited to:

- A. Scrap iron, tin, brass, copper, lead, zinc and all other metals and alloys; bones, rags, paper, used cloth, used rubber, used rope, and similar materials; old or used, or parts of machinery, vehicles, tools, appliances, furniture, plumbing, heating and other fixtures, and pipe and pipe fittings;
- B. Used lumber, boxes, crates, and pallets;
- C. Used tires;
- D. Other worn, deteriorated, or obsolete manufactured goods which are unusable;
- E. Mobile/manufactured homes that are not in habitable condition; and,
- F. Broken, neglected, abandoned, or junked machinery and equipment; scrapped motor vehicles and parts thereof, including motors; bodies of motor vehicles and vehicles which are inoperable, unlicensed, and do not have a current and valid inspection sticker.

Junk shall not include:

- A. Agricultural vehicles and implements such as tractors, mowers, etc., for use as parts for equipment and machinery used as part of an active, on-going agricultural operation provided such equipment is stored on the premises of the operation, can be legitimately used for parts, and is adequately screened.
- B. Construction and contractor's equipment for use as parts for equipment and machinery used as part of an active, on-going contracting business legally operating in accord with this chapter, provided such equipment is stored on the premises of the operation, can be legitimately used for parts, and is adequately screened in accord with this chapter.

Junk Yard: An area of land, with or without buildings, used for the storage, outside a completely enclosed building, of junk as defined by this chapter, with or without the dismantling, processing, salvage, sale or other use or disposition of the same. Vehicle sales lots managed by licensed vehicle dealers operated in accord with this chapter shall not be considered junk yards.

Kennel: Any of the following:

- A. Any commercial establishment where dogs, cats, or other household pets are housed or boarded and



where grooming, breeding, training, or selling of animals may be conducted.

- B. As defined by the Pennsylvania Department of Agriculture, Bureau of Dog Law Enforcement: pet shop kennels, dealer kennels, rescue network kennels, research kennels, boarding kennels, nonprofit kennels, and commercial kennels.

Lake or Pond: A natural or artificial body of water one acre or larger which retains water year-round. Artificial ponds may be created by dams or result from excavation.

Land Development: Any of the following activities:

- A. A subdivision of land.
- B. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or,
  - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for, streets, common areas, leaseholds, condominiums, building groups or other features.
- C. The definition of land development shall not include the following:
  - 1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units unless such units are intended to be a condominium.
  - 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.
  - 3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the Borough.

Landfill: See *solid waste facility*.

Landowner: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

~~Large-Scale Retail/Commercial Development - An individual freestanding building or multiple building development in which the combined total of all structures and outdoor sales areas within the development (regardless of diverse lotting, use or tenancy) combine to total 20,000 square feet or more of gross floor area, used for retail sales or commercial establishments.~~

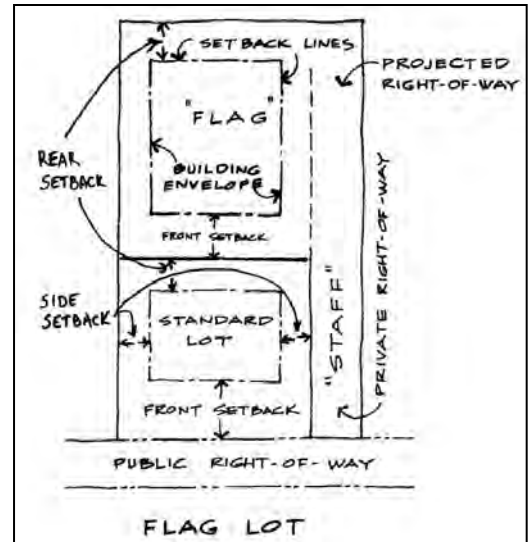
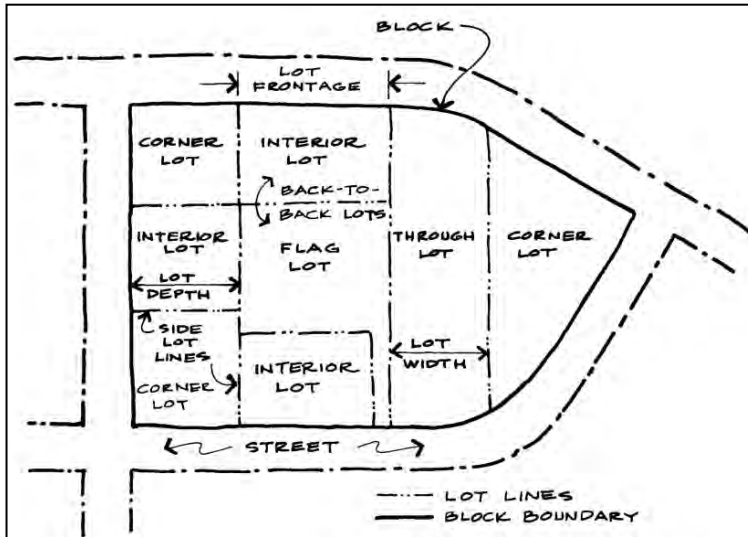
~~Large-Scale Water Extraction: Any nonresidential use, whether or not otherwise defined by this §500-12, which~~

involves the use, extraction, or collection of 10,000 or more gallons per day average over 30 days of groundwater, spring and/or surface water for off-site consumption, including the expansion of any such existing use or operation. This does not include any water company serving residential uses.

Livestock - Cattle, bison, sheep, goats, llamas, alpacas, swine, ostriches, emus, and similar animals.

Loading/Unloading Space: An interior or exterior off-street space or berth used for the loading or unloading of people, cargo, products, or materials from vehicles.

Long-Term Residency: See *residency, long term*.



Lot: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit.

Lot, Corner: A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Existing of Record: Any lot or parcel of property which was legally in existence and properly on file with the County Recorder of Deeds.

Lot, Flag: A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

Lot, Interior: A lot other than a corner lot, the rear and side lines of which do not abut a street.

Lot, Reverse Frontage: A through lot with frontage on two streets with vehicular access restricted to only one of the streets.

Lot, Through: A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

Lot Area, Minimum Required - The area within the lot lines, excluding any area within a street right-of-way, but including the area of any easement.

**ALTERNATE DEFINITION to keep on par with conservation design density**

~~Lot Area, Minimum Required: The horizontal land area contained within the property lines of a lot, measured in acres or square feet, determined by multiplying the area of each listed resource by the applicable protection factor and deducting the total area of constrained land from the gross lot area. If two or more resources overlap, only the resource with the highest protection factor shall be used.~~

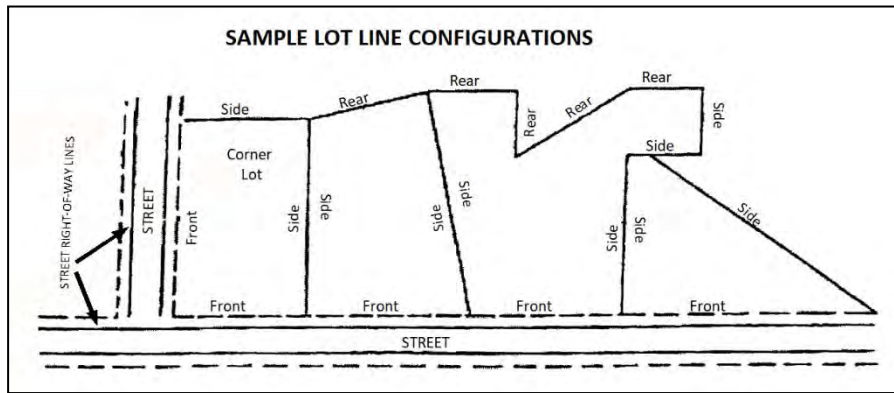
<b>CONSTRAINED LAND</b>				
	<b>Resource</b>	<b>Area of Resource (acres)</b>	<b>Protection Factor</b>	<b>Constrained Land (acres)</b>
A	existing public or private road rights-of-way and existing utility or other rights-of-way		X 1.00	=
B	that portion of lands under conservation easement that are restricted from further development		X 1.00	=
C	floodway (if not mapped by FEMA assume 50 feet each side of top of bank of stream)		X 1.00	
D	100-year floodplain (if not mapped by FEMA area is included in floodway above)		X 0.25	
E	wetlands as determined by a delineation		X 0.90	
F	steep slopes (25% or greater)		X 0.75	=
G	steep slopes (15% up to 25%)		X 0.10	=
H	ponds, lakes and streams to the high water mark		X 0.50	=
I	<b>CONSTRAINED LAND = SUM OF A through H =</b>			

Lot Coverage: That portion of the lot covered by all created improvements, including but not limited to primary buildings, decks, porches, accessory buildings, paving, patios, sidewalks, pools, and other impervious areas provided that where a municipal boundary bisects a lot, the total area of the lot, regardless of the municipal boundary, shall be used for the purpose of determining compliance with the permitted lot coverage.

Lot Depth: The horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line. On corner lots, lot depth shall be measured along the longest dimension of the lot.

Lot Frontage: That side of a lot abutting on a street right of way and ordinarily regarded as the front of the lot.

Lot Line: A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space. See also *setback, required*.



Lot Line, Front: The lot line(s) separating the lot from any street. In the case of a flag lot, the lot line where the narrow access corridor widens shall be considered the front lot line.

Lot Line, Rear: The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line 10 feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

Lot Line, Side: Any lot line other than a front or rear lot line.

Lot Width: The distance between the straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the eighty-percent requirement shall not apply.

Lumbering: See *forestry*.

Lumberyard: An area and structures used for the storage, distribution, and sale of finished or rough-cut lumber and lumber products.

~~Modular Home: A building that is intended for residential use that is transported to its site on a steel frame or special trailer because it does not have a permanent chassis like a manufacture (mobile) home. Considered a dwelling for regulation by this chapter. MOVED TO ALPHABETICAL.~~

Manufactured Housing or House (Mobile Home): Housing which bears a label as required by and referred to in the act of November 17, 1982 PL.676. No. 192). known as the Manufactured Housing Construction and Safety Standards Authorization Act, certifying that it conforms to Federal construction and safety standards adopted under the Housing and Community Development Act of 1974 (Public Law 93-383, 88 Stat. 633).

Manufactured Housing (Mobile Home) Lot: A parcel of land in a manufactured housing park which is leased by the park owner to the occupants of the manufactured house erected on the lot and which is improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured house.

Manufactured (Mobile Home) Housing Park: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more manufactured housing lots for the placement thereon of manufactured houses.

Manufactured (Mobile Home) Housing Sales: See *vehicle and equipment sales operation*.

Manufacturing, Light: Facilities involving generally unobtrusive processes carried on entirely within a fully enclosed building and not resulting in the non-incident storage of hazardous materials or the generation of hazardous waste products, or other environmentally hazardous processes.

- A. Light manufacturing includes, but is not limited to:
  - 1. Grain storage, distribution, processing, and milling operations.
  - 2. Fabrication, processing, assembly, repair, testing, packing and/or storage of products made from previously prepared materials, products, components, and parts such as cloth, plastic, food, paper, glass, leather, stones, and electronic components.
  - 3. Textile and clothing manufacturing.
  - 4. Furniture or other wood products production.
- B. Light manufacturing does not include:
  - 1. Basic industrial processing as defined by industry.
  - 2. Processing of raw materials, except for milling and processing of grain.
  - 3. Slaughterhouses or the production of fish or meat products, or other use as defined by *agricultural products processing*.
  - 4. Rendering of fats and oils.

Marijuana: See *medical marijuana*.

Massage: Pressing, squeezing, stretching, or stimulating the face, scalp, neck, limbs, or other parts of the human body with or without cosmetic preparation, either by hand, or with mechanical or electrical appliances.

Massage Facility, Therapeutic: A *service establishment*, as regulated by this chapter which meets all of the following criteria:

- A. Massages are conducted for a fee, tip, or other consideration; and,
- B. The person conducting the massage is licensed by the Commonwealth of Pennsylvania as a health care professional or a therapeutic massage therapist or is certified by the National Certification Board for Therapeutic Massage and Bodywork or other recognized therapeutic massage organization that requires substantial professional training.
- C. The establishment does not meet the definition of *massage parlor*.

Mechanical Equipment (relating to accessory solar energy systems and accessory wind turbine generators): Any device, such as an outdoor electrical unit/control box, that transfers the energy from the energy system to the intended on-site structure.

Medical Clinic: An establishment where patients are admitted for examination and treatment on an outpatient

basis by one or more physicians, dentists, other medical personnel, psychologists, or social workers and where patients require a stay of less than twenty-four (24) hours.

Medical Marijuana: Marijuana for certified medical use as legally permitted by the Commonwealth of Pennsylvania with Act 16, as amended.

Medical Marijuana Academic Clinic Research Center: An accredited medical school within this Commonwealth that operates or partners with an acute care hospital licensed within this Commonwealth.

Medical Marijuana Act 16: Pennsylvania “Medical Marijuana Act” (Act of Apr. 17, 2016, P.L. 84, No. 16, a/k/a Act 2016-16, 35 P.S. § 10231.101 et seq, as amended. The related Pennsylvania Department of Health regulations can be found at 28 Pa. Code, Part IX, Chapters 1131 et seq.

Medical Marijuana Dispensary: A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health (DOH) to dispense medical marijuana.

Medical Marijuana Grower/Processor: A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit from the Pennsylvania Department of Health (DOH) to grow and process medical marijuana.

Medical Marijuana Organization or Facility: A dispensary or a grower/processor of marijuana for medical purposes.

Meeting, Assembly, or Banquet Hall: A structure designed for an assemblage of persons for gatherings such as weddings, banquet, parties, etc.

Menagerie: A collection of animals which are kept in cages or enclosures, inside a building or outdoors, for exhibition or educational purposes.

Mineral: Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat, and crude oil and natural gas.

Mineral Depot: Any site, facility or operation with the primary use being the transfer of minerals from a railroad car or vehicle to another railroad car or vehicle for distribution, and/or the primary use being storage of minerals for distribution. This shall not include a *bulk fuel storage facility* or the storage or transfer of minerals incidental to another approved use.

Mineral Extraction: The mining, removal or recovery by any means whatsoever (including, but not limited to, open excavations and quarries, subsurface mining and drilling) of minerals as defined in this Article III and including the incidental screening, washing, crushing and grading of materials originating on the site. Mineral extraction shall not include:

- A. The salvage removal of already quarried stone from existing quarries where no additional blasting, ripping or other mechanical operations are required.
- B. The extraction of minerals by a landowner for the landowner’s noncommercial use from land owned or leased by the landowner.
- C. The extraction of sand, gravel, rock, stone, earth or fill from borrow pits for public road construction

undertaken by a public entity or the extraction of minerals associated with a public construction contract.

- D. The handling, processing, or storage of slag on the premises of a manufacturer as a part of the manufacturing process.
- E. The extraction, handling, processing, or storing of minerals from a building construction excavation on the site of the construction if the minerals removed are incidental to the building construction excavation, regardless of the commercial value of the minerals. The minerals removed are incidental if the excavator demonstrates that:
  - 1. Extraction, handling, processing, or storing are conducted concurrently with construction.
  - 2. The area mined is limited to the area necessary to construction.
  - 3. The construction is reasonably related to the use proposed for the site.

Mineral Processing: The refinement of minerals by the removal of impurities, reduction in size, transformation in state, or other means, to specifications for sale or use, and the use of minerals in any manufacturing process such as, but not limited to, concrete or cement batching plants, asphalt plants and manufacture of concrete and clay products. This shall not include activities typically part of a *pipeline compressor station, metering station or operation/maintenance facility*.

Mini-Mart: See *convenience store*.

Mobile Home: See *manufactured housing*.

Mobile Home Lot: See *manufactured housing lot*.

Mobile Home Park: See *manufactured housing park*.

Mobile Sales Operation: Sales from a portable stand, vehicle, or trailer. Examples are furniture, rug and produce sales. Such operations conducted as a temporary event by a public use or a semi-public use and vendors who travel from site to site (e.g., construction sites or manufacturing plants) selling exclusively to customers employed at the visited site are not included.

Modular Home: *A building that is intended for residential use that is transported to its site on a steel frame or special trailer because it does not have a permanent chassis like a manufactured (mobile) home. Considered a dwelling for regulation by this chapter.*

Motel: A facility offering temporary (generally for periods of two weeks or less) lodging accommodations to the public, typically based on daily or weekly rentals. Rooms in the facility shall not be used as a principal residence.

MPC: The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as enacted and amended.

Multi-Family Development: Any development of a single parcel of property that includes one or more buildings containing three or more dwelling units. Any residential development which proposes the construction of two or more two-family dwellings on one parcel of property is also considered a multi-family development. Two-family dwellings in a multi-family project are considered townhouses.

Municipal Engineer: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for the municipality.

Municipality: Jim Thorpe Borough, Carbon County, Pennsylvania.

Natural Gas Processing Plant: See *pipelines and associated facilities*.

Nightclub: An establishment dispensing food and drink and in which music, dancing, or entertainment is an integral and significant part of the operation.

No-Impact Home-Based Business: A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements as set forth in §107 of the Pennsylvania Municipalities Planning Code:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no other employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
- E. The business activity shall not use any equipment or process, which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. The business activity shall not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- G. The business shall be conducted only within the dwelling and may not occupy more than twenty-five (25) percent of the habitable floor area.
- H. The business shall not involve any illegal activity.

Nonconformity and Associated Definitions: See Article IX.

Nuisance: ~~See *public nuisance*. A condition or situation that results in an interference with the enjoyment and use of real estate. A public nuisance is an unreasonable interference with a right common to the general public.~~

Nursery, Plant Commercial: The growing, cultivation, storage, and sale of garden plants, flowers, trees, and shrubs.

Nursery, Retail: See *garden center*.

Nursing Home: See *personal care home*.

Occupancy: Any use of or activity upon premises; or holding real property by being in possession.

Office or Office Building: A building or part of a building used primarily for conducting the affairs of a business,



profession, service, industry, or government, or like activity. It may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, and day care facilities.

Official Zoning Map: The Official Zoning Map of Jim Thorpe Borough, Carbon County, Pennsylvania.

Off-Track Wagering Facility: A facility licensed pursuant to the provisions of the Racehorse Reform Act for gaming authorized at a non-primary location pursuant to the provisions of the Racehorse Reform Act. Considered a *gaming establishment* for regulation by this chapter.

Oil and Gas Development: The well site preparations, well site construction, drilling, hydraulic fracturing and/or site restoration associated with an oil and/or gas well of any depth; water and other fluid storage, impoundment and transportation used for such activities; and the installment and use of all associated equipment, including tanks, meters and other equipment and structures whether permanent or temporary; and the site preparation construction, installment, maintenance and repair of oil and gas pipelines and associated equipment and other equipment and activities associated with the exploration for, production and transportation of oil and gas, other than compressor stations and natural gas processing plants or facilities performing the equivalent functions, that operate as midstream facilities and which are only authorized consistent with this chapter as a conditional use.

Oil or Gas Well: A type of *mineral extraction* involving a bore hole drilled or being drilled for the purpose of or to be used for producing, extracting or injecting any gas, petroleum or other liquid related to oil or gas production or storage, including brine disposal, but excluding bore holes drilled to produce potable water to be used as such. The term *well* does not include a bore hole drilled or being drilled for the purpose of or to be used for systems of monitoring, producing or extracting gas from solid waste disposal facilities, as long as the wells are subject to the act of July 7, 1980 (P.L. 380, No. 97), known as the Solid Waste Management Act, and do not penetrate a workable coal seam.

Open Space: An area that is intended to provide light and air, and is designed for environmental, scenic, recreational, resource protection, amenity and/or buffer purposes and which contains no development improvements which are not specifically permitted by this chapter or Chapter 390 (Subdivision and Land Development).

Open Space, Common: Open space that is part of a specific conservation design subdivision development tract set aside for the use and enjoyment of residents of such development.

Open Space, Conservation: Open space that is part of a conservation design subdivision development tract set aside for the protection of sensitive natural features, farmland, forest land, scenic views, and other primary and secondary conservation areas and which is permanently restricted from further development except as permitted by this chapter and cannot be used as a basis for density for any other development. Conservation open space may be accessible to the residents of the development and/or the Borough/Township, or it may contain areas of farmland or forest land which are not accessible to project residents or the public.

Outdoor Entertainment: Any commercial activity or activity associated with a commercial use where concerts, theater arts, movies or any other type of entertainment is provided outside a fully enclosed building.

Owner: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to apply for the development or use of land.

PA DEP or DEP: The Pennsylvania Department of Environmental Protection.

PA DOT or PennDOT: The Pennsylvania Department of Transportation.

Parcel: See *lot*.

Park and Ride Facility: A parking lot designed for drivers to leave their cars and share a ride with another driver or use mass transit facilities beginning, terminating, or stopping at or near the park-and-ride facility.

Parking Area: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles, including parking lots, garages, private driveways, and legally designated areas of public streets. See *garage*.

Parking Area, Private: A parking area for the exclusive use of the clients, customers, or owners of the lot on which the parking area is located or whomever else they permit to use the parking area.

Parking Area, Public: A parking area available to the public, with or without payment of a fee.

Parking Space, Off-Street: A temporary storage area for a motor vehicle that is directly accessible to an access aisle and that is not located on a dedicated street right-of-way.

Parking Space, On-Street: A temporary storage area for a motor vehicle that is located on a public or private street right-of-way

Patio: A surfaced area or courtyard or a deck less than one foot above ground elevation designed for outdoor living purposes as an accessory use to a structure, which shall be completely unenclosed except for any side which may adjoin a structure or for any fences or walls less than four feet in height, shrubs or hedges. Outdoor areas which are screened or enclosed by a roof or awning shall be considered a structure. (See *porch*.)

Pawn Shop - A business which offers loans in exchange for personal property as equivalent collateral. If the loan is repaid in the contractually agreed time frame, the collateral may be repurchased at its initial price plus interest. If the loan cannot be repaid on time, the collateral may be liquidated by the shop. Considered a *retail business* for regulation by this chapter.

Permanent Foundation: A permanent foundation which meets the requirements of the Uniform Construction Code.

Permit: A document issued by the proper authority which authorizes the applicant to undertake certain activities in compliance with all the applicable codes and ordinances.

- A. Zoning Permit: Indicates that a proposed use, building or structure as documented in the development application will comply with the requirements of this chapter. Issued by the Zoning Officer for principal permitted uses, accessory uses and signs following confirmation of compliance with applicable standards, for conditional uses following approval by the Borough Council, and for special exceptions following approval by the Zoning Hearing Board.
- B. Building Permit or Construction Permit: Issued by the Building Code Official and indicates that a proposed construction, alteration, or reconstruction of a structure will comply with the Uniform Construction Code.

Person: An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility, or any other legal entity whatsoever which is recognized by law as the subject of rights and duties.

Personal Care Home: A residential use providing residential and support services primarily to persons who are over age 60, and/or physically disabled and/or the developmentally disabled and which is licensed as a personal care center by the Commonwealth of Pennsylvania.

~~Pervious Surface: A porous surface, consisting of a permeable surface course underlain by a uniformly graded stone bed on uncompacted soils which allows the percolation of water into the ground. The surface course typically consists of, but is not limited to, grass or dirt areas, porous asphalt, porous concrete, various porous pavers, and artificial turf. **NOT USED IN ORDINANCE.**~~

Pet: Domestic cats and domestic dogs, and other animals which are commonly kept primarily inside a dwelling unit for companionship or personal satisfaction (not for consumption or utilitarian use) such as parakeets, parrots and similar birds, ferrets, mice, guinea pigs, hamsters and similar rodents, nonpoisonous snakes, fish, and miniature and similar pigs. Pet does not include livestock, small animals and fowl, and any other animal prohibited by Borough ordinance.

Pipelines and Associated Facilities:

- A. Distribution Pipeline: A natural gas pipeline other than a gathering or transmission line (reference 49 CFR 192.3). A distribution pipeline is generally used to supply natural gas to the consumer and is found in a network of piping located downstream of a natural gas transmission line.
- B. Gas: Natural gas, flammable gas, or gas which is toxic or corrosive. (Reference 49 CFR 192.3) Gases are normally compared to air in terms of density. The specific gravity of air is 1.0. Any gas with a specific gravity less than 1.0 (such as natural gas) will rise and usually disperse. Any gas having a specific gravity greater than 1.0 will fall and collect near the ground or in low lying areas such as trenches, vaults, ditches, and bell holes – such occurrences can be hazardous to human health and safety.
- C. Gas Transmission Pipeline: A pipeline, other than a gathering line, that 1) transports gas from a gathering line or storage facility to a distribution center, storage facility, or large-volume customer that is not downstream from a distribution center; 2) operates at a hoop stress of 20 percent or more of specified minimum yield strength; or, 3) transports gas within a storage field. (Reference 49 CFR 192.3) A gas transmission pipeline includes all parts of those physical facilities through which gas moves in transportation, including pipe, valves, and other appurtenance attached to pipe, compressor units, metering stations, regulator stations, delivery stations, holders, and fabricated assemblies.
- D. Hazardous Liquid: Includes petroleum, petroleum products, anhydrous ammonia, and carbon dioxide. (Reference 49 CFR 195.2)
- E. Hazardous Liquid Pipeline: All parts of a pipeline facility through which hazardous liquids move in transportation, including, but not limited to, line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and including fabricated assemblies, and breakout tanks.
- F. Institutional Use: A nonprofit, religious, or public use, such as a religious building, library; public or private school, hospital, or government-owned or government-operated building, structure, or land used for public purpose.
- G. Petroleum Products: Flammable, toxic, or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks and other miscellaneous hydrocarbon compounds.

- H. Pipeline: Used broadly, pipeline includes all parts of those physical facilities through which gas, hazardous liquid, or carbon dioxide moves in transportation.
- I. Pipeline Compressor Station, Metering Station or Operation/Maintenance Facilities: A facility at which a petroleum product passing through a pipeline is pressurized by a turbine, motor, or engine, the volume of flow is measured, or permanent facilities are installed for pipeline operation/maintenance, and which compress, decompress, process, heat, dehydrate, alter or transform the pipeline product. The facility may contain some type of liquid separator consisting of scrubbers and filters that capture any liquids or other undesirable particles from the pipeline. The definition also includes utility transfer stations which are owned, operated, and maintained by the local natural gas utility and mark the point at which it assumes official control of the gas. The definition excludes pipeline valves, metering stations, pig launchers/receivers, and other components which are located within the pipeline right-of-way and do not compress, decompress, process, heat, alter or transform the pipeline product.
- J. Pipeline Corridor: The linear area where a transmission pipeline or hazardous liquid pipeline and associated facilities are located, including rights-of-way and easements over and through public or private property.
- K. Transmission Pipeline: When not specified includes both hazardous liquid and gas transmission pipelines. Transmission pipelines carry oil, petroleum products, natural gas, natural gas liquids, anhydrous ammonia, and carbon dioxide from producing regions of the country to markets.

Place of Worship: Buildings, synagogues, churches, temples, cathedrals, chapels, religious retreats, monasteries, seminaries and shrines used primarily for religious and/or spiritual worship and that are operated by a tax-exempt organization qualifying under §501(c)(3) of the Internal Revenue Code for nonprofit and noncommercial purposes which people regularly attend to participate in or hold religious services, meetings or functions, or religious instruction, and which may include customary incidental accessory uses such as kitchen and dining facilities, meeting and activity rooms, and recreation facilities.

Planing Mill: A commercial operation equipped with machinery for cutting, finishing, or molding lumber after it has been through a sawmill and is seasoned.

Planning Commission: The Planning Commission of Jim Thorpe Borough, Carbon County, Pennsylvania.

Plat or Plat Plan: A map or plan of a subdivision or land development, whether preliminary or final.

Pond or Lake: See *lake or pond*.

Porch: An extension of a building, consisting of an area more than four feet by five feet, or 20 square feet, attached at any front, side or rear door, at any level or story of the building. Porches may be covered or uncovered, but they must be unenclosed except for screens to prevent the intrusion of insects.

Power Plant: Any facility, including structures, machinery and associated equipment, which generates electric energy from another source of energy, such as nuclear reactions, hydroelectric dams, or natural gas or coal fired plants, the primary purpose of which is the commercial sale of the energy which is generated. Power plants which produce electric energy, seventy-five (75) percent or more of which is used on the site of production, shall be considered part of the principal permitted use for which the energy is used.

Premises: Any lot, parcel or tract of land, and any building constructed thereon.

Principal Building: The building in which the primary or predominate use of a lot is conducted including any structure that is physically attached to the principal building.

Principal Permitted Use: A use allowed in a specific zoning district which may be approved by the Zoning Officer provided the application complies with all requirements of this chapter.

Principal Use: The primary or predominate use(s) of a lot.

Private: Something owned, operated, and supported by private individuals or a corporation, rather than by government and not available for public use.

Professional Office: The office of a member of a recognized profession such as an accountant, architect, author, dentist, engineer, insurance agent, landscape architect, lawyer, minister, optometrist, planner, physician, or realtor.

Property Line: A recorded boundary of a lot. However, any property line which abuts a street or other public or quasi-public way shall be measured from the right-of-way of such street, or public or quasi-public way.

Pub: See *brewery/distillery/winery pub* and *tavern*.

Public: Something owned, operated, and supported by a government or government agency for the use or benefit of the public.

Public Buildings and Uses: Any structure, building or use owned and operated by a government body or agency including such things as public schools, parks, civic centers, municipal buildings; but excluding solid waste disposal facilities, institutional uses, nursing homes, hospitals, and other uses specifically defined by this chapter.

Public Hearing: A formal meeting held pursuant to public notice by the Planning Commission, Governing Body or Zoning hearing Board, intended to inform and obtain public comment, prior to acting in accord with the Pennsylvania Municipalities Planning Code.

Public Meeting: A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), as amended, known as the *Sunshine Act*.

Public Notice: Notice published once each week for two consecutive weeks in a newspaper of general circulation in the Borough. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

Public Nuisance: [A condition or situation that results in an interference with the enjoyment and use of real estate, an unreasonable interference with a right common to the general public, an activity that threatens the public health, safety or welfare, or does damage to community resources, and/or as may otherwise be defined by Pennsylvania law.](#)

Qualified Professional (as defined by the Pennsylvania Municipalities Planning Code): An individual authorized to prepare plans pursuant to §503(1) of the Pennsylvania Municipalities Planning Code which states that *plats and surveys shall be prepared in accordance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Land Surveyor and Geologist Registration Law," except that this requirement shall not preclude the preparation of a plat in accordance with the act of January 24, 1966 (P.L. 1527, No. 535), known as the "Landscape Architects*

*Registration Law,*” when it is appropriate to prepare the plat using professional services set forth in the definition of the “practice of landscape architecture” under section 2 of that act.

Race Track: A road course, either oval, circuitous or straight, where motor vehicles including, but not limited to, automobiles, trucks, go-carts, motorcycles, motor scooters, dune buggies and the like, are driven for recreation, testing or competition; or any course where animals are raced for competition.

Recreation Facility, Commercial: Outdoor or indoor areas or structures, operated by private nonprofit or private commercial entities, open to the public, which may contain entertainment and amusement devices or attractions including, but not limited to, picnic groves, tennis and racquetball courts, ski areas, miniature golf courses, golf driving ranges, and the like, but excluding theaters, public parks and playgrounds.

Recreation Facility, Public: Parks, swimming pools, playgrounds, tennis courts, and other recreational facilities owned and operated by the Borough, County, school district, state, or federal government. See *public buildings and uses*.

Recreational Vehicle: A vehicle primarily designed and utilized as temporary living quarters for recreational, camping or travel use, whether self-propelled or mounted on, or drawn by another vehicle, and including travel trailers, recreational trailers, camping trailer, truck camper, motor homes and similar types of vehicles.

Recreational Vehicle Park: See *campground or RV park*.

Recyclables: Materials intended for reuse, remanufacture or reconstitution and including for the purposes of this chapter only the following materials: aluminum beverage containers; glass beverage and food containers; plastic beverage, food and household product containers but not including plastic film or bags; bi-metal food containers; newsprint, magazines, and office paper; and corrugated paper. Recyclables shall not include, except as specifically authorized by the Borough, tires, large appliances such as stoves, refrigerators, washers and dryers, other scrap metal, used motor oil or any other material defined as *Junk* or *Solid Waste* by this chapter.

Recycling Facility: A center for the collection and/or processing of recyclables. Considered *manufacturing, light* for regulation by this chapter. A recycling facility does not include municipally operated collection facilities or storage containers, or processing activity located on the premises of a residential, commercial, or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Any facility accepting or processing waste or other discarded materials which are not recyclables shall be considered a *junkyard* or *solid waste facility* as regulated by this chapter.

Rehabilitation Center: A facility that provides short-term, primarily in-patient care, treatment, and/or rehabilitation services for persons recovering from illness or injury who do not require hospitalization.

Related or Relative: See *family*.

Religious Quarters: A dwelling associated with a place of worship in which reside individuals directly involved with the administration or function of a place of worship including clergy and staff and immediate family members.

Repair: The reconstruction or renewal of any part of an existing building for its maintenance. See also *addition* and *alteration*.

Research, Engineering or Testing Laboratories: A facility for investigation into the natural, physical, or social sciences, which may include engineering and product development, physical activities usually associated with wet labs or places with running water, gases, special ventilation devices, chemicals, special heating and electrical or

electronic equipment, or use of animals or human subjects under controlled conditions. It may also include pilot plant operations not exceeding 25% of the gross floor area of the facility used to test concepts and ideas, to determine physical layouts, material flows, type of equipment required, costs, and to secure other information prior to full-scale production.

Reservoir Space: A parking place provided to accommodate a vehicle which is queued in a lane awaiting service in a drive-in facility such as a bank, fast-food restaurant or a car wash or truck wash.

Residency (or Occupancy), Long-Term: Occupancy of a dwelling, generally for periods of ~~more than 30 days~~ ~~30 days or more (per Ord. 2021-01)~~ ~~more than one hundred eighty (180) days~~, as opposed to temporary visits to bed and breakfast establishments, motels, hotels, campgrounds, and recreational vehicles, and which serves as the legal address for the occupant. It also includes any dwelling or structure where children who attend school reside.

Resort: A business combining lodging, eating and recreational facilities for lodgers and/or non-lodgers as a single enterprise offered to the public at large or any segment thereof, not including *bed and breakfast establishments, campgrounds, recreational vehicle parks or manufactured housing parks*. Amenities may include conference centers, retail sales, spas, beauty salons, barber shops, restaurants, indoor and outdoor recreational facilities, health centers, day care centers, facilities for commercial special events, and employee living quarters.

Resource Recovery Facility: A processing facility that provides for the extraction and utilization of materials or energy from municipal waste (as defined by PA Code Title 25, §271.1).

- A. The term includes a facility that mechanically extracts materials from municipal waste, a combustion facility that converts the organic fraction of municipal waste to usable energy and a chemical and biological process that converts municipal waste into a fuel product.
- B. The term includes a facility for the combustion of municipal waste that is generated offsite, whether or not the facility is operated to recover energy.
- C. The term includes land affected during the lifetime of operations, including, but not limited to, areas where processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated onsite or contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility.
- D. The term does not include:
  1. A *composting facility* as defined in this §500-12.
  2. Methane gas extraction from a municipal waste landfill.
  3. A recycling facility as defined in this §500-12, an accessory drop-off point or collection center for recycling, or a source separation or collection center for composting leaf waste.

Restaurant, Outdoor: Any part of a food establishment located outdoors ~~with or without a canopy~~, not used for any other purposes, and open to the sky, with the exception that it may have a retractable awning or umbrellas, and may contain furniture, including tables, chairs, railings, and planters. ~~that are readily moveable.~~

Restaurant, Take-Out: An establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the restaurant. See *drive-in stand/use* for uses where ordering and pickup of food takes place from a vehicle.

Restaurant, Traditional: An establishment where food and drink are prepared, served, and consumed, mostly within the principal building, which may include limited forms of musical entertainment to accompany the dining experience; however, restaurants that provide dancing and stage shows shall be considered a *nightclub*.

Retail Business: An establishment engaged in selling goods or merchandise to the public for personal or household consumption and rendering services incidental to the sale of such goods

Retail Home Heating Fuel Distributors: An establishment that delivers kerosene, home heating oil, and propane to individual dwellings or commercial establishments for use on that premises and not for resale, and where the storage of fuel on the site of the retail home heating fuel distributor does not exceed a combined total of **10,000 ~~twenty thousand (20,000)~~** gallons. Any such establishment where the storage of fuel on the site exceeds a combined total of 10,000 gallons shall be considered a *bulk fuel storage facility*.

Retaining Wall: A solid or integrated vertical structure exceeding four (4) feet in height designed for the separation or retention of varying ground levels.

Right-of-Way: Land reserved for use as an access, street, drainage facility or other private, public or community use.

Roof: The outside top covering of a building.

Rooming House: See *boarding or lodging house*.

Row House: See *dwelling, townhouse*.

Satellite Dish Antenna or Satellite Antenna: Apparatus designed for transmitting radio energy to satellites or receiving it from satellites and including any attached mountings or brackets.

Sawmill: A commercial operation where timber is sawed into boards. This does not include a portable sawmill operating temporarily as an accessory to a timber harvest.

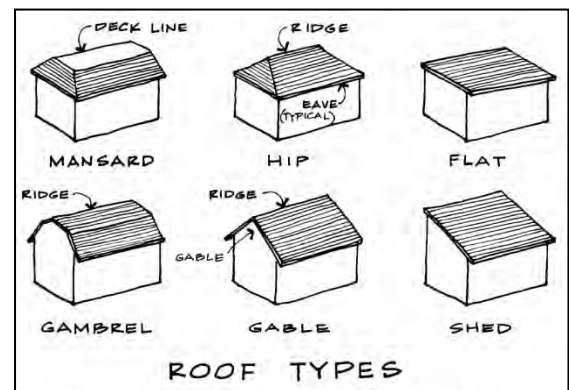
School, Public or Private Primary or Secondary School: An educational institution that primarily provides State-required or largely State-funded educational programs. This term shall not include *trade schools*.

Screened: Visibly shielded or obscured from any adjoining or neighboring property, any public or private road right-of-way, or any other premises which is accomplished by topography, fencing, berms, natural and planted vegetation, or other means approved by the Borough.

Screening: A method of visually shielding or obscuring a structure or use from another by topography, fencing, walls, berms, planted vegetation or a combination of these methods.

Self-Storage Facility: A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.

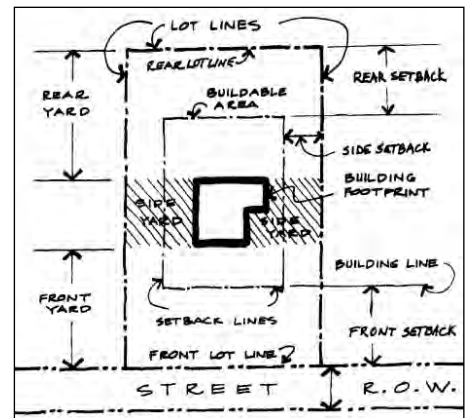
Semi-Public Building or Use: A building or use operated by nonprofit, community-based organizations for the





general use of residents, including churches, fire houses, ambulance buildings, private schools, libraries and the like, but excluding institutional uses such as nursing homes, hospitals, sanitariums and clinics. It shall also include essential services and public utilities that require enclosure within any structure or building.

**Service Establishment:** An establishment engaged in providing services involving the care of a person or a person’s goods or apparel such as cleaning and garment services, beauty and barber shops, shoe repair, dry cleaning and laundries and similar uses, and which is not otherwise listed as a use in the Schedule of Uses.

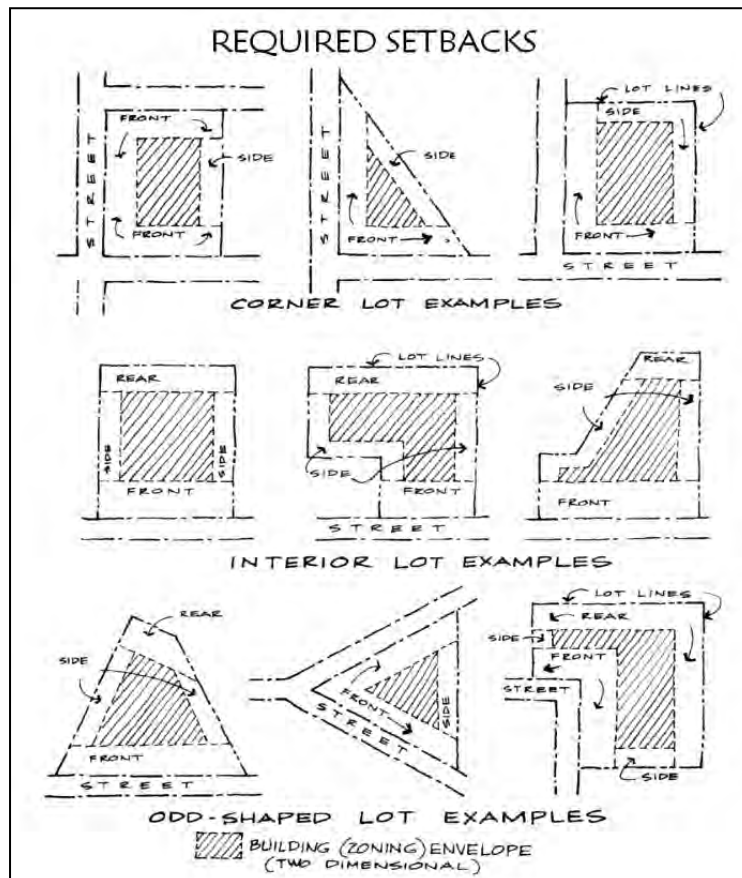


**Setback, Front:** The required minimum open space measured from the street right-of-way extending the full width of the lot between the principal structure(s), accessory structures, or other improvements and the front lot line. See also *yard* and *lot line*.

**Setback, Rear:** The required minimum open space extending the full width of the lot between the principal structure(s), accessory structures, or other improvements and the rear lot line. See also *yard* and *lot line*.

**Setback, Required:** The required minimum open space between the principal structure(s), accessory structures, or other improvements and the nearest lot line or right-of-way as provided by this chapter. See illustration on next page. (See also *yard* and *lot line*.)

**Setback, Side:** A required minimum open space extending from the front setback to the rear setback between the principal structure(s), accessory structures, or other improvements and the side lot line. See also *yard* and *lot line*.



Sewage Disposal, Central, Community or Off-Site: A sewage collection and disposal system in which sewage is carried from more than one individual lot, dwelling or other unit by a system of pipes to a central treatment and subsurface or other type of disposal area or stream discharge in compliance with the Pennsylvania Department of Environmental Protection regulations and/or regulations of the Borough, whichever may be more stringent.

Sewage Disposal, Individual, On-Lot or On-Site: Any structure designed to biochemically treat sewage within the boundaries of an individual lot from one individual dwelling or other type unit.

Sewage Treatment Plant: A sanitary sewage collection and treatment system meeting the requirements of the Pennsylvania Department of Environmental Protection in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal facility or system, which may be publicly or privately owned and operated, and which uses mechanical, biological and chemical processes to treat and dispose of domestic sewage in accord with DEP Rules and Regulations involving an effluent discharge to surface waters or to a soil-based or other treatment system.

Shed: A detached accessory structure used for the storage of tools, minor equipment, and materials, but too small for the storage of an automobile.

Shooting Preserve - Any area of land which is used for hunting of animals where a fee or other consideration is charged.

Shooting Range, Indoor Commercial: Any fully enclosed building used for the discharge of any firearm for recreational or training purposes which is a commercial operation, or which is operated by any government entity, private non-profit entity, or any sportsman's, recreation or fraternal club or association.

Shooting Range, Outdoor Commercial: Any area not within a fully enclosed building used for the discharge of any firearm for recreational or training purposes which is a commercial operation, or which is operated by any government entity, private non-profit entity, or any sportsman's, recreation or fraternal club or association.

Shopping Center or Mall: A group of independent (i.e., not dependent on each other for operation) commercial establishments (otherwise allowed in the District of location) occupying spaces separated by walls which are planned, constructed and managed as a total entity, with customer and employee parking provided on site, provision for goods delivery separated from customer access, aesthetic considerations, landscaping, and signs.

Short Term Rental Unit: **(modified from Ord. 2021-02)** Any dwelling unit within a residential dwelling or mixed use structure rented for overnight lodging for a period of not less than one day and not more than 30 days typically, but not exclusively, for use by tourists or nonresident individuals temporarily employed or staying in the area. ~~A short-term rental shall include a tourist home, vacation rental by owner and other definitions set forth as a short-term rental unit under the Zoning Ordinance of the Borough. A short-term rental shall not include a bed and breakfast, hotel and/or a motel. as defined by the Borough Zoning Ordinance.~~

Sign: See Article X.

Single-Family Dwelling: See *dwelling, single family*.

Slaughterhouse: A use involving the killing of animals to produce food or some other commercial product. A commercial stockyard or similar facility that primarily involves the bulk storage or transferring of animals on the way to slaughter shall also be considered a slaughterhouse. *Slaughterhouse* shall not include a custom butcher shop that does not involve killing of animals which is considered a *retail establishment*.

Slope: The change in elevation over a horizontal distance usually expressed in percent. (See *grade*.)

Small Animals and Fowl - Rabbits, bees, insects, chickens, turkeys, ducks, geese, pheasants, pigeons, and any other similar animal.

Social Hall: See *meeting, assembly, or banquet hall*.

Solar Access: A property owner's right to have sunlight shine on the owner's land.

Solar Collector: A device or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

Solar Energy System, Accessory: An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy requirements of the on-site user. This definition shall include the terms passive solar and active solar systems.

Solar Energy Storage Facility: Equipment consisting of containers, heat exchangers, piping, and other transfer mechanisms (including fluids, gases, or solids), controls, and related structural support for transporting and storing collected energy (from solar energy systems), including structural elements designed for use in passive solar energy systems.

Solar Energy System: A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy.

Solar Glare: The effect produced by light reflecting from a solar panel with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Solar Power Generation, Commercial: A facility where one or more solar collectors and/or other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities are located and are used for the generation of electricity which is sold on the open market.

Solid Waste or Waste: By-products, expended material, and material that is abandoned or disposed or is otherwise discarded and all of which may include solid, liquid, semisolid or contained gaseous material generated by or otherwise resulting from municipal, residential, commercial, industrial, institutional, mining or agricultural operations or establishments and from community activities. Specific types of waste are those as defined in the Pennsylvania Solid Waste Management Act, 35 P.S. § 6018.101 et seq. The term *solid waste* does not include materials that are directly recycled or reused on-site in an ongoing manufacturing or generating process without treatment, processing, or release into the environment; nor does it include materials from the slaughter and preparation of animals which are used as raw materials in the production or manufacture of products.

Solid Waste Facility: Any facility or operation pursuant to the laws of the Commonwealth of Pennsylvania governing the management and disposal of solid waste including, but not limited to, liquid, solid, toxic, hazardous, and medical waste; and, including but not limited to, transfer stations, solid waste landfills, incinerators, medical waste disposal facilities, hazardous waste disposal facilities and radioactive waste disposal facilities.

Solid Waste Staging Area: Any parcel of property used for the transfer of solid waste from one vehicle to another vehicle, at a location other than the generation site, for transport to a solid waste facility; or which is used for the parking or storage of vehicles and/or containers used to transport solid waste, and which is not regulated by the

PA DEP as a solid waste transfer facility. Considered a *solid waste facility* for regulation by this chapter.

Solid Waste Transfer Facility - A type of *solid waste facility* which receives and processes or temporarily stores solid waste at a location other than the generation site, and which facilitates the transportation or transfer of the waste to a processing or disposal facility.

Sorority House: See *fraternity house*.

Special Exception: A use in a particular zoning district to be allowed or denied by the Zoning Hearing Board pursuant to public notice and hearing ~~and recommendation of the Borough Planning Commission~~ as authorized by §603(c)(1) of the Municipalities Planning Code.

Stable, Commercial: A structure or land where horses are kept for remuneration, hire, sale, boarding, training, riding, or show, and which includes the commercial hire of horses to the public for riding or other purposes.

Stable, Private: An accessory structure or use of land where horses are kept for the sole use of the residents of the principal structure, and which includes no remuneration, hire, boarding or other commercial use.

Staging Areas for Equipment/Materials - Any area where equipment, vehicles, supplies and/or other material are assembled or stored for the support of another operation or use located at a different site.

State: The Commonwealth of Pennsylvania and its agencies.

Storage Container: A receptacle such as a wooden or metal box or a trailer of a tractor trailer with wheels removed in which raw materials, products or other items are stored. (e.g., a POD)

Storage Yard for Forest Products and Minerals: An area, not on the same parcel where the products are initially harvested or gathered, to which trees, forest products, flagstone, landscaping stone, wall stone or other minerals are hauled and stored, and which does not involve any land development, the operation of a sawmill, the operation of any other wood manufacturing business, or the operation of any natural resources processing.

Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. (See *basement*.)

Stream: A natural watercourse. See *watercourse*.

Street: A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley. Public rights-of-way shall be those open to the general use of the public, not necessarily publicly dedicated. For the classification of streets see Chapter 390 (Subdivision and Land Developmen).

Street Right-of-Way Line: The line dividing a lot from the full street right-of-way, not just the cartway.

Structural Alteration: See *alteration*.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Structure, Permanent: Any structure, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground.

Structure, Portable: Any structure, that is not permanently affixed to the ground but is designed to be moved from place to place including, but not limited to, accessory structures constructed of metal frameworks with plastic or cloth covering.

Structure, Temporary: Any structure that is erected for the limited period specified in the zoning permit.

Studio: An establishment or workspace for:

- A. The creation, manufacture, and/or preparation of individually crafted art work, jewelry, furniture, sculpture, pottery, art photography, leather craft, hand-woven articles, and related items; it may also include the sale, loan, or display of such items.
- B. The production of radio, television, or movies.
- C. The teaching of dance, acting, martial arts and similar training activities.

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Swimming Pool: A body of water or receptacle for water having a depth at any point greater than two feet, which is used or intended to be used for swimming or bathing and constructed or maintained in or above the ground. If the swimming pool can hold more than 1.5 feet of water, it is regulated by §500-28E. Farm ponds and/or lakes are not included if swimming was not the primary purpose for their construction.

Tattoo, Body Piercing, Scarifying or Branding Parlor: An establishment engaged in any of the following:

- A. The perforation or cutting of any human body part or tissue and the placement of a foreign object in the perforation to prevent the perforation from closing, but not including the use of mechanized, pre-sterilized ear-piercing system that penetrates the outer perimeter or lobe of the ear.
- B. The placement of indelible pigment, inks, or scarifying beneath the skin by use of needles for the purpose of adornment or art. This does not include the practice of permanent makeup and micro-pigmentation when such procedures are performed as incidental services in a medical office or in a personal services establishment such as a hair or nail salon.
- C. The cutting or tearing of human skin for the purpose of creating a permanent mark or design on the skin.
- D. The use of heat, cold, or any chemical compound to imprint permanent markings on human skin by any means other than tattooing.

Tavern: A place where alcoholic beverages are served as a primary or substantial portion of the total trade and where the sale of food may also occur.

Temporary: A period of less than 180 consecutive days unless otherwise specified by this chapter.

Temporary Construction Building: A building erected on a lot for temporary use in conjunction with construction on that lot.

Terrace: A raised level or platform of earth, supported on one or more faces by a wall, a bank of turf, or the like, or a series of such raised levels or platforms arranged one above the other on a slope.

Theater, Drive-In: An area of land which may include accessory uses such as the sale of snacks and which is devoted to the showing of motion pictures which are viewed by persons in vehicles.

Theater, Indoor: A building or part of a building devoted to the showing of motion pictures or theatrical or performing arts productions as a principal use where patrons are seated in the building, but not including an *adult movie theater*.

Tiny House: A dwelling with 400 square feet or less in floor area, excluding lofts. (As defined by the International Residential Code.) For the purposes of this chapter a tiny house is considered a single-family detached dwelling.

Townhouse: See *dwelling, townhouse*.

Tract: A parcel, site, piece of land, or property that is the subject of a development application.

Trade School: A facility that is primarily intended for education of a work-related skill or craft or a hobby and that does not primarily provide State-required education to persons under age 16.

Transient Use: (per Ord. 2021-01) Occupancy, use or possession of a dwelling unit by persons other than the owner(s) or tenant(s) with a lease for 30 consecutive days or more, of that dwelling unit, and/or the family of such owner(s) or tenants for a period of less than 30 consecutive days; but excluding temporary stays by unrelated individuals who are guests of such owners/tenants or the family of such owners/tenants, without the payment of any type of compensation or other remuneration.

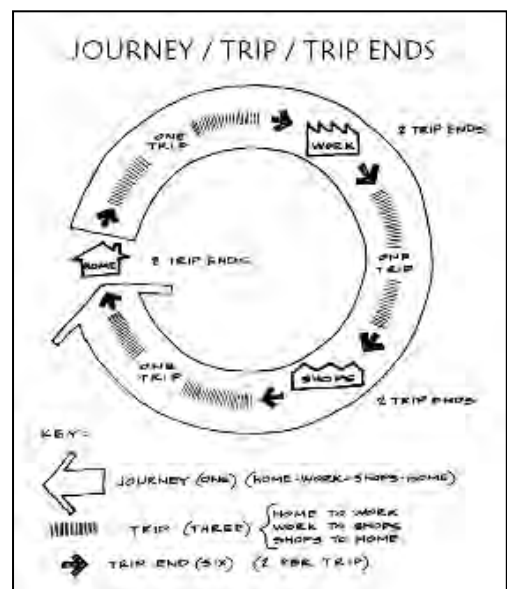
Occupancy of a dwelling unit by two or more families or groups for less than 30 consecutive days at separate times over the course of a year; not including unrelated individuals who may be temporarily staying at the location as guests of the principal occupant for no type of compensation.

Transitional Living Facility: A temporary home for court adjudicated individuals or individuals after release from an institution (as for mental disorder, drug addiction, or criminal activity) that is designed to facilitate their readjustment to private life.

Transmission Pipeline: See *pipelines and associated facilities*.

Travel Plaza: Any building, premises, or land in which or upon which a business or service involving the maintenance, servicing, storage, or repair of automobiles, trucks, recreational and other vehicles is conducted or rendered as a service to travelers, including the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles, and which may include overnight accommodations and restaurant facilities.

Trip - A single or one-way motor vehicle movement either to or from a subject property or study area.



Trip Distribution - The measure of the number of vehicles or passenger movements that are or will be made between geographic areas.

Trip Ends - The total of single or one-direction vehicle movements entering and leaving a specified land use or site over a designated period.

Trip Generation - The total number of vehicle trip ends produced by a specific land use or activity.

Truck Stop: See *travel plaza*.

Truck Terminal: See *distribution center/truck terminal*.

Truck Wash: Any building or premises or portions thereof used for commercial purposes for washing any vehicle with more than two axles, or more than four tires, or with a trailer.

Tourist Cabins: A group of buildings, including either separate cabins or a row of cabins, which contain living and sleeping accommodations for transient occupancy and have individual entrances.

Two-Family Dwelling: See *dwelling, two family*.

U-Pick Operations: A farm that provides opportunity for customers to pick their own fruits or vegetables directly from the plant.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which land is or may be occupied or maintained.

Utility, Public: Any agency or entity that, under public ownership, or under certificate of convenience and necessity issued by the Pennsylvania Public Utility Commission, or by grant of authority by a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage collection, or other similar service.

Vacation Rental: [See short-term rental](#).

Value-Added Agricultural Products: The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to, marketing, agricultural processing, transforming, and packaging that relate to agriculture or agricultural products.

Variance: Relief granted pursuant to the provisions of this chapter and Articles VI and IX of the Pennsylvania Municipalities Planning Code.

Vehicle: Any device in, upon or by which any person or property is or may be transported or drawn upon a public highway or upon any land, including, but not limited to, automobiles, trucks, vans, buses, utility trailers, tractors, truck tractors, recreational vehicles, motor homes, travel trailers, motorcycles, snowmobiles, machinery, trailers, farm machinery and implements, and other wheeled equipment; any vehicle requiring a state registration; boats; and aircraft.

Vehicle and Equipment Rental Operation: An establishment which rents vehicles and/or equipment to the public, and which may or may not include the repair of the vehicles and equipment which is for rent. Equipment rental

operations conducted entirely within an enclosed building shall be considered a *retail business* for regulation by this chapter.

Vehicle and Equipment Repair Operation: An establishment engaged in the service and/or repair of any motor vehicle as its principal use including, but not limited to, auto body shops, repair garages, truck repair garages and agriculture equipment repair, and which may include the dispensing of motor fuels into the fuel tanks of motor vehicles and the sale of other retail products.

Vehicle and Equipment Sales Operation: The use of any building, land area or other premise for the display and sale of new and used automobiles of operable condition; panel trucks or vans; manufactured houses or trailers; recreation vehicles; or farm or construction equipment including any warranty repair work and other repair service as an accessory use. No business or facility which generates less than 50 percent of its gross sales from the actual sale of new or used vehicles or equipment of the type described above (excluding parts and repairs) shall be considered a vehicle and equipment sales operation.

Veterinary Clinic, Indoor: A place where animals or pets are given medical or surgical treatment and the keeping of animals is limited to short-term care incidental to the clinic use, and no outdoor kennels, pens or paddocks are on the premises.

Veterinary Clinic, Outdoor Facilities: A place where animals or pets are given medical or surgical treatment and the keeping of animals is limited to short-term care incidental to the clinic use, with outdoor kennels, pens, or paddocks on the premises.

Wall: See *fence or wall*.

Warehouse: A building or group of buildings primarily used for the indoor storage, transfer and distribution of products and materials, but not including retail sales or a *truck terminal*.

Waste: See *solid waste or waste*.

Waste Facility: See *solid waste or waste facility*.

Waterbody: Any natural or manmade freshwater pond, lake, or stream. This shall not include any pond or facility designed and constructed solely for storm water management.

~~Water Extraction/Bottling: Any use which involves the pumping or removal of water from groundwater sources, with or without bottling, for retail or wholesale sale. Considered *industry* for the purposes of regulation by this chapter.~~

Water Supply, Central, Community or Off-Site: A public or private utility system designed to supply and transmit drinking water from a common source to two or more dwelling units or uses.

Water Supply, Individual, On-Lot or On-Site: A system for supplying and transmitting drinking water to a single dwelling or other use from a source located on the same lot.

~~Water Withdrawal Facility: A facility immediately adjacent to a water body or stream that typically contains a submerged suction line, pumps, water main, multiple hydrants, truck loading and staging area, and water storage tanks, and which stores water on a temporary basis that is intended to be transported to another site.~~

Watercourse: Any channel of conveyance of surface water having a defined bed and banks, whether natural or



artificial, with perennial, intermittent or seasonal flow.

Well Site (Oil or Gas): A graded pad designed and constructed for the drilling of one or more oil and/or gas wells.

Wetland: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, and similar areas and which are defined as such by the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*.

Wholesale Business: Establishments or places of business with no on-site manufacturing, primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

Wild or Exotic Animal: Any species of animal whose natural or usual habitat within Pennsylvania is either in the wild or in a zoo, as opposed to a domesticated environment, regardless of whether such animal poses an actual or apparent threat to persons, other animals, or property.

Wind Energy Facility: A facility where one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities are located and are used for the generation of electricity which is used on-site for commercial purposes or which is sold on the open market. A wind turbine accessory to a principal structure which is sized and intended to be used to generate electricity primarily for the principal structure to which it is accessory shall not be considered a *wind energy facility*.

Wind Rotor: The propeller or blades, plus the hub to which the propeller or blades are attached, used to capture wind for energy conversion. The wind rotor is mounted on a pole, tower, or other structural support system along with other generating, electrical and accessory equipment to form a wind energy conversion system.

Wind Turbine ~~Generator~~, Accessory: A wind energy conversion system that converts wind energy into electricity using a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any, and which is sized and intended to be used to generate electricity primarily for the principal structure to which it is accessory.

Wind Turbine Hub Height: The distance measured from the surface of the lower foundation to the height of the wind turbine hub, to which the blade is attached.

Wind Turbine Height: The distance measured from the surface of the tower foundation to the highest point of the turbine rotor plane.

Winery: An establishment with facilities for fermenting and bottling wine which does not meet the definition of a *winery, farm*. Considered *agricultural products processing* for regulation by this chapter.

Winery Pub: See *brewery pub /distillery pub /winery pub*.

Winery, Farm: An establishment located on a farm with a producing vineyard, orchard, or similar growing area and producing wine on the premises from grapes or other fruit grown primarily on the premises. It may include tasting of wine produced on the premises; retail sales of wine related items and gifts, books, souvenirs, specialty items relating to history, original and handmade arts and products, collectibles, crafts, and floral arrangements; and a *restaurant or restaurant, outdoor* not involving any *drive-in/stand use*.

Wireless Communications Facility: Any structure or equipment which is intended for commercial or governmental use in transmitting or receiving television, radio, telephone or other electronic communications, including internal or agency communications, and any such facility in a public right-of-way or not in a public right-of-way.

The definition does not include the following which are not appropriate subjects of this chapter:

- A. Industrial, scientific, and medical equipment as regulated by the Federal Communications Commission in 47 CFR 18.
- B. Military and government radar antennas and associated communication towers used for navigational purposes as regulated by 47 CFR 87.
- C. Amateur (ham) and citizen band transmitting and receiving antennas and associated communication towers as regulated by 47 CFR 97 and 47 CFR 95.
- D. Radio transceivers normally hand-held or installed in a vehicle, such as an automobile, truck, trailer, or watercraft.
- E. A radio frequency machine which is designated and marketed as a consumer product, such as auditory assistance devices, biomedical telemetry devices, carrier current systems, Class A or B digital devices, field disturbance sensors, perimeter protection systems, power line carrier systems, microwave ovens or radio-controlled devices regulated by 47 CFR 15.
- F. Privately owned antennas for receiving commercial television or radio serving a dwelling.

Wireless Communications Facility Support Structure/Tower Height: The vertical distance measured from the base of the support structure/tower at grade to the highest point of the structure/tower. If the support structure/tower is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the height.

Wireless Communications Facility Support Tower Structure: Any pole, telescoping mast, tower, tripod, or any other structure which is constructed to supports a wireless communications antenna array.

Wireless Communications Facility Antenna Array: One or more rods, panels, discs, or similar devices used for the transmission or reception of radio frequency signals, which may include omnidirectional antennas (rod), directional antennas (panel) and parabolic antennas (disc). The antenna array does not include the wireless communications facility support structure or tower as defined in this §500-12.

Wireless Communications Facility, Stealth Design: Any wireless communication facility which is designed to enhance compatibility with adjacent land uses, including, but not limited to, architecturally screened and/or landscaped antenna arrays, equipment facilities and support structures designed to look like a support structure, such as a light pole, power pole, or component of a building or a tree.

Wood Chipping Operation: The importing of trees or other wood from any property to any another property for producing wood chips. This may include the storage of the cut trees and wood chips, and customers on the site to purchase wood chips, but no other retail sales. This shall not include the cutting by a property owner of trees growing on his property for wood chip production or the temporary production of wood chips accessory to a timber harvest. Considered *agricultural products processing* for regulation by this chapter.

Yard: The area between the principal structure(s) and the adjoining lot line or right-of-way. (See also *setback*.)

Yard, Lawn, Garage, Tag or Estate Sale: A sale, open to the public, of new, used or previously owned personal property, including but not limited to goods, wares, merchandise and clothing, held on vacant property or on the lawn, yard, porch, patio or in the garage or residence, or in the principal or outbuilding, of the person who is conducting the sale. The buying and selling of new or used items or surplus material shall be considered a commercial operation and shall be prohibited, except as otherwise permitted and regulated by this chapter.

Zoning Officer: The administrative officer charged with the duty of enforcing the provisions of this chapter.

Zoning Hearing Board: The Zoning Hearing Board of Jim Thorpe Borough, Carbon County, Pennsylvania.

Zoning Map: The Official Zoning Map of Jim Thorpe Borough, Carbon County, Pennsylvania.

Zoning Permit: See *permit*.

Zoo: A collection of animals which are maintained in a park by an educational, nonprofit, or governmental entity.

**ARTICLE IV  
DISTRICT REGULATIONS**

**§500-13 Designation of Districts**

A. Designation. For the purposes of this chapter, Jim Thorpe Borough is hereby divided into the following Zoning Districts:

- |     |                                 |     |                         |
|-----|---------------------------------|-----|-------------------------|
| R-1 | Low-Density Residential         | C-1 | Neighborhood Commercial |
| R-2 | Medium-Density Residential      | C-2 | General Commercial      |
| R-3 | Medium-High Density Residential | C-3 | Local Commercial        |
| R-4 | High-Density Residential        | I   | Industrial              |
|     |                                 | S   | Special                 |

B. District Intent.

- (1) R-1 Low Density Residential District. To provide an area primarily for low-density residential development, and certain nonresidential activities requiring larger land areas, and which are controlled with performance standards to maintain the predominantly residential character of the area. (See Article VII for performance standards.)
- (2) R-2 Medium Density Residential District. To provide an area of medium- or moderate-density residential uses in those areas where public services, including water and sewer service, are available, together with compatible uses intended for the convenience of residents; and to provide a judicious mixture of such uses without overcrowding the land or causing any use to suffer; and, to allow certain nonresidential activities requiring larger land areas, and which are controlled with performance standards to maintain the predominantly residential character of the area. (See Article VII for performance standards.)
- (3) R-3 Medium-High Density Residential District. To provide an area of residential development at medium-to-high density, depending on the availability of public services, including municipal sewer and water services to specific sites. Lot sizes may be decreased to allow for reconstruction of buildings compatible with the area on lots which have these public services available.
- (4) R-4 High-Density Residential District. To provide an area of high-residential density integrated with other uses compatible with the residential character of the area, including municipal sewer and water service. Lot sizes may be decreased to allow for reconstruction of structures on lots where these services are available.
- (5) C-1 Neighborhood Commercial District. To provide areas of limited commercial uses and establishments integrated and organized in such manner as to promote and provide a safe, efficient, and attractive shopping area with provisions for off-street parking wherever possible.
- (6) C-2 General Commercial District. To provide for areas of integration of high-density residential uses and general commercial uses in an orderly and harmonious fashion; and to provide for a district of integrated civic and commercial uses. ~~while encouraging the maintenance and preservation of the historic features of the area.~~ Lot sizes may be reduced to provide for reconstruction, consistent with existing structures, where essential services such as municipal water and sewer facilities are available.
- (7) C-3 Local Commercial District. To provide for areas of integration of high-density residential uses and local commercial uses in an orderly and harmonious fashion; and to provide for a district of integrated civic and commercial uses while encouraging the maintenance and preservation of the historic features

of the area. Lot sizes may be reduced to provide for reconstruction, consistent with existing structures, where essential services such as municipal water and sewer facilities are available.

- (8) I Industrial District. To provide for an area of industrial development separate and identifiable from the residential areas of the community where light industrial and general commercial development may be specifically encouraged.
- (9) S Special District. To allow use of the land in a manner which will not detract from the natural setting and recreational public use of the Mauch Chunk Watershed. For this reason, development of the area will be restricted to reduce the probability of pollution; and, to allow certain nonresidential activities requiring larger land areas, and which are controlled with performance standards to maintain the predominantly residential character of the area. (See Article VII for performance standards.)
- C. Floodplain Overlay District. The Floodplain Overlay District is hereby created to be coterminous with the areas which are subject to the 100-year flood, as identified in the most current *Flood Insurance Study* and the accompanying *FIRM - Flood Insurance Rate Map* issued by the Federal Emergency Management Agency for the Borough. In addition to all other applicable standards of this chapter, Chapter 240 - Floodplain Management shall apply in the Floodplain Overlay District.

~~Not really an overlay district – listed as a conditional use in Schedule of Uses.~~

~~D. Conservation Subdivision Design Overlay District – Developer’s Option. The Optional Conservation Subdivision Design Overlay District is hereby created to promote the conservation of open lands in the Borough. Based on the request of the Developer, the Overlay District shall apply in \_\_\_\_\_ Districts, and in addition to all the applicable standards of this chapter, the requirements of Article VI Part 1 shall apply.~~

#### **§500-14 Official Zoning Map**

- A. Adoption. The location and boundaries of said districts are hereby established as shown on the Official Zoning Map of Jim Thorpe Borough which is hereby adopted by reference and declared to be a part of this chapter together with all amendments thereto.
- B. Map Changes. Changes to the boundaries and districts of the Official Zoning Map shall only be made in conformity with the amendment procedures specified by the Municipalities Planning Code.

#### **§500-15 District Boundaries**

- A. Establishment. District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan of record in the County Recorder of Deeds Office and on the County Tax Maps at the time of the enactment of this chapter, unless such district boundary lines are fixed by dimensions or otherwise as shown on the Official Zoning Map.
- B. Interpretation. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries. Where district boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance as indicated on the Official Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on the Official Zoning Map. Where the

boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

- C. Uncertainty. In the event of uncertainty as to the true location of a district boundary line in a specific instance, the Zoning Officer is authorized to determine the correct district boundary in accord with the guidelines of this chapter. Any decision of the Zoning Officer may be appealed to the Zoning Hearing Board.

#### **§500-16 District Regulations**

District regulations are of two types, the Schedule of Uses and the Schedule of Development Standards, which shall apply to any proposed new use, expansion of an existing use or change of use of any land or structure.

- A. Use Regulations. District Use Regulations are provided in the following Schedule of Uses.

(1) Limitations

- (a) No land and no structure in a particular zoning district shall be used for any use which is not specifically listed on the Schedule of Uses for that particular district, and only in accord with all other requirements of this chapter. In other words, any use not allowed as a principal permitted use, accessory use, conditional use or special exception, or allowed by the Zoning Hearing Board in accord with §500-16B within a particular zoning district, shall be deemed to be prohibited within that zoning district.
- (b) If a use which could be included in a more general use is listed as a separate use in any District Schedule of Uses, such use shall be permitted only in the district where it is specifically listed.
- (c) Larger lot sizes, greater setbacks, buffers, and other more restrictive standards may be required by other provisions of this chapter.

- (2) Principal Permitted Uses and Accessory Uses. Permits for principal permitted uses and accessory uses shall be issued by the Zoning Officer provided such uses comply with the standards in this chapter.

- (3) Conditional Uses and Special Exceptions. Conditional uses and special exceptions are permitted uses which require individual consideration because of their special characteristics and are referred to the Planning Commission for review and preparation of a recommendation to the Borough Council and Zoning Hearing Board, respectively. Following a public hearing and based on its determination that the proposed use meets the standards of this chapter, the Borough Council for conditional uses and the Zoning Hearing Board for special exceptions shall approve the issuance of a zoning permit by the Zoning Officer.

- B. Uses Not Specified in Schedule of Uses. This §500-16B, by special exception, refers to the Zoning Hearing Board a proposed use which is not specifically listed in the schedule of uses of any of the various zoning districts established under this chapter. The intent is to address a use which was not anticipated at the time this chapter was adopted and is not allowed anywhere in the Borough. If a proposed use is listed in the schedule of uses for another district, this §500-16B shall not be applied to allow the use in a district where it is not listed.

- (1) Jurisdiction. Whenever an application is made to the Zoning Officer for such a use, the application shall be submitted to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.

(2) Findings. The use may be permitted only if the Zoning Hearing Board makes all of the following findings and, the burden of proof shall be upon the applicant:

- (a) The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.
- (b) The use in no way conflicts with the intent of the zoning district and the general purpose and intent of this chapter.
- (c) The use is not permitted in any other zoning district in the Borough.
- (d) The use where proposed would be consistent with the Borough Comprehensive Plan.

~~(3) Planning Commission Review. At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Borough Planning Commission for review and recommendation.~~

(3) Conditions. The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this chapter for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals, and welfare and to implement the purposes of this chapter and the Pennsylvania Municipalities Planning Code.

**§500-17 Schedule of Uses and Schedule of Development Standards**

<b>SCHEDULE OF USES</b>											
Listed uses shall only be permitted in the noted districts and shall not be included in a more general use classification. P - Permitted by right (Zoning Officer). C - Conditional use (Planning Commission/ Borough Council). N - Not permitted. SE - Special exception use (Zoning Hearing Board). Section references are in addition to all other applicable standards.											
Types of Uses (See definitions in Article III)	See §500-	Zoning Districts									
		R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S	
<b>RESIDENTIAL</b>											
Assisted living facility	-	N	N	P	P	P	P	P	N	N	
Boarding house or lodging house	-	N	N	N	N	S	N	N	N	N	
Conservation subdivision design (developer's option)	33	C	C	N	N	N	N	N	N	C	
Cottage development (developer's option)	32	C	C	N	N	N	N	N	N	C	
Dormitory	-	C	C	N	N	N	N	N	N	N	
<b>DWELLINGS</b>											
Apartment house	50	N	N	P	P	N	P	P	N	N	
Garden apartment	50	N	C	C	C	N	N	N	N	N	
Manufactured housing park	52	N	C	N	N	N	N	N	N	N	
Residential conversion unit (if otherwise permitted)	51	N	S	S	S	N	S	S	N	N	
Single-family detached dwelling	-	P	P	P	P	P	S	S	<b>N</b>	<b>P</b>	
Townhouse	50	N	P	P	P	N	N	N	N	N	
Two-family dwelling	49	N	N	P	P	P	P	P	N	N	
Upper floors of nonresidential use	-	N	N	P	P	N	P	P	N	N	

RESIDENTIAL										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Fraternity house	-	C	C	N	N	N	N	N	N	N
Group home	54	P	P	P	P	P	P	N	N	P
Group care facility, large	54	N	N	S	S	N	S	N	N	N
Religious quarters	-	same as applicable dwelling type								
Sorority house	-	C	C	N	N	N	N	N	N	N
COMMERCIAL										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Adult business	88	N	N	N	N	N	N	N	C	N
Amusement arcade	-	N	N	N	N	N	P	P	N	N
Amusement park	91	N	N	N	N	N	N	N	N	C
Animal hospital	see veterinary clinic									
Animal shelter	93	N	N	N	N	N	N	N	N	C
Archery range, indoor commercial	see recreation facility, commercial									
Archery range, outdoor commercial	94	N	N	N	N	N	N	N	N	P
Auction house	-	N	N	N	N	N	P	N	N	N
Bakeries and confectioneries, retail	-	N	N	P	P	P	P	P	N	N
Bank	-	N	N	P	P	P	P	P	N	N
Bed and breakfast inn	95	N	N	P	P	P	P	P	N	P
Billiard hall	see recreation facility, commercial									
Brewery pub/distillery pub/winery pub		<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Bus station	-	N	N	N	N	N	P	N	N	N
Bus, limousine, or taxi terminal	-	N	N	N	N	N	C	N	P	N
Business office	-	N	N	N	N	P	P	P	P	N
Business services	-	N	N	N	N	P	P	P	P	N
Camp/retreat	98	N	N	N	N	N	N	N	N	P
Campground/recreational vehicle park (See Code §390-74)	-	N	N	N	N	N	N	N	N	C
Car wash	129	N	N	N	N	P	P	N	N	N
Catering service	-	N	N	N	N	P	P	P	N	N
Charging station for electric vehicles	-	N	N	N	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	N
Conference center	-	N	N	N	N	N	P	N	N	N
Convenience store	-	N	N	C	N	P	P	P	N	N
Country club	-	P	P	N	N	N	N	N	N	P
Crematorium	-	N	N	N	N	N	C	N	C	N
Day care center (see accessory uses for day care, home)	-	N	N	P	N	P	P	N	N	N
Drive-in for uses allowed in district	-	N	N	N	N	C	C	N	N	N
Exercise club	-	N	N	N	N	P	P	P	N	N
Farmers market	-	N	N	N	N	P	P	P	N	P
Fireworks (consumer) sales		N	N	N	N	P	P	P	C	N
Flea market, indoor	see retail business									



COMMERCIAL										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Flea market, outdoor	-	N	N	N	N	N	N	N	C	N
Funeral home	-	N	P	P	N	P	P	N	N	N
Gaming establishment	107	N	N	N	N	P	P	N	N	N
Garden center, retail	-	N	N	N	N	P	P	N	N	C
Golf course	<i>see recreation facility, commercial</i>									
Golf course, miniature	<i>see recreation facility, commercial</i>									
Golf driving range	<i>see recreation facility, commercial</i>									
Hookah bar/smoking lounge	-	N	N	N	N	P	P	N	N	N
Hotel	-	N	C	N	C	N	N	P	N	N
Kennel	-	C	C	N	N	N	N	N	N	N
Lumberyard	-	N	N	N	N	N	N	N	P	N
Manufactured housing sales	<i>see vehicle and equipment sales</i>									
Massage facility, therapeutic	<i>see service establishment</i>									
Medical clinic	-	N	P	N	N	P	P	N	N	N
<u>Medical marijuana dispensary</u>	-	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>N</u>
<u>Medical marijuana grower/processor</u>	-	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>N</u>
Meeting, assembly, or banquet hall	-	N	P	P	N	P	P	P	N	N
Menagerie	-	N	N	N	N	N	N	N	N	C
Mobile food service or sales operations	see Chapter 333 (Peddling and Soliciting) and other applicable ordinances									
Motel	-	N	P	N	N	N	N	P	N	N
Nightclub	-	N	N	P	P	P	P	P	N	N
Off-track wagering facility	<i>see gaming establishment</i>									
Office or office building	-	N	N	P	N	P	P	P	N	N
Outdoor entertainment	-	N	N	N	N	C	C	C	N	N
Outdoor operations or storage	<i>see §500-62</i>									
Parking area, public as the principal use of a lot	-	N	C	C	C	C	C	C	C	C
<u>Permanent amusement structures or rides including but not limited to Ferris Wheels, a tram, and zipline provided that the land or lot on which such use shall be made shall consist of at least 10 acres</u>	-	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Professional offices	-	N	N	P	P	P	P	P	N	N
Racetrack	119	N	C	N	N	N	N	N	N	N
Recreation facility, commercial (not otherwise listed)	-	N	C	N	N	N	N	N	N	N
Recreational vehicle park	<i>see campground or recreational vehicle park</i>									
Resort	-	N	N	N	N					
Restaurant	-	N	N	P	P	P	P	P	N	N
Retail business (not otherwise listed)	-	N	N	N	N	P	P	P	P	N
Retail home heating fuel distributor 20,000 gallons or less storage	-	N	N	N	N	N	N	N	P	N

COMMERCIAL										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Retail home heating fuel distributor more than 20,000 gallons storage	see bulk fuel storage facility									
Self-storage facility	120	N	N	N	N	P	P	N	P	N
Service establishment	-	N	N	P	N	P	P	P	N	N
Shooting range, indoor commercial	-	N	N	N	N	N	C	N	C	N
Shooting range, outdoor commercial	121	N	C	N	N	N	N	N	N	N
Short-term rental units	122	N	N	N	S	S	S	S	N	S
Signs	see Article XI									
Studio	-	N	N	P	P	P	P	P	N	N
Swimming pool, commercial <u>(includes residential pools rented to non-family members)</u>	-	N	N	N	N	N	P	N	P	N
Tattoo, body piercing, scarifying, or branding parlor	-	N	N	N	N	P	P	N	N	N
Tavern	-	N	N	P	P	P	P	P	N	N
Theater, drive-in	-	N	N	N	N	N	C	N	N	N
Theater, indoor	-	N	N	N	N	P	P	P	N	N
Travel plaza	-	N	N	N	N	N	C	N	N	N
Truck wash	129	N	N	N	N	N	C	N	C	N
Vehicle/ equipment rental fully enclosed in building	see retail business									
Vehicle and equipment rental, outdoor storage	129	N	N	N	N	N	N	N	C	N
Vehicle and equipment repair	129	N	N	N	N	N	S	N	S	N
Vehicle and equipment repair (all repairs in fully enclosed building)	129	N	N	N	N	S	S	N	S	N
Vehicle and equipment sales	129	N	N	N	N	N	S	N	S	N
Veterinary clinic, indoor	-	N	N	P	N	P	P	P	N	N
Veterinary clinic, outdoor facilities	-	N	N	N	N	N	P	N	N	P
Wholesale business	-	N	N	N	N	P	P	N	P	P
Zoo	93	N	N	N	N	N	N	N	N	C
MANUFACTURING, INDUSTRIAL AND SIMILAR										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Agricultural products processing	-	N	N	N	N	N	N	N	P	N
Airport	-	N	N	N	N	N	N	N	N	C
Bituminous concrete batch plant	see industry									
Brewery	see agricultural products processing									
Bulk fuel storage facility	97	N	N	N	N	N	N	N	C	N
Composting facility	-	N	N	N	N	N	N	N	P	N
Concrete batch plant	see industry									
Contractor yard	101	N	N	N	N	N	N	N	P	N
Crusher plant	see mineral processing									
Distillery	see agricultural products processing									
Distribution center/truck terminal	104	N	N	N	N	N	N	N	P	N

MANUFACTURING, INDUSTRIAL AND SIMILAR										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Explosive plant or storage	105	N	N	N	N	N	N	N	C	N
Firewood processing and sales	-	N	N	N	N	N	N	N	P	N
Fireworks plant or storage	105	N	N	N	N	N	N	N	C	N
Grain storage, distribution, processing, and milling operations	<i>see agricultural products processing</i>									
Heliport	90	N	N	N	N	N	N	N	N	C
Industry (not otherwise listed)	-	N	N	N	N	N	N	N	C	N
Junkyard	111	N	N	N	N	N	N	N	C	N
<u>Large-scale water extraction</u>	<u>112</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
Manufacturing, light	-	N	N	N	N	<u>C</u>	C	<u>C</u>	P	N
Medical marijuana grower/processor	113	N	N	N	N	N	C	N	P	N
Mineral depot	115	N	N	N	N	N	N	N	C	N
Mineral extraction (excluding oil and gas development)	114	N	N	N	N	N	N	N	N	C
Mineral processing	115	N	N	N	N	N	N	N	C	N
Oil and gas development	117	N	N	N	N	N	N	N	N	C
Outdoor operations or storage	<i>see §500-62</i>									
Pipeline associated facility	128	C	C	C	C	C	C	C	C	C
Planing mill	-	N	N	N	N	N	N	N	C	N
Power plant	118	N	N	N	N	N	N	N	C	N
Recycling facility	<i>see manufacturing light</i>									
Research, engineering, or testing laboratory	-	N	N	N	N	N	N	N	P	N
Resource recovery facility	-	N	N	N	N	N	N	N	C	N
Sawmill	-	N	N	N	N	N	N	N	C	N
Slaughterhouse	123	N	N	N	N	N	N	N	C	N
Solar power generation, commercial	124	N	N	N	N	N	N	N	P	C
Solid waste facility		N	N	N	N	N	N	N	C	N
Solid waste staging area	<i>see solid waste facility</i>									
Staging area for equipment and material	101	N	N	N	N	N	N	N	P	N
Storage yard for forest products and minerals	126	N	N	N	N	N	N	N	P	N
Transmission pipeline or hazardous liquid pipeline	128	C	C	C	C	C	C	C	C	C
Truck terminal	<i>see distribution center/truck terminal</i>									
Warehouse	-	N	N	N	N	N	N	N	P	N
Winery	<i>see agricultural products processing</i>									
Wind energy facility	131	N	N	N	N	N	N	N	N	C
Wireless communication facilities [See §500-132B(4) for small wireless facilities.]	132	N	N	N	N	N	C	N	C	C
Wood chipping operation	<i>see agricultural products processing</i>									

PUBLIC/SEMI-PUBLIC/INSTITUTIONAL										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Animal shelter	93	C	C	N	N	N	N	N	N	N
Assisted living facility	-	C	C	N	N	N	N	N	N	N
Cemetery, not including a crematorium	-	P	P	N	N	N	N	N	N	N
Club/lodge, private	-	N	N	P	N	N	P	P	N	N
College	-	N	C	N	N	N	N	N	N	N
Community center	-	P	P	P	P	P	P	P	N	N
Correctional facility	102	N	N	N	N	N	N	N	C	N
Cultural center	-	P	P	P	P	P	P	P	N	N
Domestic violence shelter	-	P	P	P	P	P	P	P	N	N
Drug and alcohol treatment center	-	N	P	N	N	N	P	N	N	N
Emergency services station	-	N	N	C	N	N	C	N	N	N
<u>Garage, public parking</u>	=	<i>see parking area, public as the principal use of a lot</i>								
Homeless shelter	-	N	N	C	N	N	N	N	N	N
Hospital	-	N	N	C	N	N	C	N	N	N
<u>Medical marijuana organization or facility</u>	<u>113</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>N</u>	<u>S</u>	<u>N</u>
Nursing home	<i>see personal care home</i>									
Park and ride facilities	-	C	N	N	N	N	N	N	N	N
Personal care home	-	N	N	P	P	P	P	P	N	N
Place of worship	-	N	P	P	P	P	P	P	N	N
Public building or use (not otherwise listed)	-	S	S	S	S	N	P	P	P	N
Public park or playground	-	S	S	S	S	S	S	S	S	P
Recreation facility, public	<i>see park or playground</i>									
Rehabilitation center	-	N	P	N	N	N	P	N	N	N
School, public/private, nursery, primary or secondary	-	p	p	p	N	N	N	N	N	N
Semi-public building or use (not otherwise listed)	-	N	N	C	N	N	C	N	N	N
Trade school	-	N	N	N	N	N	P	N	N	N
Transitional living facility	-	N	N	C	N	N	N	N	N	N
AGRICULTURE, FORESTRY AND RELATED										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Agricultural operation	-	P	P	P	N	N	N	N	N	P
Agritourism enterprises	89	<u>S</u>	<u>S</u>	<u>S</u>	N	N	N	N	N	<u>S</u>
Concentrated animal feeding operation (CAFO)	100	N	N	N	N	N	N	N	N	C
Crop production	-	P	P	P	P	P	P	P	P	P
Forestry	-	P	P	P	P	P	P	P	P	P
Greenhouse, plant commercial	-	P	P	N	N	N	N	N	N	P
Lumbering or timbering	<i>see forestry</i>									
Nursery, plant commercial	-	P	P	N	N	N	N	N	N	P
Stable, commercial	93	N	C	N	N	N	N	N	N	C
Winery, farm	-	P	P	P	N	N	N	N	N	P

ACCESSORY										
Types of Uses	§500-	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I	S
Accessory use customary to approved use	-	P	P	P	P	P	P	P	P	P
Bus shelter	-	P	P	P	P	P	P	P	P	P
Carport	28A	P	P	P	P	P	P	P	P	P
Daycare, home	-	P	P	P	P	P	P	P	P	P
Deck	28A	P	P	P	P	P	P	P	P	P
Farm stand	-	P	P	P	P	P	P	P	P	P
Fence/wall	28B	P	P	P	P	P	P	P	P	P
Garage, private	28A	P	P	P	P	P	P	P	P	P
Gazebo	28A	P	P	P	P	P	P	P	P	P
Guard house	28A	P	P	P	P	P	P	P	P	P
Helistop	28I	P	P	P	P	P	C	P	P	C
Home gardening, nurseries, and greenhouses	28D	P	P	P	P	P	P	P	P	P
Home occupations	see §500-28C									
Horses and other domesticated animals for family use (three acres or more)	93	P	P	P	P	P	P	P	P	P
No impact home-based business	see §505-28C									
Parking area accessory to approved use	-	P	P	P	P	P	P	P	P	P
Patio	28A	P	P	P	P	P	P	P	P	P
Pets, keeping of	-	P	P	P	P	P	P	P	P	P
Porch	28A	P	P	P	P	P	P	P	P	P
Private flea market or similar event	28M	P	P	P	P	P	P	P	P	P
Satellite antenna	28K	P	P	P	P	P	P	P	P	P
Shed	28A	P	P	P	P	P	P	P	P	P
Signs accessory to approved use	Art XI	P	P	P	P	P	P	P	P	P
Solar collector, accessory	28O	P	P	P	P	P	P	P	P	P
Swimming pool or hot tub, private	28E	P	P	P	P	P	P	P	P	P
Temporary use	28G	P	P	P	P	P	P	P	P	P
Tennis court	28L	P	P	P	P	P	P	P	P	P
Wind turbines accessory		<u>C</u>	<u>C</u>	N	N	N	N	N	N	<u>C</u>
Yard, lawn, garage, tag or estate sale	28H	P	P	P	P	P	P	P	P	P
ALL USES NOT COMPLYING WITH CHAPTER STANDARDS										
Noncompliant use	-	N	N	N	N	N	N	N	N	N

<b>R-1 - LOW-DENSITY RESIDENTIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>						
	Single-Family Detached Dwellings			Nonresidential Uses		
	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water
<b>Minimum Requirements</b>						
Lot size <sup>1</sup> (square feet)	43,560	30,000	20,000	43,560	30,000	20,000
Front setback (feet) <sup>2</sup>	40	40	40	40	40	40
Side Setback - each (feet)	20	15	10	40	35	25
Rear setback (feet)	50	30	30	40	40	40
<b>Maximum Permitted</b>						
Building height (feet)	35	35	35	35	35	35
Lot coverage (percent)	20	25	30	40	50	60
1: A larger lot may be required to meet on-site sewage requirements, to provide a reserve on-site sewage disposal area, and to comply with other applicable requirements. 2: Measured from the adjoining street right-of-way line.						

<b>R-2 - MEDIUM-DENSITY RESIDENTIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>							
	Dwellings				Nonresidential Uses		
	Single-Family Detached Dwellings			<u>Garden Apartments and Townhouses</u> <sup>3</sup>	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water
	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water				
<b>Minimum Requirements</b>							
Lot size <sup>1</sup> (square feet)	43,560	25,000	20,000	<u>see §500-50</u>	43,560	30,000	20,000
Front setback (feet) <sup>2</sup>	40	30	30	<u>30</u>	40	40	40
Side Setback - each (feet)	20	15	10	<u>10</u>	40	35	25
Rear setback (feet)	50	30	30	<u>30</u>	40	40	40
<b>Maximum Permitted</b>							
Building height (feet)	35	35	35	<u>35</u>	35	35	35
Lot coverage (percent)	20	25	30	<u>30</u>	40	50	60
1: A larger lot may be required to meet on-site sewage requirements, to provide a reserve on-site sewage disposal area, and to comply with other applicable requirements. 2: Measured from the adjoining street right-of-way line. 3: See §500-50 for additional multi-family dwelling standards. Manufactured Home Parks: See §500-52 and Chapter 390 (Subdivision and Land Development)							

<b>R-3 - MEDIUM-HIGH DENSITY RESIDENTIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>				
	Dwellings			Nonresidential Uses
	Single-Family Detached	Two-Family <sup>2</sup>	Multi-Family <sup>3</sup>	
<b>Minimum Requirements</b>				
Lot size <sup>1</sup> (square feet)	4,800	7,200	<del>see §500-50 greater of 8,000 or 2,000 per dwelling unit</del>	10,000
Front setback (feet) <sup>4</sup>	0	0	0	0
Side Setback <sup>5</sup> - each (feet)	3	3	3	5
Rear setback (feet)	15	15	15	15
<b>Maximum Permitted</b>				
Building height (feet)	35	40	40	40
Lot coverage (percent)	40	40	40	60
1: A larger lot may be required to comply with other applicable requirements. 2: See §500-49 for two-family dwellings. 3: See §500-17 for types of multi-family permitted and §500-50 for additional multi-family dwelling standards. 4: Measured from the adjoining street right-of-way line. 5: For a two-family dwelling with a common center property line, a setback from the center line shall not be required.				

<b>R-4 - HIGH DENSITY RESIDENTIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>				
	Dwellings			Nonresidential Uses
	Single-Family Detached	Two-Family <sup>2</sup>	Multi-Family <sup>3</sup>	
<b>Minimum Requirements</b>				
Lot size <sup>1</sup> (square feet)	4,800	7,200	<del>see §500-50 greater of 10,000 or 2,000 per dwelling unit</del>	10,000
Front setback (feet) <sup>4</sup>	0	0	0	0
Side Setback <sup>5</sup> - each (feet)	3	3	3	5
Rear setback (feet)	15	15	<u>15</u>	15
<b>Maximum Permitted</b>				
Building height (feet)	35	40	<u>40</u>	<u>50</u>
Lot coverage (percent)	40	40	50	60
1: A larger lot may be required to comply with other applicable requirements. 2: See §500-49 for two-family dwellings. 3: See §500-17 for types of multi-family permitted and §500-50 for additional multi-family dwelling standards. 4: Measured from the adjoining street right-of-way line. 5: For a two-family dwelling with a common center property line, a setback from the center line shall not be required.				

<b>C-1 - NEIGHBORHOOD COMMERCIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>			
	Dwellings		Nonresidential Uses
	Single-Family Detached	Two-Family <sup>2</sup>	
<b>Minimum Requirements</b>			
Lot size <sup>1</sup> (square feet)	4,800	7,200	10,000
Front setback (feet) <sup>3</sup>	0	0	0
Side Setback <sup>4</sup> - each (feet)	3	3	5
Rear setback (feet)	15	15	15
<b>Maximum Permitted</b>			
Building height (feet)	35	40	<u>50</u>
Lot coverage (percent)	40	40	60
1: A larger lot may be required to comply with other applicable requirements. 2: See §500-49 for two-family dwellings. 3: <u>Measured from the adjoining street right-of-way line.</u> 4: For a two-family dwelling with a common center property line, a setback from the center line shall not be required.			

<b>C-2 - GENERAL COMMERCIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>				
	Dwellings			Nonresidential Uses
	Single-Family Detached	Two-Family <sup>2</sup>	<u>Multi-Family Apartment Houses<sup>3</sup></u>	
<b>Minimum Requirements</b>				
Lot size <sup>1</sup> (square feet)	4,800	7,200	<u>see §500-50 greater of 10,000 or 2,000 per dwelling unit</u>	10,000
Front setback <sup>4</sup> (feet)	0	0	0	0
Side Setback <sup>5</sup> - each (feet)	3	3	3	10
Rear setback (feet)	15	15	25	20
<b>Maximum Permitted</b>				
Building height (feet)	35	40	<u>40</u>	50
Lot coverage (percent)	40	40	50	60
1: A larger lot may be required to comply with other applicable requirements. 2: See §500-49 for two-family dwellings. 3: See §500-17 for types of multi-family permitted and §500-50 for additional multi-family dwelling standards. 4: Measured from the adjoining street right-of-way line. 5: For a two-family dwelling with a common center property line, a setback from the center line shall not be required.				



<b>C-3 LOCAL COMMERCIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>				
	Dwellings			Nonresidential Uses
	Single-Family Detached	Two-Family <sup>2</sup>	<u>Multi-Family Apartment Houses<sup>3</sup></u>	
<b>Minimum Requirements</b>				
Lot size <sup>1</sup> (square feet)	4,800	7,200	<u>see §500-50 greater of 10,000 or 2,000 per dwelling unit</u>	10,000
<u>Front setback<sup>4</sup> (feet)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Side Setback <sup>5</sup> - each (feet)	3	3	3	5
Rear setback (feet)	15	15	25	15
<b>Maximum Permitted</b>				
Building height (feet)	35	40	70	70
Lot coverage (percent)	40	40	50	60
1: A larger lot may be required to comply with other applicable requirements. 2: See §500-49 for two-family dwellings. 3: See §500-17 for types of multi-family permitted and §500-50 for additional multi-family dwelling standards. <u>4: Measured from the adjoining street right-of-way line.</u> 5: For a two-family dwelling with a common center property line, a setback from the center line shall not be required.				

<b>I - INDUSTRIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>	
	All Uses
<b>Minimum Requirements</b>	
Lot size <sup>1</sup> (square feet)	60,000
Front setback <sup>2</sup> (feet)	40
Side Setback - each (feet)	50
Rear setback (feet)	50
<b>Maximum Permitted</b>	
Building height (feet)	50
Lot coverage (percent)	70
1: A larger lot may be required to comply with other applicable requirements. 2: Measured from the adjoining street right-of-way line.	

<b>S - SPECIAL RESIDENTIAL SCHEDULE OF DEVELOPMENT STANDARDS</b>						
	Single-Family Detached Dwelling			Nonresidential Uses		
	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water	On-Site Sewage	Central Sewage & On-Site Water	Central Sewage & Central Water
<b>Minimum Requirements</b>						
Lot size <sup>1</sup> (square feet)	43,560	30,000	20,000	43,560	30,000	20,000
Front setback <sup>2</sup> (feet)	40	40	40	40	40	40
Side Setback - each (feet)	20	15	10	40	35	25
Rear setback (feet)	50	30	30	40	40	40
<b>Maximum Permitted</b>						
Building height (feet)	35	35	35	35	35	35
Lot coverage (percent)	20	25	30	40	50	60
1: A larger lot may be required to meet on-site sewage requirements, to provide a reserve on-site sewage disposal area, and to comply with other applicable requirements. 2: Measured from the adjoining street right-of-way line. Dwelling units with on-site disposal must be built at least 0.5 miles away from Mauch Chunk Lake, Mauch Chunk Creek, or any other stream or watercourse.						

**§500-18 - §500-24 Reserved**

**ARTICLE V  
SUPPLEMENTAL PROVISIONS**

**§500-25 Introduction**

The standards that follow shall be applied to the specific situations indicated and are intended to supplement the other standards in this chapter. Standards contained in a specific section regulating a specific use shall not exempt said use from other applicable regulations contained in this chapter.

**§500-26 Deviations from Required Sizes**

Except in accord with this §500-26, no part of any structure, whether attached to the principal structure or not; including but not limited to, porches, carports, decks, balconies, chimneys, bay windows or overhangs, shall project into any required setback; and no lot, required setback, or other space shall be so reduced in area or dimension as to make it less than the minimum required by this chapter.

- A. Nonconforming Lots of Record. See §500-143.
- B. Access Drives. Access drives serving a permitted use shall be permitted in all required setbacks except as may be otherwise regulated by this chapter and provided a buffer of five feet is maintained from side property lines and the rear property line if not fronting an alley or street except for a shared driveway approved per Chapter 390 (Subdivision and Land Development). **NEW**
- C. Front Setback Exceptions.
- (1) When an unimproved lot is situated between two improved lots, each having a principal building within 20 feet of the side lot line of the unimproved lot, the front setback may be reduced to a depth equal to that of the greater front setback of the two adjoining lots; provided, however, that it may not be reduced to below 10 feet. **Same as old §500-33B**
  - (2) When an unimproved corner lot is situated adjacent to two improved lots, then the front and side setbacks of the corner lot which abut the street right-of-way may be reduced to a depth equal to the respective front and side setbacks of the adjoining lots; provided, however, that each yard may not be reduced to below 10 feet. **Same as old §500-33C**
- D. Height Limitations. **Updated old §500-33A**
- (1) Appurtenances. Height regulations shall not apply to spires, belfries, cupolas, penthouses (not used for human occupancy), nor to chimneys, ventilators, skylights, utility poles, solar collectors, or related equipment, and ornamental or other necessary mechanical appurtenances normally associated with homes, places of worship, and similar establishments. Such appurtenances shall however be erected only to such height as necessary to accomplish their intended purpose. Any such structure which exceeds a height of 60 feet shall be considered a conditional use.
  - (2) Industrial. Industrial structures, such as silos, storage tanks or similar types of structures, may be erected above the height limits specified in the District Development Standards where the function or process involved requires a greater height. Any such industrial structure which exceeds a height of 70 feet shall be considered a conditional use.
  - (3) Towers. Accessory wind turbine generators, commercial wind energy facilities and wireless communications facilities may also exceed the height regulations contained in the District Development Standards but only as provided in §500-28N, §500-131 and §500-132, respectively.

- (4) Other Regulations. The location and height of all structures shall comply with all applicable rules, regulations, standards and criteria of the Federal Aviation Administration and PennDOT Bureau of Aviation.
- E. Projections into Required Setbacks. **Same as old §500-33D**
- (1) Projections into required setbacks shall be permitted as follows, except that in residential districts in no case shall a structure or projection, except for patios, be located closer than four feet to any side or rear lot line or 10 feet to any front lot line.
- (2) Bay windows, carports, fireplaces, fire escapes, chimneys, uncovered stairs and landings, and balconies and cornices, canopies, marquees, eaves, or other architectural features not required for structural support may project into the required side, front, or rear setback not more than a total of three feet.
- (3) Patios may be located in the required side and rear setbacks not closer than three feet to any adjacent property line and may project into front setbacks not closer than 10 feet to the street right-of-way line.
- F. Reduction of Required Area or Space. The area or dimension of any existing lot, setback, parking area or other space shall not be reduced to less than the minimum required unless specifically permitted by this chapter. **NEW**
- G. Marquees and Awnings. Marquees and awnings which are designed to provide shelter or which are designed to enhance the appearance of a nonresidential or multi-family building may project out over a public sidewalk for a distance of up to six feet, but in no case beyond the curb line. If a sign or symbol is attached to the marquee or awning then Article XI shall also apply. **Same as old §500-34G**

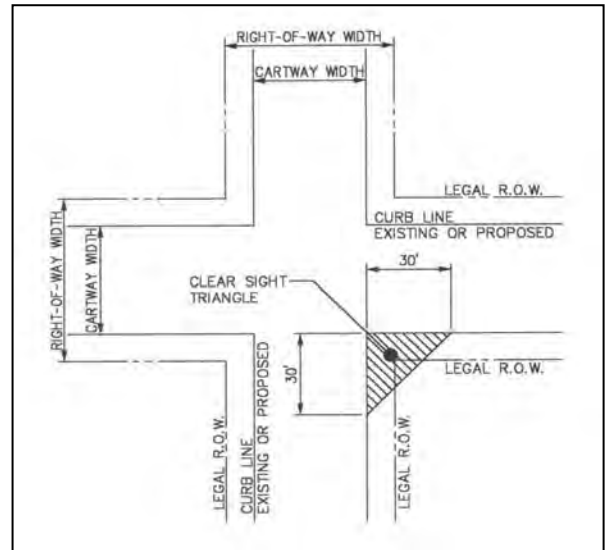
#### **§500-27    Miscellaneous Provisions**

- A. Two or More Uses or Buildings on a Lot. **Replaces old §500-32A**
- (1) Development Standards. With the exception of lot size as permitted by this §500-27A, two or more principal buildings or uses located on a parcel in single ownership shall conform to all the requirements of this chapter which would normally apply to each building or use if each were on a separate lot, including but not limited to setbacks, parking, and lot coverage.
- (2) Residential Density. For the purposes of density of dwellings, lot size shall be increased to maintain the density required by this chapter. For example, the parcel size required for three single-family dwellings on one parcel would be determined by multiplying the minimum lot size for one dwelling by a factor of three.
- (3) Nonresidential Uses. In the case of nonresidential uses, there shall be no limit on the number of uses or structures on a single parcel provided all other standards of this chapter are satisfied. This shall not apply to adult businesses, junkyards, solid waste facilities, or other uses with a special minimum parcel size requirement listed in this chapter, in which case the parcel size shall be increased to provide for the minimum land area for each use on the parcel.
- (4) Structure Separation. Principal structures located on the same lot shall be separated by a distance at least equal to twice the required district side setback. (See §500-28A for accessory structures.)

B. Street Frontage. A building shall be permitted only upon a lot with frontage on a public road right-of-way or private road right-of-way with access to a public road. **NEW**

C. Clear View at Street Intersections. At all street intersections, nothing shall be erected (except street or traffic signs and utility poles) placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of 2.5 and 10 feet above the grade of the triangular area defined by the accompanying clear sight triangle diagram.

D. Corner Lot Setbacks. Each setback of a lot which abuts a street shall be equal in size to the front setback required for the district; ~~On corner lots~~, other setbacks may be considered side setbacks. **Updated old §500-32D**



Clear Sight Triangle

E. Through Lots. Where a single lot under individual ownership extends from one street to another parallel or nearly parallel street or alley, the owner(s) shall decide which street will be considered as the principal street, upon which principal use structures will be required to front. The decision of such owner(s) shall be in writing, shall be filed with the zoning officer, and shall bind all future owners of the lot. **Same as old §500-32B**

F. Lots Fronting on an Alley. Individual lots existing at the effective date of this chapter fronting on an alley shall comply with all the requirements of this chapter and the district in which said lots are located. **Same as old §500-32C**

~~G. Pervious Surfaces and Lot Coverage. **NEW**~~

- ~~(1) Pervious surfaces proposed in the development of a lot shall be reviewed by the Borough stormwater management engineer and, if found acceptable, approved on a case-by-case basis.~~
- ~~(2) The percentage of the pervious surface to be counted as lot coverage shall be based upon actual field performance data provided by the manufacturer.~~
- ~~(3) A detailed design and surface specifications shall be submitted to the Borough stormwater management engineer who shall be notified three days prior to construction so that the Zoning Officer may observe the installation.~~
- ~~(4) Pervious surface design, installation, testing, maintenance, and cleaning shall be performed in accord with generally accepted practice, manufacturer standards and any applicable professional/manufacture association standards or required installer certification.~~
- ~~(5) Upon completion, initial permeability testing shall be performed in the presence of the Zoning Officer and a written report shall be submitted to the Zoning Officer documenting the testing method and results.~~
- ~~(6) The pervious surface shall be tested annually for permeability with a written report submitted to the Borough stormwater management engineer. If the permeability is reduced to a level of 75 percent of~~

~~the initial rate, the owner shall restore the permeability to the initial rate using accepted cleaning methods or reinstallation. ———~~

~~(7) The maintenance of the pervious surface shall be governed by a written and recorded agreement between the landowner and the Borough in a form prescribed by Resolution of the Borough Council.~~

~~(8) Approved pervious surfaces shall not be replaced with any impervious surface material.—~~

H. ~~Changes to Conforming Uses and Buildings.~~ **Same as old §500-33E**

~~(1) Any conforming use or building may be repaired, maintained, restored, or rebuilt to the same dimensions existing at the time that the use or building was originally constructed or started. **Isn't this a given?**~~

~~(2) Any enlargement or addition to any conforming use must comply in all respects with the regulations of this chapter, **except that in the case of an enlargement or addition to a building legally existing on the effective date of this chapter, the maximum building coverage requirements of this chapter shall not apply; ?????** provided, however, that all of the off-street parking and loading requirements of this chapter shall be complied with. In such a case, the maximum building coverage for the enlarged section shall not exceed 75 percent of the building coverage area of the original structure for commercial and manufacturing buildings, or 50 percent for residential buildings.~~

**§500-28 Accessory Structures and Uses**

A. Accessory Structures. All accessory structures, unless otherwise permitted by this chapter, shall conform to the minimum setbacks established in Article IV.

(1) Attached Accessory Structures. An accessory structure attached to a principal building shall be considered to be a part of the principal building and shall conform to the setbacks and height limitations for principal structures. **NEW**

(2) Unattached Structures Accessory to Residential Buildings.

(a) Structures accessory to residential buildings which are not attached to a principal structure and exceed 700 square feet in gross floor area shall comply with setbacks required for principal structures.

(b) Structures accessory to residential buildings which are not attached to a principal structure and which are 700 square feet or less in gross floor area may be erected within the required side and rear setbacks of the principal structure only in conformance with the following: **Updated old §500-34A(1)**

[1] Maximum Height. ~~1.5 stories but~~ Not exceeding 15 feet.

[2] Side Setback. Not less than four feet, except in the case of corner lots where the setback required by §500-27D shall be maintained.

[3] Rear Setback. Not less than four feet.

- (c) Distance from Principal Structure. Structures accessory to residential buildings which are not attached to a principal structure shall not be less than 10 feet from the principal structure. **NEW**
- (3) Unattached Structures Accessory to Nonresidential Buildings. Such accessory structures shall comply with ~~front and side~~ setback requirements for the principal structure except that for such structures with a gross floor area of 1,000 square feet or less the minimum rear setback shall be 10 feet. **Updated old §500-34A(2)**
- (4) Playhouses. Child playhouses shall be considered accessory structures and shall comply with the requirements. However, a permit shall not be required for a child playhouse under 100 square feet in total floor area. **NEW**
- (5) Utilities. Well houses and other accessory structures housing/supporting utilities and electricity generators, whether or not housed in a structure, shall comply with this §500-28A. **NEW**
- (6) Disability Ramps and Outdoor Elevators. Temporary ramps or temporary outdoor elevators accessory to single-family dwellings or two-family dwellings to provide access for a disabled person shall not be required to meet required setbacks provided the landowner provides a written agreement that the ramp or elevator will be removed when the person needing it no longer occupies the dwelling. **NEW**
- (7) Construction Standards. An accessory structure shall be either prefabricated or custom built. A manufactured house, box or other type trailer, any unit which was originally designed with wheels and axle(s), truck body, cargo container, or other similar unit not originally designed for accessory on-lot residential storage shall not be used as an accessory building in any district except the ~~I District. and C-2 Districts.~~ **NEW**
- (8) Marquees in Commercial Districts. Marquees which are designed to provide shelter, or which are designed to enhance the appearance of a commercial structure may project out over a public sidewalk area for a distance of up to six feet, but in no case shall they extend beyond the curb line. **Same as old §500-34G**
- B. Fences, Walls, and Hedges. Notwithstanding other provisions of this chapter, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge along the sides or front edge of any yard shall obstruct vision at any street corner, in violation of the provisions of §500-27C, and in no case shall any fence, wall or hedge exceed six feet in height. **Same as old §500-34A(3)**
- C. Home Occupations. It is the intent of this §500-28C to regulate the operation of home occupations so that the average neighbor, under normal circumstances, will not be aware of the existence of the home occupation. The burden of proof shall be on the applicant to demonstrate that the standards will be met. Based upon the potential nuisances of a proposed home occupation not specifically permitted by this section, the Zoning Hearing Board may determine that a specific type or intensity of use is unsuitable to be a home occupation or that the proposed lot area or setbacks are not adequate. The following standards shall apply: **Update of old §500-40**
- (1) Single Occupation; Incidental and Secondary. A single home occupation per dwelling unit may be conducted within a room or rooms of a dwelling and must be conducted entirely inside a building and shall be clearly incidental and secondary to the use of the dwelling as a residence.
- (2) Total Area. The home occupation may be conducted in the dwelling and/or an accessory building, but

the total area of all areas used for all home occupations on the premises shall not exceed 25 percent of the gross floor area of the dwelling unit including basement.

- (3) Display. No outdoor display or display visible from outdoors, or outdoor storage of materials, goods, products, supplies, or equipment used in the home occupation shall be permitted.
- (4) Exterior. A home occupation shall not require or cause any exterior alteration to the residence, structure or to the property and there shall be no evidence visible from outside the dwelling (show windows, business displays, advertising, etc.) that the residence is being operated as a home occupation except for a sign, as permitted by §500-28C(10), and required parking area.
- (5) Employees. The home occupation shall be conducted only by members of the family residing in the dwelling and not more than one person other than residents of the dwelling shall be employed on the premises.
- (6) Parking. Off-street parking shall be provided on the premises as required by this chapter to prevent parking on any public or private street right-of-way. A minimum of two additional off-street parking spaces shall be provided for all home occupations.
- (7) Nuisances; Noise.
  - (a) No home occupation use shall generate nuisances such as traffic, noise, vibration, glare, odors, fumes, electrical interference, or hazards to any greater extent than what is usually experienced in the residential neighborhood.
  - (b) A home occupation shall not involve noise which will be audible to neighboring residents between the hours of 6:00 p.m. and 7:00 a.m. The Borough may also require the applicant to use insulation to minimize any audible noise or may disapprove the application where, in their opinion, the proposed activity will involve unreasonable noise.
- (8) Retail or Wholesale Sale. No goods or items for retail or wholesale sale shall be permitted except for items produced on the premises or goods and items incidental to the operation of an approved home occupation. The total display and/or storage area limited to indoors and not more than 200 square feet.
- (9) Traffic. The use shall not create any adverse impact on existing traffic or circulation patterns in the neighborhood nor cause a substantial increase in the volume of traffic in the neighborhood. For the purposes of this chapter, a 20 percent increase shall be considered substantial.
- (10) Sign. One sign may be erected in accord with Article XI to advertise the home occupation and shall not be larger than 12 inches by 24 inches. The sign may include the name, occupation, and logotype or trademark, if appropriate, of the practitioner. Such signs shall not be illuminated. ~~with the exception of medical offices during the hours such offices are open for the care of patients.~~
- (11) Performance Standards. Article VII, Part 2, Performance Standards, shall also apply to home occupations.
- (12) Prohibited Uses. The following uses shall not be permitted as home occupations: commercial stables, commercial kennels or motor vehicle or small engine repair shops, retail or wholesale sales, restaurants, crematoria, funeral parlors or other uses not meeting the requirements of this §500-28C.



(13) Accessory Uses. The following types of uses with no nonresident employees shall be permitted as accessory uses in all districts:

- (a) Professional offices for individual practitioners
- (b) Custom dressmaking or tailoring.
- (c) Foster family care for not more than four children simultaneously.
- (d) Day care that provides care for six or fewer children at any one time who are not relatives of the care giver.
- (e) Tutoring for not more than four children simultaneously.
- (f) Mail order or sales businesses not involving customer contact on the premises or wholesale brokering not involving stock on the premises.
- (g) Businesses involving the use of personal computers for sales or services, and which do not involve customer contact on the premises.
- (h) Single chair beauty shops and barbershops.
- (i) No-impact home-based businesses as defined in Article III.

(14) Special Exception. All applications for home occupations not specifically enumerated as permitted in §500-28C(13), excluding those prohibited by §500-28C(12), shall be considered special exceptions.

D. Home Gardening, Nurseries and Greenhouses. Home gardening and accessory structures used for nurseries or as greenhouses are permitted accessory to residential uses provided, they are used by the residents thereof for noncommercial purposes, are not located in any required front setback, and do not involve the outdoor storage of equipment and supplies. **Same as old §500-34E**

E. Private Outdoor Swimming Pools and Hot Tubs. **Replaces old §500-34D and links to the UCC**

(1) A single private in-ground or above ground outdoor swimming pool per dwelling unit is permitted as an accessory use to a residential structure, provided that such swimming pool is for the private use of the residents of the dwelling unit or for their guests and provided that the pool is not located closer than six feet to any side or rear lot line or 10 feet to any front lot line and does not occupy more than 10 percent of the lot area and that a four-foot high fence, wall or similar enclosure, shall completely surround the area of the swimming pool.

(2) All swimming pools shall comply with PA UCC fencing and other requirements.

(3) No swimming pool shall be so located as to interfere with the operation of a well or on-site septic system, or to be located where there is potential danger of a septic system discharging into the pool or onto the adjacent area around the pool.

F. Reserved.

G. Temporary Uses. **NEW**

(1) Definition. A use accessory to another permitted principal use that operates at a fixed location for a specified temporary period of time.

(2) Zoning Permit Required. No temporary use shall be established unless a zoning permit evidencing the compliance of such use with the provisions of this §500-28G and other applicable provisions of this chapter shall have first been issued.

- (3) Particular Temporary Uses Permitted by Right. The following are temporary uses allowed by right which are subject to the following specific regulations and standards, in addition to the other requirements specified in this chapter. [See §500-28G(4) for conditional uses.]
- (a) Contractor's Office and Construction Equipment Sheds.
- [1] Permitted in any district where use is incidental to a construction project in the same zoning district. The office or the shed shall not contain sleeping or cooking accommodations.
  - [2] Maximum length of permit shall be one year.
  - [3] Office or shed shall be removed upon completion of construction project.
  - [4] Required water supply and sanitary facilities shall be provided.
- (b) Real Estate Sales Office.
- [1] Permitted in any district for any new approved subdivision. The office may not contain sleeping or cooking accommodations. A model home may be used as a temporary sales office.
  - [2] Maximum length of permit shall be two years.
  - ~~[3] The office shall be removed upon completion of the development of the subdivision. Addressed by Item [2] above.~~
  - [3] Required water supply and sanitary facilities shall be provided.
- (c) Temporary Shelter.
- [1] When fire or natural disaster has rendered a single-family residence unfit for human habitation, the temporary use of a manufactured house or recreational vehicle located on the single-family lot during rehabilitation of the original residence or construction of a new residence is permitted subject to the following additional regulations.
  - [2] Required water supply and sanitary facilities per PA DEP requirements and electrical service per the PA Uniform Construction Code shall be provided.
  - [3] Maximum length of permit shall be 12 months, but the zoning officer may extend the permit for a period or periods not to exceed 60 days in the event of circumstances beyond the control of the owner. Application for the extension shall be made at least 15 days prior to expiration of the original permit.
  - [4] Prior to issuance of any occupancy permit for the new or rehabilitated residence, the manufactured house shall be removed from the property, or the recreational vehicle shall be removed from the property or be discontinued as the temporary shelter
- (4) Temporary Uses by Conditional Use. For temporary structures or uses that are not specifically permitted by right by this chapter, and other than customary accessory uses and other than those uses that were lawfully occurring on a periodic basis prior to the adoption of this chapter, a temporary permit may be issued by the Borough Council as a conditional use for a structure or use ~~that would not~~

~~otherwise be permitted,~~ subject to the following additional provisions:

- (a) Duration. The Borough Council shall establish a limit on the duration of the use. In the case of a special event, except under special circumstances, this should be a maximum of seven days in any 60-day period. The Borough Council may grant a single approval once for numerous occurrences of an event.
- (b) Statement from Owner. The applicant shall present a statement from the owner of record of the land accepting responsibility to ensure that the use or structure is removed once the permit expires.
- (c) Removal. Such structure or use shall be removed completely upon expiration of the permit without cost to the Borough. If the structure or use is not removed in a timely fashion after proper notification, the Borough may remove the use or structure at the cost of the person who owns the land upon which the structure or use is located.
- (d) Conditions. The temporary use or structure shall be compatible with adjacent uses and clearly be of a temporary nature.

~~(e) Fee. The Borough Council may waive and/or return the required application fee if the applicant is an Internal Revenue Service-recognized and well-established nonprofit organization, and the applicant clearly shows that the proposed use is temporary and will be used to clearly primarily serve a charitable or public service purpose.~~

- (e) Nonprofit. Only a well-established and Internal Revenue Service-recognized nonprofit organization proposing a temporary use to primarily serve a charitable or public service purpose shall be eligible to receive approval for a temporary commercial use in a district where that use is not permitted.
- (f) Special Events. For a special event that will attract significant numbers of the public, the Borough Council may deny the use if it determines that the following will not be generally appropriate: sanitary and water service, traffic control, off-street parking and protection of the public health and safety.

#### (5) Additional Regulations

- (a) Documentation must be provided to the Borough that adequate arrangement for temporary sanitary facilities has been made.
  - (b) All uses shall be confined to the dates specified in the permit.
  - (c) Hours of operation shall be confined to those specified in the permit.
  - (d) Access and parking for the exclusive use of the facility shall be provided, and a stabilized drive to the parking area shall be maintained with a minimum of six inches or as otherwise needed, of bank-run gravel or equal material.
- H. Yard, Lawn, Garage, Tag or Estate Sale. Yard, lawn, garage, tag, or estate sales shall not exceed more than three consecutive days and not more than three times per year. **NEW**
- I. Reserved. ~~Helistops as an Accessory Use. Helistops as accessory uses, in addition to all other applicable requirements, shall comply with the following standards: (This section shall not apply to helicopter land sites~~

~~for emergency services.)~~ **NEW**

~~(1) Allowed only in the I District as a special exception.~~

~~(2) The applicant shall document compliance with all applicable state and federal regulations.~~

~~(3) The runway and/or landing pad shall be a minimum of 250 feet from any residential district or any existing dwelling not located on the parcel for which the airport and/or heliport is proposed.~~

J. Accessory Parking. **Largely same as old §500-34B & C**

(1) Off-Street Parking Areas or Garages. Accessory off street parking areas or garages serving the residential or nonresidential parking demand created by the principal use are permitted in accord with §500-29. **Said parking areas may be located in any required front, side, or rear setback.**

(2) Parking, Storage and Use of Major Recreation Equipment.

(a) For purposes of this section, *major recreational equipment* is defined as including motorized boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

(b) No more than ~~two~~ **one** pieces of major recreational equipment shall be parked or stored on any lot in a residential district.

(c) No such equipment shall be parked or stored on any lot in a residential district in such a manner as to prevent ingress of fire-fighting equipment, or fire fighters acting in event of crises, except in a carport or enclosed building or behind the nearest portion of a building to a street, provided, however, that such equipment may be parked anywhere on residential premises for a period of time not to exceed 24 hours during loading or unloading.

(d) No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use, except by the owner, or by occupants having the approval of the owner(s) to do so, for noncommercial purposes. Such use by or with the approval of the owner may not exceed a period of two weeks during any calendar year.

K. Satellite Antennas. All private satellite antennas shall be considered structures and shall maintain the setbacks required for accessory structures; however, a permit shall not be required for such antennas 30 inches or less in diameter. No building-mounted satellite antenna shall extend beyond the perimeter of the building or extend more than four feet above the height of the building. **NEW**

L. Tennis Courts. A tennis court accessory to a residential use shall only be located in a rear or side yard and shall not be closer to a property line than 10 feet. **NEW**

M. Private Flea Markets and Similar Events. Private flea markets, craft fairs, bazaars, celebration and similar community events conducted by a service, nonprofit, religious or charitable organization are permitted as accessory uses provided that the same are conducted upon lands owned by such organizations or conducted upon land situated in a commercial district leased to such organization. Any such organization may not conduct a private flea market for more than seven successive days and not more than two such periods in any one calendar year. **NEW**

N. Wind Turbine, Accessory. Wind turbines when authorized by the Zoning Hearing Board, shall be permitted by special exception in accord with the Schedule of Uses in §500-17 ~~all zoning districts~~, subject to the following conditions: **Same as old §500-34H with noted changes above**

- (1) The wind turbine shall be independent of any structure and shall be located a minimum distance of 110 percent times the turbine height from any property line.
- (2) No part of the wind turbine shall be located within or above any required front, side or rear setback.
- (3) The minimum height of the lowest position of the wind rotor shall be 25 feet above the ground.
- (4) Wind turbines shall not be climbable up to 15 feet above the ground surface.
- (5) To the extent applicable, the wind turbine shall comply with the Pennsylvania Uniform Construction Code, Act 45 of 1999 as amended, and the regulations adopted by the Department of Labor and Industry.
- (6) The design of the wind turbine shall conform to applicable industry standards, including those of the American National Standards Institute. The applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanishcer Lloyd Wind Energies, or other similar certifying organizations.
- (7) Wind turbines shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.
- (8) All electrical components of the wind turbine shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.
- (9) Wind turbines shall be a nonobtrusive color such as white, off-white or gray.
- (10) Wind turbines shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- (11) Wind turbines shall not display advertising, except for reasonable identification of the turbine manufacturer, which sign shall have an area of less than 200 square inches.
- (12) On-site transmission and power lines shall, to the maximum extent practicable, be placed underground.
- (13) A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
- (14) Visible, reflective, colored objects, such as flags, reflectors, or tape, shall be placed on the anchor points of guy wires and along the guy wires up to a height of 10 feet from the ground.
- (15) The applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the wind turbine.

- (16) When a building is necessary for storage cells or related mechanical equipment, the building must not exceed 150 square feet in area and 15 feet in height, and must not be located within any required front, side, or rear setback.
  - (17) The resultant energy harnessed from the wind shall primarily be used on the property on which the wind turbine is located.
  - (18) The wind turbine shall comply with all other applicable regulations and requirements as set forth in this chapter. However, land development approval shall not be required under Chapter 390 (Subdivision and Land Development) for a single wind turbine.
  - (19) The landowner shall, at his/her expense, complete decommissioning of the wind turbine within 12 months after the end of the useful life of the wind turbine. It shall be presumed that the wind turbine is at the end of its useful life if no electricity is generated for a continuous period of 12 months.
  - (20) Decommissioning of the wind turbine shall include removal of the wind turbine, buildings, cabling, electrical components, roads, foundations to a depth of 36 inches, and any other associated facilities. Disturbed earth shall be graded and reseeded, unless the landowner requests, in writing, that the access roads or other land surface areas not be restored.
  - (21) The wind turbine shall be subordinate to and located on the same lot occupied by the principal use to which it relates.
  - (22) No more than one wind turbine shall be located on any one lot.
- O. **NEW** Solar Collectors, Accessory. An accessory solar collector is a freestanding or fixed device, or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy that contributes significantly to a structure's energy supply and which is sized and intended to be used to generate electricity for the principal structure to which it is accessory.
- (1) Districts; Standards. Accessory solar collectors and associated energy storage facilities are permitted in all districts only in compliance with this §500-28O and other applicable standards of this chapter.
  - (2) Excess Electricity. Accessory solar collectors shall provide power for the principal use and/or accessory use of the property on which it is located.
  - (3) Mounting. A solar energy system may be roof mounted or ground mounted.
  - (4) Height
    - (a) Roof Mounted. A roof mounted system may be mounted on a principal building or accessory building. A roof mounted system whether mounted on the principal building or accessory building, shall not exceed the maximum building height or accessory building height specified for the underlying zoning district.
    - (b) Freestanding. A freestanding system shall not exceed the maximum building height for accessory buildings.
  - (5) Setback

- (a) Roof Mounted. In no instance shall any part of the solar energy system extend beyond the edge of the roof.
- (b) Freestanding. Freestanding solar collectors shall comply with the setbacks specified for accessory structures in the underlying zoning district.
- (6) Power Lines. All power transmission lines from a freestanding solar energy system to any building or other structure shall be located underground.
- (7) Uniform Construction Code; Manufacturer's Standards. The system shall be installed in accord with Uniform Construction Code and manufacturer's standards.
- (8) Removal. The solar collectors and all associated equipment and facilities shall be immediately removed when it is no longer in service and failure to do so shall constitute a zoning violation.
- (9) Decommissioning. The landowner shall, at his/her expense, complete decommissioning of the solar system within 12 months after the end of the useful life of the solar system. It shall be presumed that the solar is at the end of its useful life if no electricity is generated for a continuous period of 12 months. Decommissioning of the solar system shall include removal of the solar collectors, buildings, cabling, electrical components, roads, foundations to a depth of 36 inches, and any other associated facilities. Disturbed earth shall be graded and reseeded, unless the landowner requests, in writing, that the access roads or other land surface areas not be restored.
- (10) Accessory. The solar system shall be subordinate to and located on the same lot occupied by the principal use to which it relates.
- (11) Lot Coverage. Detached solar collectors used solely for such purpose shall not be included in computing lot coverage.

**§500-29 Off-Street Parking and Loading Update of old §500-31**

This §500-29 shall apply to all new and expanded uses and to changes of use and all such uses shall be provided with parking and loading areas adequate to meet the needs of the use. ~~Any proposal which is considered a land development as defined by Chapter 196 (Subdivision and Land Development) shall be governed by the parking and loading area design standards in that Chapter.~~ Following the establishment of any land development and for existing uses, the ongoing operation and maintenance of the off-street parking and loading facilities shall comply with the requirements of this §500-29 and violations shall be subject to the enforcement provisions of this chapter.

A. Availability and Use of Facilities.

- (1) Availability. The required facilities shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. The term *parking space* includes either covered garage space or uncovered parking lot space located off the public right-of-way.
- (2) Location of Parking.
  - (a) Required off-street parking spaces shall be on the same lot with the principal use served, except as approved in §500-29K.

- (b) Driveways, garages, and carports not in the public right-of-way may be considered parking spaces.
- (c) Outdoor parking areas may also be provided on the roofs of buildings especially designed to support such use.

- (3) Continuing Obligation of Parking and Loading Spaces. All required numbers of parking spaces and off-street loading spaces shall be available as long as the use or building which the spaces serve still exists, and such spaces shall not be reduced in number below the minimum required by this chapter.
- (4) Non-Parking Use. Required off-street parking, loading, and unloading facilities and access ways shall not be used for any other purpose, including, but not limited to, sales, display or storage areas, or the parking of any vehicles for which the area was not approved (e.g., parking of tractor trailers in required passenger vehicle areas).
- (5) Existing Parking. Any parking spaces serving such pre-existing structures or uses at the time of the adoption of this chapter shall not in the future be reduced in number below the number required by this chapter. If a new principal nonresidential building is constructed on a lot, then any existing parking on such lot that serves such building shall be reconfigured to comply with this chapter, including, but not limited to, required parking and areas reserved for additional parking if needed, requirements for channelization of traffic from adjacent streets, channelization of traffic within the lot, minimum aisle widths, paving and landscaping.

B. Site Plan; Design.

- (1) Site Plan. The project application shall include a site plan that shows the parking, loading and unloading area, and access design.
- (2) General. Parking spaces, loading and unloading areas, and access ways shall be laid out to result in safe and orderly use and to fully address all of the following: vehicular access onto and off the site, vehicular movement within the site, pedestrian patterns and any drive-through facilities. No parking area shall cause a safety hazard or impediment to traffic on or off the lot.
- (3) Pedestrian Access and Circulation. The parking and access plan shall include details of pedestrian access to the site and pedestrian circulation within the site. The intent shall be to facilitate pedestrian access and provide safe and convenient circulation from parking areas to the structure or use.
- (4) Design. Off-street parking areas, access ways, fire lanes, traffic flow signs, pavement markings, and other necessary facilities shall be designed and provided in accord with the most current Institute of Transportation Engineers Traffic Engineering Handbook, or other generally accepted methodology approved by the Borough. The Applicant shall provide copies of the methodology used for the design. Notwithstanding the above, all parking spaces and the overall design shall be ample in size for the vehicles for which use is intended and stalls shall be a minimum of nine feet by 20 feet. ~~with aisles of not less than 24 feet unless designed as required above.~~

C. Illumination. All driveways, aisles, maneuvering spaces, vehicular service areas, and spaces between or around buildings, designed for use by more than four cars other than those accessory to a single dwelling, shall be illuminated according to §500-67.

D. Public Rights-of-Way. Parking, loading, and unloading of vehicles shall not be permitted on public right-of-ways, except in designated areas and in accord with municipal parking regulations. No parking area shall be



designed which requires or encourages parked vehicles to be backed into a public street.

E. Parking and Loading in C-3 District. The following provisions shall apply in the C-3 Local Commercial District:

- (1) Nonresidential. No additional off-street parking or loading and unloading areas shall be required for any proposed, expanded or changed nonresidential use except as required in §500-29E(2).
- (2) Overnight Accommodations. Off-street parking and loading and unloading areas shall be provided for new or expanded nonresidential uses offering overnight accommodation including, but not limited to, hotels, bed and breakfast establishments, and short-term rentals.
- (3) Residential Buildings. Off-street parking and loading and unloading areas shall be provided for new or expanded residential buildings **and conversions to residential use.** **COUNCIL DECISION**

F. Number of Spaces. Any structure or building which is erected, converted, or enlarged, or any open area used for commercial purposes, shall be provided with off- street parking spaces adequate to serve such use. The number of parking spaces required by this §500-29F shall be considered the minimum and maximum requirements unless modified in accord with this §500-29F. (See §500-29E for the C-3 District.)

**Updated table from old §500-31A(6)**

Note: SFGFA means <i>square feet of gross floor area</i> . Gross floor area is the sum of the total horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for vehicles, or any space where the floor-to-ceiling height is less than six feet.	
USE	PARKING SPACES REQUIRED
<b>A. Dwellings</b>	
1. Single-family and two-family	2 per unit
2. Multi-family	1.5 per dwelling unit
3. Residential conversion	Same as dwelling type proposed
4. Home occupation	In addition to dwelling requirements: 1 per employee plus 1 for a visitor per 200 sq ft of home occupation area
B. Homes for handicapped or infirm, nursing homes, group care homes, halfway houses, and similar uses	3 per every 5 beds
<b><u>C. Overnight accommodations</u></b>	
1. <u>Hotels, motels, and other uses providing overnight accommodations not otherwise listed</u>	<u>1 per bedroom</u>
2. <u>Boarding homes, bed and breakfast establishments and short-term rentals</u>	<u>1 per bedroom</u>
<b>D. Sales and rental of goods, merchandise, and equipment</b>	
1. Retail establishments	1 per 200 SFGFA open to the public
2. Food markets and grocery stores	1 per 100 SFGFA open to the public
3. Wholesale establishments	1 per 800 SFGFA
4. Outdoor flea markets	1 per 200 square feet of lot area designated for display or sales
<b>E. Offices, research facilities and services not primarily related to goods</b>	

1. Serving customers or clients on premises such as attorneys, physicians, insurance, and travel agents	1 per 200 SFGFA
2. Drive-in banks	1 per 200 SFGFA open to the public plus reservoir lane capacity equal to 5 spaces per drive-in window
3. Serving little or few customers or clients on premises, such as corporate offices	1 per 250 SFGFA
4. Funeral homes	1 per 100 SFGFA open to the public
F. Manufacturing and industry, distribution centers, truck terminals, warehousing, and storage	1 per employee on largest shift, plus 10 for nonemployees
G. Educational, cultural religious social, fraternal uses	
1. Public schools	1.75 per classroom for elementary and middle schools; and 5 per classroom for high schools
2. Trade and vocational schools, colleges	1 per 100 SFGFA open to the public
3. Churches, synagogues, and temples	1 per every 3 seats used for services
4. Libraries and museums, social, fraternal clubs, and lodges; and similar uses	1 per 300 SFGFA open to the public
H. Recreation, amusement, and entertainment	
1. Bowling alleys, skating rinks, indoor athletic or exercise facilities and similar uses	1 per every 3 persons of fully utilized design capacity (if measurable in such fashion), otherwise 1 per 200 SFGFA
2. Movie theaters, stadiums, and similar uses with seating accommodations	1 per every 3 seats available for assembly
3. Public and private outdoor recreation facilities such as golf courses, swimming pools and similar uses	1 per 200 SFGFA open to the public plus 1 per every 2 persons of fully utilized design capacity
I. Hospitals, clinics, and other medical treatment facilities; personal care homes	1 per 3 beds plus 1 for each employee on largest shift
J. Restaurants, bars, taverns, and other eating <u>and drinking</u> establishments	<u>1 per 150 SFGFA open to the public plus reservoir lane capacity equal to 5 spaces per drive-in window</u> <b><u>COUNCIL DECISION</u></b>
K. Vehicle related uses (See definition of "vehicle" in Article III.)	
1. Sales, service, repair	1 per 250 SFGFA
2. Gas sales	1 per 250 SFGFA plus sufficient parking area at pumps which does not interfere with other required spaces
3. Car or truck wash	1 per 100 SFGFA plus 2 reservoir spaces in front of each stall for self-serve and 5 reservoir spaces for conveyor type
L. Miscellaneous uses	
1. Veterinary	1 per 200 SFGFA open to the public
2. Nursery schools and day care	1 per 150 SFGFA open to the public
3. Greenhouses	1 per 200 SFGFA open to the public
4. Emergency services	1 per 200 SFGFA open to the public
5. Junk and scrap yards	1 per 200 SFGFA open to the public
6. Post office	1 per 200 SFGFA open to the public

Note: SFGFA means *square feet of gross floor area*. Gross floor area is the sum of the total horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for vehicles, or any space where the floor-to-ceiling height is less than six feet.

- (1) Fractional Numbers. Fractional numbers of parking spaces shall be increased to the next whole number.
- (2) Unidentified Uses. For uses not specifically provided in the Table, the Zoning Officer shall determine the required number of spaces based upon the similarity of the proposed use to the uses in the most current Parking Generation Manual published by the Institute of Transportation Engineers.
- (3) **NEW** Borough Required Reduction. In the case of parking for conditional uses and special exceptions, if the Borough Council/Zoning Hearing Board determines that the number of parking spaces required by this §500-29F is not necessarily required to meet the immediate needs of the proposed use, the Borough may require the number of spaces provided to be reduced by a maximum of 25 percent. The developer shall dedicate sufficient and suitable area to future parking to meet the normal standards in this §500-29F.
- (4) **NEW** Applicant Proposed Reduction/Increase. The required number of parking spaces may be reduced or increased subject to conditional use approval by the Borough Council for uses classified as ~~principal permitted uses and~~ conditional uses and by the Zoning Hearing Board for uses classified as principal permitted uses and special exceptions. The applicant shall provide evidence justifying the proposed reduction or increase of spaces, such as studies of similar developments during peak hours. The applicant shall also provide relevant data, such as number of employees and peak expected number of customers/visitors. Any approval to permit such decrease or increase shall be subject to the following:
  - (a) Ordinance and Plan Consistency. The project design and parking space decrease shall be consistent with the purposes contained in this chapter and the goals and objectives of the Comprehensive Plan.
  - (b) Quality of Design. The applicant shall demonstrate to the Borough Council that the proposed decrease will result in an adequate number of parking spaces, or the increase will not produce an excess number of spaces for the use based on a specific study of the parking demands for the proposed use or empirical data reported by a generally accepted source such as the Institute of Transportation Engineers, the Urban Land Institute, the American Planning Association, or similar entity.
  - (c) Local Conditions. In making its determination the Borough Council or the Zoning Hearing Board shall also consider, among others, the demographics and character of the neighborhood, demographics of targeted customers and employees, availability of mass transit, existing on-street parking conditions, and any employer instituted transportation demand management programs.
  - (d) Burden; Conditions.
    - [1] If the Borough Council or the Zoning Hearing Board, in its sole discretion, determines that the applicant has met the burden of proof, it may grant a conditional use for the decrease or increase.
    - [2] In no case shall parking be reduced by more than 30 percent nor be increased by more than 20 percent of the minimum parking requirement.

[3] If the applicant provides more parking spaces than the minimum required, the additional parking spaces shall not result in the removal of specimen trees.

[4] The Borough Council or the Zoning Hearing Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this chapter, including, but not limited to, reserving parking.

(5) Form of Reservation. Each parking reservation shall be in a form acceptable to the Borough Solicitor that legally binds current and future owners of the land to keep the reserved parking area in open space and, if the Borough determines it is necessary, to provide the additional parking in the time and manner as stipulated in the reservation document. Proof of recording of the agreement shall also be provided to the Borough before the issuance of a zoning permit for the project.

(6) Reserved Parking Disturbance and Stormwater. The reserve parking areas shall remain undisturbed or shall be landscaped but shall be included in the calculations of lot coverage area and for stormwater management and for the requirement of a NPDES permit. The stormwater facilities shall be constructed in accord with the approved sequencing design as parking areas are constructed.

(7) Multiple Uses. For projects involving more than one use and/or structure the total number of parking spaces required shall be determined by summing the number of spaces for each individual use.

(8) Handicapped Parking. Parking for the handicapped shall be provided in accord with current Pennsylvania regulations governing accessible and useable buildings and facilities and the spaces shall count as part of the spaces required for the use by this §500-29.

G. Off-Street Loading and Unloading Areas. **Updated old §500-31B**

(1) Required.

(a) In connection with any building or structure which ~~is erected or substantially altered and which~~ requires the receipt or distribution of materials or merchandise by ~~trucks or similar vehicles of more than three axels (including trailers), or which requires the entry and exit of persons which are dropped off and picked up at the entry/exit (e.g., day care centers, schools),~~ off-street loading and unloading berths shall be provided as specified in this §500-29G. For the purposes of this section, the words "loading" and "unloading" are used interchangeably.

(b) This requirement shall not apply in the C-3 Local Commercial District.

(2) Number. Each use shall provide off-street loading facilities sufficient to accommodate the maximum demand generated by the use and the maximum sized vehicle, in a manner that will not routinely obstruct traffic on a public street. If a reasonable alternative does not exist, traffic may be obstructed during off-peak hours for loading and unloading along an alley, rear service lane or parking area. Loading areas shall not be used to satisfy parking requirements.

(3) Location. All required loading areas shall be located on the same lot as the use to be served. No loading area for vehicles of more than two-ton capacity shall be located closer than 100 feet from any residential district. No loading area shall be located within 50 feet of a property line unless the lot is less than 200 feet wide, in which case such setback may be reduced to not less than 25 feet at the discretion of the Borough. No loading facilities shall be constructed within any required setback areas. Loading facilities shall be located on either the side or rear of the building and screened in accord with §500-60.

- (4) Access. Each required off-street loading area shall be designed with appropriate means of vehicular access to an interior drive in a manner which will least interfere with traffic movements and shall be subject to the approval of the Borough. Such access shall have paved surfaces to provide safe and convenient access during all seasons.
  - (5) Repair and Service. No storage of any kind, nor motor vehicle repair work of any kind, except emergency work, shall be permitted within any required loading area.
  - (6) Hours of Operation. ~~The limitation of hours of operation for loading or unloading activities may be established as a condition of approval for conditional uses and special exceptions to address impacts on nearby residential uses. Where the use requiring loading and unloading activities is located within 500 feet of a residential use or district, the hours of operation for loading or unloading activities shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.~~
  - (7) Fire Lanes. All buildings shall be accessible to emergency vehicles and shall meet applicable requirements and all related Jim Thorpe Fire Codes.
- H. Access to Off-Street Parking and Loading Areas. There shall be adequate provisions for ingress and egress to all parking and loading spaces designed for use by employees, customers, delivery services, salespeople and/or the general public. Access to and from all off-street parking, loading and vehicle service areas along public rights-of-way shall consist of well-defined separate or common entrances and exits and shall comply with the following provisions:
- (1) Parking Spaces. ~~Parking spaces shall be accessed directly by a Borough or State Road, or by a driveway serving the use. Access shall not be through and/or across a parking space located on a Borough or State Road. (per Ord. 2021-01)~~
  - (2) Width. Unless otherwise required by Penn DOT for access to a state road, the width of the driveway/access way onto a public street at the right-of-way shall comply with the most current Institute of Transportation Engineers design standards for the type and volume of vehicles anticipated and shall meet applicable requirements.
  - (3) Controlled Access. Each entrance and exit shall be clearly defined with curbing, fencing, landscaping, or vegetative screening so as to prevent access to the area from other than the defined entrance and exit.
  - (4) Highway Occupancy Permit. All new driveways uses shall be required to obtain a highway occupancy permit from the Borough or PA DOT. ~~In the case of a change in use or the expansion of an existing use, a highway occupancy permit or a revised highway occupancy permit shall be required if there will be increase in average daily traffic based on the most recent edition of the International Traffic Engineers Traffic Generation Manual. Where a use accesses the public right-of-way via a private road, the highway occupancy permit requirement and criteria shall be applied at the public right-of-way intersection.~~
  - (5) Interior Travelways. The applicant shall demonstrate that travelways within the property are adequate to safely and efficiently serve vehicles which are reasonably expected to visit the property. Turning radius templates developed by the American Association of State Highway Transportation Officials (AASHTO) shall serve as the design standard.
  - (6) Curbing. Access drives and landscaping shall be defined with concrete curbing, or such alternate material as may be approved by the Borough.

I. Parking and Loading Area Setbacks. **NEW**

- (1) Roads and Property Lines. Unless other provisions of this chapter require a greater buffer, all proposed or required parking and loading areas (not including parking decks) and parallel circulation and service lanes serving any commercial, industrial, institutional or multi-family use shall be separated from any public road right-of-way by a landscaped buffer not less than 10 feet in width and five feet in width along other property lines.
- (2) Uses Prohibited. The buffer area shall be maintained in natural vegetative ground cover and shall not include:
  - (a) Paving except for approved driveway/access way crossings
  - (b) Fences unless integral to landscaping
  - (c) Parking, storage or display of vehicles
  - (d) Items for sale or rent
- (3) Uses Permitted. The buffer area may include the following:
  - (a) Permitted freestanding signs
  - ~~(b) Pervious storm water facilities~~
  - (b) Approved driveway/access way crossings
- (4) Buildings. Parking spaces serving principal nonresidential buildings and multi-family dwellings shall be located a minimum of five feet from any building wall, unless a larger distance is required by another ordinance provision. This distance does not apply at vehicle entrances into or under a building.

J. Grading and Drainage; Paving. **Updates old §500-31A(3)**

- (1) Grading and Drainage. Parking and loading facilities, including driveways, shall be graded, and adequately drained away from building areas, to prevent erosion and to avoid increased or altered flow of stormwater runoff into streets or onto adjacent properties.
- (2) Grade. All areas provided for the parking of vehicles shall have a minimum grade of 0.5 percent and a maximum grade of six percent.
- (3) Paving. ~~Except for single-family dwellings, all portions of required or proposed parking areas, loading areas and access ways (except for landscaped areas) shall be surfaced with a minimum of 2.5 inches of compacted asphalt paving on a six-inch compacted stone base or equivalent as determined by the Borough Engineer. (See §500-27G for use of pervious surfaces.)~~ Such areas shall also be provided with a durable and dustless surface, such as gravel, asphalt, or concrete, to provide for the safe storage and smooth transit of vehicles. SAME AS CURRENT ORDINANCE

K. Off-Site or Shared Parking. ~~Off-site and shared parking may be used except in the C-3 and R-4 Districts in accord with this §500-29K and other applicable standards.~~ **Updates old §500-31A(2)(a)**

- (1) Off-Site. Required parking may be provided on a different lot than on the lot on which the principal use is located, provided the parking is not more than 300 feet from the principal use lot. Off-lot parking areas shall be permitted only in a district where the principal use is permitted. Both parcels shall be under the same control, either by recorded deed or ~~recorded~~ long-term lease. ~~, as the property~~

~~occupied by such principal use, and the owner shall be bound by covenants of record filed in the office of the County Recorder of Deeds requiring the owner and his or her heirs and assigns to maintain the required number of off-street parking spaces during the existence of said principal use.~~

(2) Shared Parking. In cases where two principal uses share a common property line, shared parking facilities may be utilized. The arrangement for shared parking shall be provided by deed restriction for the portion of each parcel included in the shared arrangement. The shared parking area may span the common property line thereby eliminating the required setback. The standards in §500-29F for number of spaces to be provided shall apply to shared parking. To the extent that principal uses operate at different times, the same spaces may be credited to both uses. (Example: If a church parking lot is generally occupied only to ten percent of capacity on days other than a Sunday, another development not operating on a Sunday could make use of the unused church lot spaces on weekdays.)

L. Changes to Access and Parking Areas and Loading/Unloading Areas. A zoning permit shall be required for any changes to any access (including new curb cuts) and parking areas and loading/unloading areas. **NEW**

M. Shopping Carts. Establishments furnishing carts or mobile baskets shall provide definite areas on the site for the storage of the said carts. Storage areas shall be clearly marked and designed for the storage of shopping carts and/or mobile baskets. Establishments furnishing carts or mobile baskets shall provide definite areas on the site for the storage of the said carts. Storage areas shall be clearly marked and designed for the storage of shopping carts and/or mobile baskets. **NEW**

N. Snow Storage and Removal. All plans for proposed parking areas shall include details for adequate snow storage and removal. **NEW**

O. Landscaping. All improved off-street parking areas not entirely contained in a garage or building shall comply with the buffering and landscaping requirements of §500-60 and §500-61, respectively. **NEW**

**§500-30 to §500-32 Reserved**

**Old section. DO NOT INCLUDE THIS**

~~**§ 500-37. Conversions other than residential conversions.**~~

~~Where provided in commercial districts, structures may be redesigned and converted from any former use to any other use permitted in the district, subject to the following regulations:~~

- ~~A. The design of said conversion shall be compatible with that of other structures in the neighborhood. In addition, both the structure and all uses to be located therein shall be in compliance with the performance standards of the appropriate section under Article IV.~~
- ~~B. All driveways, vehicular access points and loading zones for the structure shall be designed in such a manner as to minimize conflict points between vehicles and pedestrians, and between vehicles with each other. Driveway access points shall be restricted to the minimum required to provide safe vehicular access, and loading zones, and wherever possible, shall be located in areas not adjacent to sidewalks used by pedestrians.~~



**ARTICLE VI  
RESIDENTIAL DEVELOPMENT**

**Part 1  
Conservation Subdivision Design NEW  
(DEVELOPER'S OPTION)**

**§500-33 Concept and Purposes**

- A. Concept. A key concept associated with conservation subdivision design is to focus on residential density instead of minimum lot size. In a standard subdivision the land is simply cut into as many lots as possible while meeting the minimum lot size requirement. Under conservation design, which is based on unit density instead of minimum lot size, the size of individual lots sold can vary in size, provided the total number of lots does not exceed the density which is based on the underlying minimum lot size. In conservation design, the maximum lot size is the critical element, as it really defines the minimum open space that must be conserved.
- B. Purpose. In conformance with the Pennsylvania Municipalities Planning Code the purposes of this section, among others, are as follows:
- (1) To conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplain, and wetlands.
  - (2) To conserve areas critical to the visual integrity of the landscape by setting them aside from development.
  - (3) To conserve scenic views and elements of the landscape, and to minimize perceived density, by minimizing views of new development from public viewing points.
  - (4) To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.
  - (5) To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.
  - (6) To provide for a diversity of lot sizes and housing choices at the underlying zoning district density to accommodate a variety of age and income groups, and residential preferences, so that the community's population diversity may be maintained.
  - (7) To implement adopted municipal policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in the Borough Comprehensive Plan.
  - (8) To implement adopted land use, transportation, and community policies as identified in the Borough Comprehensive Plan.
  - (9) To protect productive forest land in the Borough for continued use by conserving blocks of land large enough to allow for efficient forest management operations.
  - (10) To enable the creation of residential communities with direct visual access to open land and amenities in the form of open space.



- (11) To provide for the conservation and maintenance of open land to achieve the above-mentioned goals and for active or passive recreational use by residents.
- (12) To provide multiple options for landowners in order to minimize impacts on environmental resources and sensitive lands such as streams, water bodies, wetlands, floodplain, and steep slopes, and minimize the disturbance of natural or cultural features such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls.
- (13) To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties.

#### **§500-34 Districts; Development Options**

- A. Optional in R-1, R-2, and S Districts. In all R-1, R-2, and S Districts on tracts of eight acres of gross tract area or larger, conservation subdivision design may be used at the developer's option in accord with this Article VI using Option 1, Option 2, or Option 3. In the alternative a standard subdivision may be developed in accord with the applicable provisions of this chapter.
- B. Development Options. To achieve the purposes in §500-33, this §500-34 provides for flexibility in designing new residential subdivisions by allowing the following forms of development referred to as *options*, as listed below:
  - (1) Conditional Use in R-1, R-2, and S Districts.
    - (a) Option 1. *Basic Density and Basic Conservation* providing for residential lots/units at the density permitted by the Density and Conservation Open Space Table in §500-37, with not less than 45 percent of the tract comprised of conservation open space.
    - (b) Option 2. *Increased Density with Increased Conservation* providing residential lots/units at the density permitted by the Density and Conservation Open Space Table in §500-37, with not less than 55 percent of the tract comprised of conservation open space.
    - (c) Option 3. *Greater Density with Greater Conservation* providing residential lots/units at the density permitted by the Density and Conservation Open Space Table in §500-37, with not less than 60 percent of the tract comprised of conservation open space.
- C. Conservation Design Process. All Conservation Subdivision Design Developments shall be designed using the Four-Step Conservation Design Process in accord with Chapter 390 (Subdivision and Land Development).

#### **§500-35 General Regulations**

The design of all Conservation Subdivision Design developments shall be governed by the following minimum standards:

- A. Ownership. The development tract shall be held in single ownership.
- B. Primary Conservation Areas. The proposed design shall conserve the Primary Conservation Areas. Demonstration by the applicant that these features are conserved by the proposed design shall be prerequisite to all preliminary and final plan approvals under Chapter 390 (Subdivision and Land Development). Primary Conservation Areas include:

- (1) Delineated wetlands.
  - (2) Floodplain (including the floodway) as shown on the Borough Flood Insurance Rate Map.
  - (3) Slopes of 25 percent or more.
  - (4) Streams and water bodies.
- C. Secondary Conservation Areas. The protection of Secondary Conservation Areas shall be addressed through the Four-Step Design Process detailed in Chapter 390 (Subdivision and Land Development).

**§500-36 Use Regulations for Options 1, 2 and 3**

The following uses shall be permitted in Option 1, Option 2 and Option 3 Conservation Subdivision Design Developments:

- A. Single-family detached dwellings.
- B. Two-family dwelling units, townhouses, quadruplexes, and multi-family dwellings.
- C. Conservation open space with the uses permitted by §500-40.
- D. No-impact home-based businesses and home occupations in accord with §500-28C.
- E. Accessory uses on the same lot with and in accord with applicable District regulations.

**§500-37 Maximum Dwelling Units and Minimum Conservation Open Space**

- A. Dwelling Units. The maximum number of dwelling units shall be determined by using the density factor in the Density and Conservation Open Space Table and the Adjusted Tract Area Approach in §500-37C.
- B. Conservation Open Space. The minimum conservation open space shall be as set forth in the Density and Conservation Open Space Table, regardless of which method is used to determine the maximum number of dwelling units.
  - (1) Delineation. Conservation open space shall be delineated to include all primary conservation areas and, in addition, enough secondary conservation areas that, when added to the primary conservation areas, shall not be less than the minimum required conservation open space.
  - (2) Common Greens. In Option 1, Option 2 and Option 3, part of the required conservation open space may be in the form of common greens as follows:
    - (a) A minimum of two percent of the required conservation open space when the average lot size is 15,000 square feet or more.
    - (b) A minimum of three percent of the required conservation open space when the average lot size is less than 15,000 square feet.
    - (c) A maximum of five percent of the required conservation open space.
- C. Adjusted Tract Area. Determination of the maximum number of dwelling units shall be based upon the

following calculations:

- (1) Determine Gross Tract Area. Gross tract area shall equal the acreage within the legally described parcel.
- (2) Determine Constrained Land. Constrained land consists of the resources listed in the Constrained Land Table multiplied by a protection factor and totalled. If two or more resources overlap, only the resource with the highest protection factor shall be used.

<b>CONSTRAINED LAND</b>				
	Resource	Area of Resource (acres)	Protection Factor	Constrained Land (acres)
A	existing public or private road rights-of-way and existing utility or other rights-of-way		X 1.00	=
B	that portion of lands under conservation easement that are restricted from further development		X 1.00	=
C	floodway (if not mapped by FEMA assume 50 feet each side of top-of-bank of stream)		X 1.00	
D	100-year floodplain (if not mapped by FEMA area is included in floodway above)		X 0.25	
E	wetlands as determined by a delineation		X 0.90	
F	steep slopes (25% or greater)		X 0.75	=
G	steep slopes (15% up to 25%)		X 0.10	=
H	ponds, lakes and streams to the high water mark		X 0.50	=
I	<b>CONSTRAINED LAND = SUM OF A through H =</b>			

- (3) Determine Adjusted Tract Area (ATA). Adjusted Tract Area equals the gross tract area minus the constrained land.
- (4) Maximum Number of Dwelling Units. In Options 1, 2 and 3, the maximum number of dwelling units equals the Adjusted Tract Area (ATA) divided by the applicable density factor set forth in the Density and Conservation Open Space Tables. Where calculations result in fractional numbers, the fraction shall be rounded down to the next whole number.

<b>MAXIMUM NUMBER OF DWELLING UNITS</b>		
A	Adjusted Tract Area (from the Adjusted Tract Area Table in §500-37C(3) converted to square feet	_____ sq ft
B	divided by density factor (from the Density and Conservation Open Space Table)	÷ _____
C	equals maximum number of dwelling units	= _____ dwelling units

DENSITY AND CONSERVATION OPEN SPACE					
R-1 - LOW-DENSITY RESIDENTIAL DISTRICT S - SPECIAL DISTRICT					
OPTION 1 Basic Density and Basic Conservation <u>neutral density</u>		OPTION 2 Increased Density with Increased Conservation <u>20% density bonus</u> (SF ATA/unit reduced by 20%)		OPTION 3 Greater Density with Greater Conservation <u>30% density bonus</u> (SF ATA/unit reduced by 30%)	
Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>	Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>	Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>
<u>On-Lot Sewage System</u>					
43,560	45% ATA	34,850	55% ATA	30,490	60% ATA
<u>Central sewage disposal and on-site water supply</u>					
30,000	45% ATA	24,000	55% ATA	21,000	60% ATA
<u>Central sewage disposal and central water supply</u>					
20,000	45% ATA	16,000	55% ATA	14,000	60% ATA
<sup>1</sup> SF ATA = square feet of Adjusted Tract Area in §500-37C(3).					
<sup>2</sup> Plus Constrained Land calculated in §500-37C(2). (See Row I of Table.)					

DENSITY AND CONSERVATION OPEN SPACE					
R-2 - MEDIUM-DENSITY RESIDENTIAL DISTRICT					
OPTION 1 Basic Density and Basic Conservation <u>neutral density</u>		OPTION 2 Increased Density with Increased Conservation <u>20% density bonus</u> (SF ATA/unit reduced by 20%)		OPTION 3 Greater Density with Greater Conservation <u>30% density bonus</u> (SF ATA/unit reduced by 30%)	
Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>	Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>	Density Factor (SF ATA / DU <sup>1</sup> )	Minimum Conservation Open Space Required <sup>2</sup>
<u>On-Lot Sewage System</u>					
43,560	45% ATA	34,850	55% ATA	30,490	60% ATA
<u>Central sewage disposal and on-site water supply</u>					
25,000	45% ATA	20,000	55% ATA	17,500	60% ATA
<u>Central sewage disposal and central water supply</u>					
20,000	45% ATA	16,000	55% ATA	14,000	60% ATA
<sup>1</sup> SF ATA = square feet of Adjusted Tract Area in §500-37C(3).					
<sup>2</sup> Plus Constrained Land calculated in §500-37C(2). (See Row I of Table.)					

- D. Preservation of Historic Dwellings. To encourage the preservation of historic dwellings, such preserved dwellings shall not count toward the permitted maximum number of dwelling units, provided:

- (1) Such dwellings are at least 75 years old;
- (2) The dwelling is preserved in accord with the National Park Service historic preservation standards; and
- (3) The dwelling is placed in a landscape context that respects its historical status and appearance, as determined by the Borough.

E. Fee for Density Calculation Review. The Borough Council may establish by Resolution a fee for review of the density calculation submitted by the Applicant.

**§500-38 Dimensional and Design Standards**

A. Option 1, Option 2 and Option 3. The standards in the Dimensional Standards for Single-Family Dwellings Option 1, Option 2 and Option 3 Table shall apply to Option 1, Option 2, and Option 3.

<b>DIMENSIONAL STANDARDS FOR SINGLE-FAMILY DETACHED DWELLINGS Option 1, Option 2 and Option 3</b>				
<b>Type of water supply and sewage disposal ▶▶▶▶</b>	<b>central water and central sewage</b>	<b>on-lot water and central sewage</b>	<b>central water and on-lot sewage</b>	<b>on-lot water and on-lot sewage</b>
Minimum individual lot area	5,500 square feet	20,000 square feet	30,000 square feet	43,560 square feet
Minimum lot width at required setback	40 feet	70 feet	85 feet	100 feet
Minimum street frontage	35 feet	50 feet	50 feet	50 feet
Maximum depth to width ratio	5 to 1			
Flag Lots	permitted per provisions of Chapter 390 (Subdivision and Land Development)			
<b>Setback Regulations</b>				
- minimum front	20 feet	40 feet		
- minimum rear	30 feet 20 feet where the rear setback adjoins conservation open space			
- minimum side	5 feet 30 feet aggregate	15 feet		

B. Maximum Lot Coverage. Maximum ground coverage for single-family dwellings in Options 1 through 3 shall be limited in accord with the following Maximum Lot Coverage Table.

<b>MAXIMUM IMPERVIOUS COVER FOR SINGLE-FAMILY DWELLINGS Option 1, Option 2 and Option 3</b>	
<b>Lot Area</b>	<b>Maximum Impervious Coverage</b>
less than 10,000 SF	50%
10,000 - 19,999 SF	40%
20,000 - 43,560 SF	30%
more than 43,560 SF	reduce limit by 1.5% for each additional acre or fraction thereof but not reduced to less than 5%

C. Dimensional Standards for Two-Family Dwellings, Townhouses, Quadruplexes, and Multi-Family. The standards in the Dimensional Standards for Two-Family Dwellings, Townhouses, Quadruplexes, and Multiple-Family Table shall apply:

<b>DIMENSIONAL STANDARDS FOR                      TWO-FAMILY DWELLINGS, TOWNHOUSES, QUADRUPLEXES, AND MULTI-FAMILY                      Option 1, Option 2 and Option 3</b>	
minimum individual lot area	none
separation of principal buildings	35 feet
if individual lots are provided: minimum lot width	18 feet (24 feet if a 2-car garage or parking of two cars side-by-side is provided in the front)
setback from any adjoining internal street, street right-of-way, common parking area or sidewalk	20 feet

- D. Central Water Supply and Central Sewage Disposal. Two-family dwellings, townhouses, quadruplexes and other multiple-family dwellings shall be served by a central water system and a central sewage disposal system.
- E. Dwelling Lots / Conservation Open Space. No part of any dwelling lot shall encroach upon conservation open space.
- F. Setbacks. All new dwelling units shall meet the setback requirements in the following Dwelling Setbacks Table:

<b>DWELLING SETBACKS from:</b>	<b>Single-Family</b>	<b>Two-Family, Townhouses, Quadruplexes</b>	<b>Other Multi-Family</b>
Borough or State road rights-of-way	100 feet	150 feet	200 feet
other perimeter boundaries of the development tract	50 feet	100 feet	150 feet
crop land or pastureland not on the development parcel	100 feet	100 feet	100 feet
buildings or barnyards housing livestock not on the development parcel	300 feet	300 feet	300 feet
active recreation areas such as courts and play fields not on the development parcel (not including tot lots)	150 feet	150 feet	150 feet

- G. Building Height. Building height shall comply with the standards for the applicable district the Schedule of Development Standards (§500-17).

**§500-39 Reserved**

**§500-40 Uses Permitted on Conservation Open Space**

The following uses are permitted in conservation open space areas:

- A. Open Land. Conservation of open land in its natural state (for example, woodland, fallow field, or managed meadow).
- B. Agriculture and Horticulture. Agricultural and horticultural uses, including raising crops or livestock, wholesale nurseries, associated buildings **if such use complies with other applicable chapter requirements.** Specifically excluded are dwellings, commercial livestock operations involving swine, poultry, mink, and other animals likely to produce highly offensive odors.

- C. Horses. Pastureland for horses used solely for recreational purposes. Equestrian facilities shall be permitted but may not consume more than 50 percent of the minimum required conservation open space and shall comply with other applicable chapter requirements.
- D. Forestry. Forestry in keeping with established best management practices for selective harvesting and sustained yield forestry as published by the Pennsylvania Bureau of Forestry.
- E. Neighborhood Open Space. Uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational.
- F. Recreation. Active non-commercial recreation areas, such as playing fields, playgrounds, and bikeways, not requiring supporting structures. Such recreational uses shall meet the following standards:
- (1) Such areas shall not consume more than 50 percent of the minimum required conservation open space or five acres, whichever is less. The five-acre limit may be increased to 10 acres on development parcels 200 acres or larger.
  - (2) Playing fields and playgrounds shall not be located within 100 feet of the tract boundary or a dwelling unit within the development parcel.
  - (3) Minimum parking facilities for the same, as determined by the Borough Council, may also be permitted. Such lots may be paved with gravel and shall be unlighted, properly drained and provide safe ingress and egress.
- G. Golf Courses. Audubon International Signature Golf Courses and their accessory facilities and parking areas, when permitted by the underlying zoning district, may comprise up to 50 percent of the minimum ATA of the required conservation open space. This use shall not include driving ranges or miniature golf. The gross floor area devoted to sales of golf equipment, clothing, food, and other similar items shall not exceed 1,200 square feet. Accessory facilities and parking areas shall not count toward the minimum conservation open space requirement.
- H. Water; Sewer; Stormwater. Water supply systems, sewage disposal systems, stormwater management systems and associated easements provided the total area does not exceed 20 percent of the minimum ATA required in the conservation open space. The following standards shall apply:
- (1) Water Supply Systems.
    - (a) Drainage easements for water lines may be counted toward the minimum conservation open space requirement.
    - (b) Land used for ground-level well structures and associated parking not exceeding 5,000 square feet shall not count toward the minimum conservation open space requirement.
  - (2) Sewage Disposal Systems.
    - (a) Sewage treatment lagoons, structures, structure access areas and parking lots shall not count toward the conservation open space requirement.
    - (b) Soil absorption fields shall be appropriate for active or passive recreation.

- (c) Sewage disposal areas in conservation open space shall be appropriate for active or passive recreation or shall be managed as meadows or forests; and may be counted toward the minimum conservation open space requirements.
  - (d) Absorption fields serving individual dwelling units may be located in the conservation open space, but individual treatment tanks shall be located within the lots they serve.
  - (e) Each proposed absorption field area located in the conservation open space shall be situated in the closest proximity to the lot served.
  - (f) The responsibility for the maintenance of any individual absorption field shall be clearly defined including adequate surety, and an easement for the installation and maintenance of any such system shall be provided.
  - (g) Drainage easements for sewer lines may be counted toward the minimum conservation open space requirement.
- (3) Stormwater Management Systems. The following stormwater management practices may be counted toward the minimum conservation open space requirement, provided they meet the guidelines in the Pennsylvania Stormwater Best Management Practices Manual:
- (a) Infiltration basin provided the berms do not exceed 36 inches in height;
  - (b) Subsurface infiltration bed;
  - (c) Infiltration trench;
  - (d) Rain garden;
  - (e) Vegetated swale;
  - (f) Infiltration berm provided the berm does not exceed 24 inches in height.
- I. Easements. Easements for drainage, access, sewer or water lines, or other public purposes.
- J. Utility Rights-of-Way. Underground utility rights-of-way. Above-ground utility and street rights-of-way may traverse conservation areas but shall not count toward the minimum required conservation open space.
- K. Hunting, Trapping and Fishing. Hunting, trapping, and fishing per applicable state law.

#### **§500-41 Conservation Open Space Design and Other Standards**

- A. Four-Step Design. Conservation open space in all options shall be identified and laid out in accord with the Four-Step Design Process and conservation open spaces design standards in Chapter 390 (Subdivision and Land Development) which begins with the identification of primary and secondary conservation areas.
- B. Comprehensive Plan. Conservation open space shall be laid out in accord with the Borough Comprehensive Plan, to ensure that, over time, an interconnected network of conservation open space will be created.
- C. Layout. The conservation open space shall be in the largest blocks possible and shall be laid out to ensure that an interconnected network of open space will be provided.
- D. Permanence, Ownership and Maintenance. The required conservation open space shall be subject to permanent conservation easements prohibiting future development, prohibiting its use to meet open space



requirements for any other development, and defining the range of permitted activities. The conservation open space shall be owned and maintained in accord with Chapter 390 (Subdivision and Land Development).

- E. Use by Development Residents. In no case shall the amount of land available for the common use and enjoyment of the subdivision residents be less than 20 percent of the Adjusted Tract Area. Not less than 15 percent of the conservation open space shall be free of wetlands, floodway, and slopes over 15 percent; and, this minimum percentage shall be included in the conservation open space set aside for the common use and enjoyment of the subdivision residents.
- F. Trails. When the Borough Council determines a benefit to residents of the development in the form of trails or open space links, the applicant shall provide such linkages. In establishing the need for such linkages, the Borough Council may consider:
- (1) Implementation of the Borough Comprehensive Plan;
  - (2) Trails integral to children's access to schools and parks;
  - (3) Impact on woodland and stream corridors.
- G. Buffers for Adjacent Public Park Land. Where the proposed development adjoins public park, state forest or state game land, a natural conservation open space buffer at least 150 feet in width shall be provided within the development along its common boundary with such public land, within which no new structures or other improvements shall be constructed, nor shall any clearing of trees or understory growth be permitted, except as may be necessary for street or trail construction or for the removal of invasive plant species.
- (1) Where existing vegetation provides an adequate buffer, as determined by the Borough Council, the depth may be reduced to 75 feet.
  - (2) Where the buffer is un-wooded, the Borough Council shall require vegetative screening to be planted, or that it be managed to encourage natural forest succession through restricted mowing policies and the periodic removal of invasive plant species.
- H. Building Lots.
- (1) The lot layout shall respect Secondary Conservation Areas.
  - (2) No portion of any building lot shall be used for meeting the minimum conservation open space requirement.
  - (3) Building lots shall generally be accessed from interior streets, rather than from roads bordering the tract, unless otherwise permitted as part of the approval under Chapter 390 (Subdivision and Land Development).
- I. Access. Pedestrian and maintenance access shall be provided to conservation open space in accord with the following requirements:
- (1) No more than 15 lots shall be contiguous to each other without a community access point meeting the following standards:
    - (a) The width of the access strip shall not be less than 20 feet.
    - (b) The access strip shall extend the full depth of the adjacent lots.

(2) Access to conservation open space used for agriculture or horticulture may be restricted or prohibited for public safety and to prevent interference with agricultural operations.

J. Landscaping. Conservation open space that is not wooded or farmed shall be landscaped in accord with the landscaping requirements and conservation open space management plan standards.

K. Exterior Views. Views of dwellings from exterior roads and abutting properties shall be minimized by the use of changes in topography, existing vegetation, or additional landscaping which meets the landscaping requirements of this chapter and Chapter 390 (Subdivision and Land Development).

#### **§500-42 Commercial Uses in Developments with 250 or More Dwelling Units**

If a subdivision includes a minimum of 250 dwelling units, then as a conditional use, a maximum of two acres within the subdivision may be used for retail businesses and service establishments meeting the requirements of the C-1 Neighborhood Commercial District. The applicant shall prove to the Borough Council that the commercial development has been designed and located with traffic access that is fully coordinated with the residential development and with adjacent development.

### **Part 2**

#### **Additional Residential Standards**

**§500-43 Cottage Housing Development** (Developer's option in R-1, R-2, and S Districts.) **NEW**  
(Diagrams are illustrative only.)

A. Intent and Age Restrictions.

(1) Authorization; Zoning Districts. This section authorizes Cottage Housing Development (CHD) as a conditional use in R-1, R-2, and S Districts in accord with this §500-43.

(2) Description. Cottage Housing is a type of housing appropriately sized for smaller households which encourages efficient use of land, affordability, and energy conservation. Cottage Housing allows for a higher density development than is normally allowed and is made possible by smaller home sizes, clustered home sites and parking and design standards.

(3) Age Restrictions. Dwelling units in a cottage development shall be restricted to occupancy for at least one person 55 years of age or older and with no person less than 19 years of age pursuant to the Housing for Older Persons Act of 1995, as may be amended. However, not more than 30 percent of the units may be restricted to occupancy for at least one person 45 years of age or older and with no person less than 19 years of age.

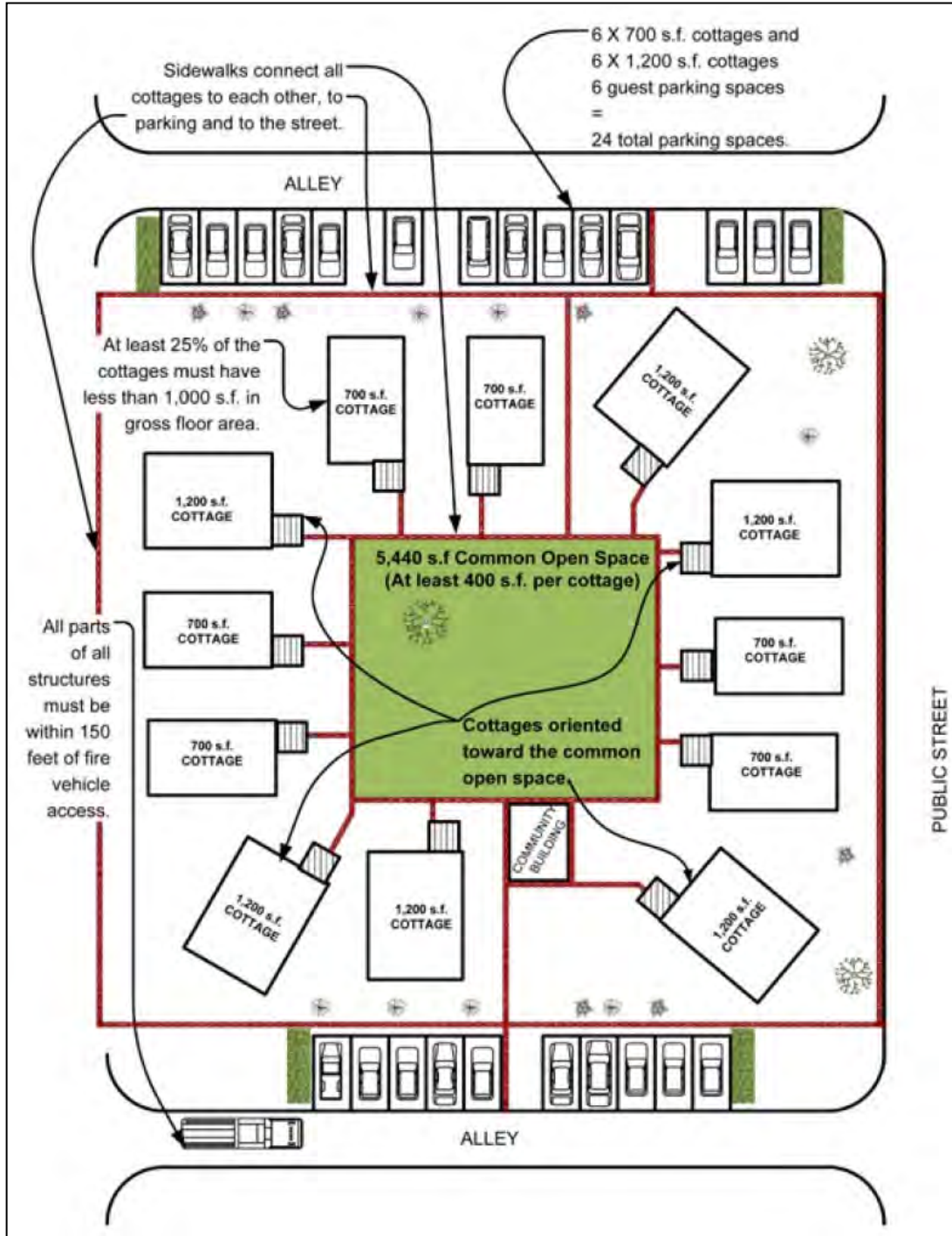
B. Definitions. The definitions in this §500-43B shall supplement those in Article III.

(1) Cluster. A group of four to 12 cottages, arranged around a common open space.

(2) Common Open Space. An area improved for passive recreational use or gardening, owned, and maintained commonly through a homeowners' or condominium association or similar mechanism.

(3) Cottage. A single family detached dwelling unit that is part of a cottage housing development.

(4) Cottage Housing Development (CHD). One or two clusters of cottages developed under a single land development plan, or as part of another land development plan.

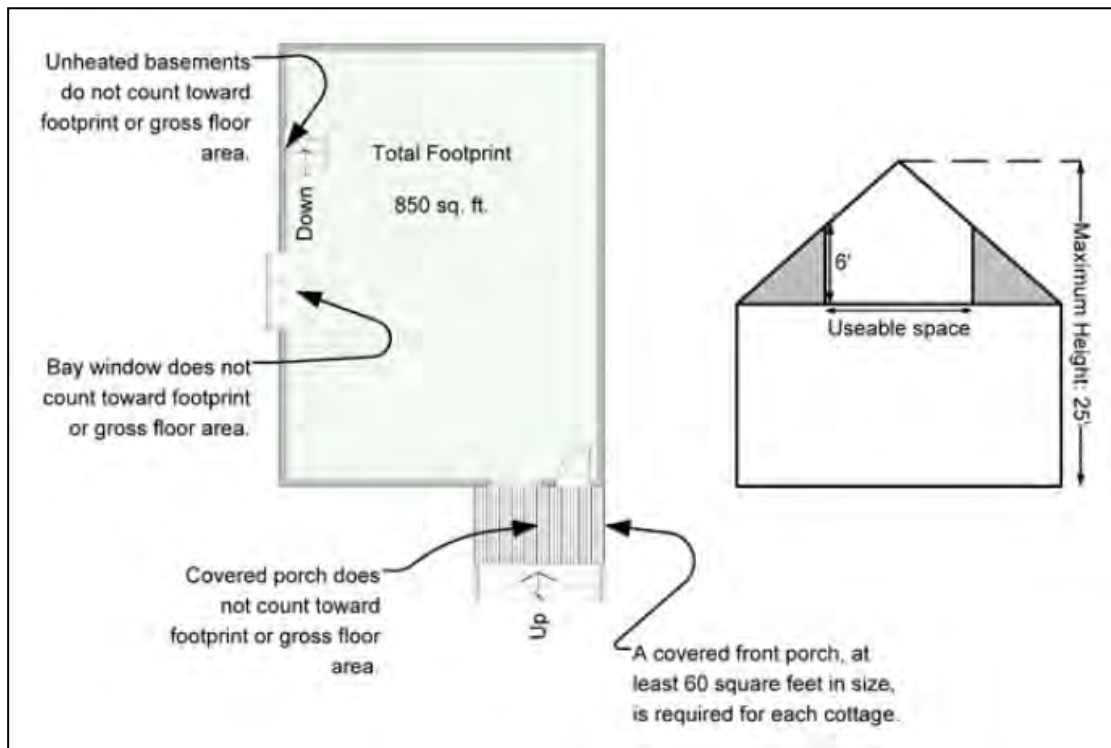


(5) Footprint. The gross floor area of a cottage's ground-level story.

C. Water Supply and Sewage Disposal. CHD shall only be permitted in areas served by central water supply and central sewage disposal.

D. Density; Units per Cluster.

(1) Density. Cottages may be built at up to twice the underlying zoned density for single-family detached dwelling housing.



(2) Units per Cluster. A CHD is composed of clusters of cottages.

- (a) Minimum units per cluster: four.
- (b) Maximum units per cluster: twelve.
- (c) Maximum clusters per CHD: two.

E. Community Assets.

(1) Common Open Space

- (a) Each cluster of cottages shall have common open space to provide a sense of openness and community for residents.
- (b) Each cluster shall include at least 400 square feet of common open space per cottage in the cluster.
- (c) Each area of common open space shall be in one contiguous and useable piece.
- (d) To be considered as part of the minimum open space requirement, an area of common open space must have a minimum dimension of 30 feet on all sides.
- (e) The common open space shall be at least 3,000 square feet in area, regardless of the number of units in the cluster.
- (f) Required common open space may be divided into no more than two separate areas per cluster.
- (g) At least two sides of the common open space shall have cottages along its perimeter. The cottages shall front on the open space either directly or across a sidewalk or pathway.

- (h) Parking areas, required setbacks, private open space and driveways do not qualify as common open space.
- (i) Any Borough requirements for contributions to off-site recreation facilities shall be reduced for the CHD by the amount of common open space included in the development.

(2) Community Building

- 1. Community buildings are permitted in CHDs.
- 2. Community buildings shall be clearly incidental in use and size to dwelling units.
- 3. Building height for community buildings shall be no more than one story.

F. Common Ownership. Community buildings, parking areas and common open space shall be owned and maintained commonly by the CHD residents through a condominium association, a homeowners' association, or a similar mechanism, and shall not be dedicated to the Borough.

G. Design

(1) Cottage Size

- (a) The gross floor area of each cottage shall not exceed 1,200 square feet.
- (b) At least 25 percent of the cottages in each cluster shall have a gross floor area less than 1,000 square feet.
- (c) Cottage areas that do not count toward the gross floor area or footprint calculations are:
  - [1] Interior spaces with a ceiling height of six feet or less, such as in a second-floor area under the slope of the roof;
  - [2] Basements;
  - [3] Architectural projections such as bay windows, fireplaces or utility closets no greater than 24 inches in depth and six feet in width;
  - [4] d. Attached unenclosed porches;
  - [5] Garages or carports;
- (d) The footprint of each cottage shall not exceed 850 square feet.

(2) Unit Height - The maximum height of cottage housing units shall be 25 feet.

(3) Orientation of Cottages

- (a) Each dwelling unit shall be clustered around a common open space. Each unit shall have a primary entry and covered porch oriented to the common open space.

- (b) Lots in a CHD are not required to abut a public street.
- (c) Each unit abutting a public street (not including alleys) shall have a facade, secondary entrance, porch, bay window or other architectural enhancement oriented to the public street.

(4) Cottage Setbacks

- (a) The minimum setbacks for all structures (including cottages, parking structures and community buildings) in a CHD shall be:
  - [1] Ten feet from any public right-of-way.
  - [2] Ten feet from any other structure.
- (b) Cottages shall be no more than 25 feet from the common open area, measured from the facade of the cottage to the nearest delineation of the common open area.
- (c) No part of any structure in the CHD (including, but not limited to, cottages, parking structures and community buildings) shall be more than 150 feet, as measured by the shortest clear path on the ground, from fire department vehicle access.

(5) Porches

- (a) Cottage units shall have covered front porches. The front porch shall be oriented toward the common open space.
- (b) Covered porches shall have at least 60 square feet in floor area.

(6) Basements - Cottages may have basements.

H. Parking

(1) Minimum Number of Off-Street Parking Spaces

- (a) Units up to 700 square feet: one space per dwelling unit.
- (b) Units 701-1,000 square feet: 1.5 spaces per dwelling unit, rounded up to the next whole number.
- (c) Units with more than 1,000 square feet: two spaces per dwelling.
- (d) The CHD shall include additional guest parking. A minimum of 0.5 guest parking spaces per dwelling unit, rounded up to the next whole number, shall be provided for each cottage cluster. Guest parking may be clustered with resident parking; however, the spaces shall include signs clearly identifying them as reserved for visitors.

(2) Parking Design

- (a) Parking shall be separated from the common area and public streets by landscaping and/or architectural screening. Solid board fencing shall not be allowed as an architectural screen.
- (b) Parking areas shall be accessed only by a private driveway or a public alley.

(c) The design of garages and carports-including roof lines-shall be similar to and compatible with that of the dwelling units within the CHD.

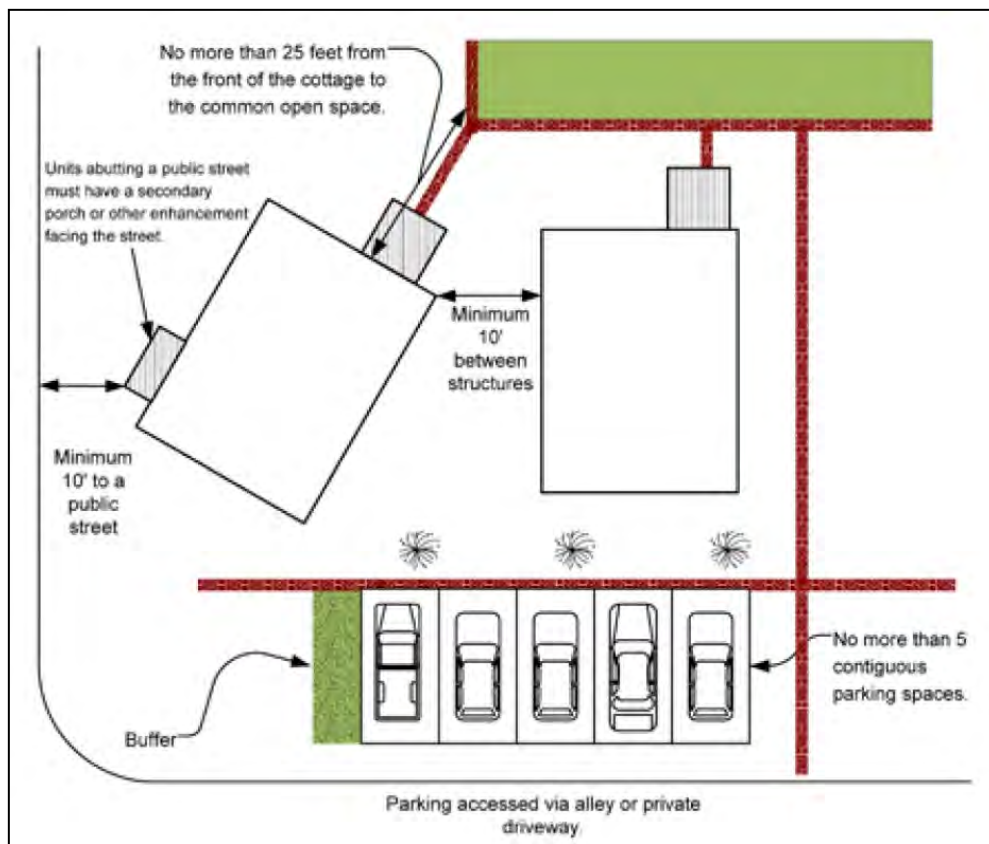
(d) Parking areas shall be limited to no more than five contiguous spaces.

I. Walkways

(1) A CHD shall have sidewalks along all public streets.

(2) A system of interior walkways shall connect each cottage to each other and to the parking area, and to the sidewalks abutting any public streets bordering the CHD.

(3) Walkways and sidewalks shall be at least four feet in width.



**§500-44 to §500-48 Reserved**

**§500-49 Two-Family Dwellings NEW**

Where permitted by the Schedule of Uses, two-family dwellings shall comply with the requirements of this §500-49 and other applicable standards in this chapter.

A. Common Property Line. In cases where a two-family dwelling is a duplex involving a common (i.e. party) wall and common property line, said wall shall be located on the common property line separating the adjoining lots. The area of each lot shall not be less than be 50 percent of the minimum lot size for a two-

family dwelling required by the Schedule of Development Standards in Article IV. Existing two-family dwelling units with a common wall may be subdivided along the wall without a lot area or setback variance.

- B. Single Parcel. In cases where the two-family dwelling is located on a single undivided lot consists of two dwelling units constructed with one unit located on the second floor above a first floor dwelling unit the lot shall comply with the minimum lot size required for a two-family dwelling by the Schedule of Development Standards in Article IV. If such a two-family dwelling is proposed on two or more separate lots of record, said lots shall be combined into one lot prior to the issuance of a Zoning Permit.
- C. Conversions -- See §500-51.

**§500-50 Multi-Family Dwellings**

**Updates old §500-35. Apartment houses, low-rise and § 500-39. Garden apartments.**

Multi-family dwellings are permitted in certain districts to provide the opportunity for the development of a variety of housing types in the Borough.

- A. Project Design Process and Procedure.
  - (1) Subdivision and Land Development. Multi-family projects shall also subject to Chapter 390 (Subdivision and Land Development).
  - (2) Site Plan. A proposed site plan showing all necessary information to include at a minimum, location of all buildings and improvements including roads, parking areas, planting strips, signs, overall grading plan with storm drainage facilities, water supply and distribution systems, sewage treatment and collection systems and the specific areas provided as open space pursuant to the requirements of this chapter. Building layouts, floor plans and profiles shall also be provided indicating building dimensions, numbers, and sizes of units, common ownership or use areas, lighting and such other information as shall be required to determine compliance with the required design standards and any other building standards which may be applicable in the Borough. Setbacks from property lines, improvements, and other buildings shall also be specifically shown.
- B. Bulk and Density Standards; Parcel Configuration. The bulk and density factors listed in the Multi-Family Dwelling Standards Table shall apply to multi-family dwellings and projects. All land proposed for a particular multi-family dwelling project shall be part of the same parcel and be contiguous.

MULTI-FAMILY DWELLING STANDARDS				
PROJECT STANDARDS	Quadraplexes	Townhouses	Garden Apartments	Apartment Buildings
Minimum size for project parcel (square feet)	<u>none – based on performance standards</u>			
Density (dwelling units per acre)	<u>10</u>	<u>10</u>	10	20
Maximum number of dwelling units per building	<b>4</b>	<b>6</b>	<b>8</b>	<b>10</b>
Setbacks (feet)	same as the zoning district			
Maximum lot coverage	same as the zoning district			
Maximum building height	same as the zoning district			



- C. Design Criteria. The following design criteria shall apply to multi-family projects:
- (1) Road Standards. Access roads through the development shall comply with the street requirements of Chapter 390 (Subdivision and Land Development). Direct access of individual parking spaces to a road shall not be permitted, and any such access drive shall remain private.
  - (2) Building Separation. All principal multi-family structures shall be separated by a distance as may be required by any applicable building code, but in no case less than 20 feet.
  - (3) Landscaped Buffers. Buffers shall be provided in accord with the landscaping requirements of Chapter 390 (Subdivision and Land Development).
  - (4) Pedestrian Access. Walkways of such design and construction as approved by the Borough shall be provided from all buildings and/or units to their respective parking area and shall meet the requirements for sidewalks as set forth in Chapter 390 (Subdivision and Land Development).
  - (5) Trash Storage. Exterior storage areas for trash and rubbish shall be screened from public view and shall be contained in covered, vermin-proof containers. Interior storage areas for trash shall at all times be kept in an orderly and sanitary fashion.
  - (6) Architectural Renderings. Preliminary architectural renderings, models or photos for multi-family dwelling projects shall be provided at the time of submission of the conditional use application. The exterior appearance of the building(s) shall be unified in type, design, and exterior wall treatment, and so constructed and maintained, to retain the residential character of the neighborhood. Fire escapes, when required, shall be in the rear of the building and shall not be located on any wall facing a street unless any building, fire or other code so requires.
  - (7) Townhouses: Facade Changes. A minimum of two changes in the front wall plane with a minimum offset of four feet shall be provided for every attached grouping of townhouses in one building. This can be met by varying setbacks among different dwellings or varying setbacks along the front of a dwelling, or dwellings set back farther than attached private garages.
- D. Nonresidential Use. Nonresidential uses and home occupations which employ other than unit residents shall not be permitted in a multi-family dwelling. Such ancillary facilities as laundry areas, service buildings, recreational facilities, and the like for the use of the residents of the project shall be permitted.
- E. **From old §500-39A** Open Space Required. In the case of quadraplexes, townhouses, and garden apartments, at least 25 percent of the garden apartment tract must be maintained in open space and be developed in recreational uses for the enjoyment of the residents. Areas for both active recreation (swimming, tennis, etc.) and passive recreation (landscaped walks, benches, gardens, picnic groves, etc.) may be included in the total area required for open space use.
- F. Common Property Ownership and Maintenance. In cases where the ownership of common property is involved, evidence of arrangements for the continuous ownership and maintenance of same shall be provided by the developer for approval by the Borough in accord with Chapter 390 (Subdivision and Land Development). The developer shall also submit evidence of compliance with the PA Condominium Law or an attorney's opinion that said Law does not apply to the subject project.

- G. Lighting. Lighting shall be provided sufficient in number and intensity to provide for the safe movement of vehicles and pedestrians. Lighting shall comply with §500-67 and shall not reflect toward public streets or cause any annoyance to surrounding properties.

#### **§500-51 Residential Conversions**

Any conversion of a building to multi-family or two-family dwelling units shall be permitted only within a district in which a new building for similar occupancy would be permitted under this chapter, and only when the resulting occupancy will comply with the requirements governing new construction in such district.

#### **Compare to old §500-36**

~~In districts where provided, single-family homes may be converted into two-family or multifamily structures, provided that the following conditions are met:~~

- ~~A. At least 1,500 square feet of lot area is required for each resulting dwelling unit.  
B. At least one off-street parking space shall be provided per resulting dwelling unit.  
C. The structure to be converted must be served by off-site water and sewerage facilities.  
D. Each dwelling unit shall have adequate light, air, and heating, as well as complete bathroom and kitchen facilities.~~

#### **§500-52 Manufactured Homes (Mobile Homes) NEW**

- A. Manufactured Homes on Individual Lots. A manufactured home placed upon single-family lot outside of a manufactured home park shall meet the following requirements:
- (1) The manufactured home shall comply with all applicable Uniform Construction Code requirements.
  - (2) The manufactured home shall have the wheels, axles and hitches removed prior to placement.
  - (3) The manufactured home shall comply in all respects with the requirements set forth in this chapter for single-family residences in the various districts.
- B. Manufactured Homes in a Manufactured Home Park. A manufactured home placed in a manufactured home park shall meet the requirements of Chapter 390 (Subdivision and Land Development).

#### **§500-53 Reserved**

#### **§500-54 Group Homes and Group Care Facilities, Large Same as old §500-47.**

Group homes and group care facilities, large (referred to as *facility* or *facilities*) shall be permitted in accord with the Schedule of Uses, this §500-54 and other applicable standards of this chapter.

- A. Support Facilities. The applicant shall demonstrate those support facilities that are essential to the functioning of the specific facility. These support facilities shall include, but are not limited to transportation, medical care, education facilities, recreation facilities, social services, and training facilities.
- B. Certification. The facility shall have obtained any and all licenses and permits required by the federal, state, county or local government which may be relevant to the particular type of facility.
- C. Group Home Floor Area. A minimum floor area of 900 square feet shall be provided for all group homes.
- D. Large Facility Floor Area. For large group care facilities, a minimum floor area of 900 square feet plus 110 square feet for every resident in excess of six shall be provided.

- E. Group Home Residents. Group homes shall not have more than six residents not counting the supervisory staff required by this §500-54.
- F. Supervision. All facilities shall have 24-hour per day supervision of the residents by people qualified by training and experience in the field for which the group care facility is intended.
- G. Parking. One off-street parking space per employee for the maximum number of employees on any one shift shall be provided if the resident group members are not allowed to operate motor vehicles. If the resident group members are allowed to operate motor vehicles, one off-street parking space shall be provided for each resident as well.
- H. Residential Districts. If located in a R-1, R-2, R-3, or R-4 District the group home appearance shall be maintained closely similar to nearby dwellings and no sign shall identify the use.
- I. Services. The facility shall not provide medical, counseling, or other services to persons who do not reside at the facility.

~~Facility Separation. The lot on which the facility is sited shall be separated from lots on which any other facility is located by a minimum distance of 800 feet in any direction.~~

- J. Requirements. The facility shall comply with the following requirements, by providing said information to the Zoning Officer, on or before February 1st, of each year, or an annual basis:
  - (1) The names, addresses, and telephone numbers of the primary and alternate supervisors of the facility.
  - (2) The address of the operator of the facility for the acceptance of correspondence and service of documents, which address shall be within the Commonwealth of Pennsylvania, or in the event of a sponsor not maintaining an office within the Commonwealth of Pennsylvania, then the sponsor shall designate an agent for acceptance of correspondence and service of documents within the Commonwealth of Pennsylvania.
  - (3) A current copy of all county, state, and federal licenses held by the operator of the group home authorizing the operation of the group home facility.

~~K. Annual Fee ???? The above information shall be accompanied by an annual fee, payable to the Borough as shall be set by Borough Council by resolution. Until otherwise established, the fee shall be \$25 per annum.~~

~~L. Additional Information. The applicant shall also submit such additional information as shall be required by the annual application ????~~ to be filed with the Zoning Officer to accompany the above information.

~~§500-55 — Functional Families — NEW~~

~~A. Purpose. This §500-55 is to provide for the regulation of functional families that may request to reside in a dwelling unit and to prohibit larger groups of unrelated persons from residing in dwelling units. Larger groups of unrelated persons have been frequently shown to have a detrimental effect on residential neighborhoods since larger groups of unrelated persons do not live as a family unit and do not have significant economic or emotional ties to the neighborhood.~~

~~B. Special Exception; Standards. The Zoning Hearing Board shall consider each application for a functional family as a special exception in accord with the standards of §500-176D and, among others, the following considerations:~~

~~(1) Proposed occupants:~~

- ~~(a) Share a strong bond or commitment to a single purpose (e.g., religious orders);~~
- ~~(b) Are not legally dependent on others not part of the functional family;~~
- ~~(c) Can establish legal domicile as defined by Pennsylvania law;  
Share costs of food, rent or ownership, utilities and other household expenses; per Ord.2021-01~~
- ~~(d) Prepare food and eat together regularly;~~
- ~~(e) Share in the work to maintain the premises;~~
- ~~(f) Legally share in the ownership or possession of the premises; and~~
- ~~(g) Share the entire dwelling unit or act as separate roomers.~~

~~(2) Whether the household has stability akin to a permanent family. The criteria used to make this determination may include, among others, the following:~~

- ~~(a) The length of stay together among the occupants in the current dwelling unit or other dwelling units;~~
- ~~(b) The presence of minor, dependent children regularly residing in the household;~~
- ~~(c) Whether the household is a temporary living arrangement or a framework for transient living; and,~~
- ~~(d) Whether the composition of the household changes from year to year or within the year.~~

~~(3) Any other factor reasonably related to whether or not the group of persons is the functional equivalent of a family.~~

~~C. Conditions. The Zoning Hearing Board may impose such additional conditions as it deems necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this chapter will be observed.~~

**§500-55 to §500-57     Reserved**

**DELETED ENTIRE SECTION**

**~~602 Transferable Development Rights (TDR)~~**

**ARTICLE VII  
STANDARDS**

**Part 1  
Design Standards**

**§500-58 Design of Commercial Establishments and Nonresidential Uses. NEW**

- A. Intent. It is the intent of this §500-58 to provide standards for the design of commercial establishments and nonresidential uses (referred to as *commercial establishments*) to assure the compatibility of the nonresidential development with the surrounding character of the Borough. This shall be accomplished by:
- (1) Siting buildings, parking areas and other facilities and improvements based upon the particular topography of development site
  - (2) Designing buildings with consideration of architectural style and type of construction material in keeping with the surrounding landscape and development pattern;
  - (3) Providing safe and convenient access from the public right-of-way based on the existing area-wide traffic circulation pattern and the expected traffic generated by the proposed use;
  - (4) Designing parking areas to complement patterns of traffic and pedestrian flow and to provide adequate off-street parking for patrons
  - (5) Maintaining to the greatest extent possible natural vegetation and provide landscaping as an integral part of the overall design of the proposed use and parking areas;
  - (6) Considering the impact of stormwater, noise, odor, traffic, and lighting on surrounding land uses and providing buffers to minimize adverse impacts; and,
  - (7) Being consistent with any design guidelines adopted by the Borough.
- B. Land Development. Any proposed nonresidential building shall be considered a "land development" as defined by the Pennsylvania Municipalities Planning Code and Chapter 390 (Subdivision and Land Development) unless excluded by definition. Such buildings shall comply in all respects with all the requirements for plan submission and content for land developments contained in Chapter 390, as well as the information which follows. The Borough may also require any additional information, studies, or reports as it deems necessary to meet the intent of this and other Borough Ordinances. The following shall be provided:
- (1) Location, widths, and names of all existing or prior platted streets and utility rights-of-way, parks, and other public open spaces, permanent buildings and structures, houses or permanent easements, and zoning and municipal boundary lines, within 200 feet of the tract.
  - (2) A traffic and pedestrian flow chart showing circulation patterns from the public right-of-way and within the confines of the land development.
  - (3) Location and dimensions of vehicular drives, entrances, exits, acceleration, and deceleration lanes.
  - (4) Location, arrangement, and dimensions of automobile parking space, width of aisles, width of bays,

angle of parking.

- (5) Location, arrangement, and dimensions of truck loading and unloading spaces and docks.
  - (6) Location and dimensions of pedestrian entrances, exits, walks.
  - (7) Location, height, and materials of walls, fences, screen plantings, and other landscaped areas.
  - (8) Preliminary architectural drawings for all buildings.
  - (9) Location, size, height, and orientation of all signs other than signs flat on building facades.
- C. Site Design Process. The applicant shall demonstrate to the Borough by the submission of the necessary land development site plans, that the commercial establishment has been designed as follows:
- (1) Mapping of environmentally sensitive areas to identify all areas of the site which will remain undisturbed, along with noting site development practices which will be used to assure non-disturbance
  - (2) Locating the building site.
  - (3) Locating required buffers.
  - (4) Laying out street access, parking/loading areas, and other required or proposed improvements.

## Part 2 Performance Standards

### §500-59 Intent and Applicability and Affidavit

- A. Intent and Applicability. **Replaces and incorporates §500-12A & B.**
- (1) The intent of this Part 2 is to regulate the development and operation of all proposed uses or change of uses development in the Borough and to protect the environment and the public health, safety, and general welfare.
  - (2) No use shall be permitted in any district if it is to be operated in such a manner as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive, environmental or other hazard; noise or vibration; smoke, dust, dirt, persistent odor, solid waste or air, water, or other form of pollution; electrical, glare, or other disturbance which will adversely affect the surrounding area or premises or be dangerous to public health or safety. Any such activity is hereby declared to be a public nuisance.
  - (3) All uses shall be developed in a manner consistent with the preservation of the quality of the existing environment and of any natural amenities present on the site. Such uses shall provide for the reservation and the minimal disturbance of natural drainage areas, minimal grading and disturbance of the ground surface, the preservation of substantial stands of trees and forested areas, and the preservation of attractive views and any other natural features existing on the site.
  - (4) Any use permitted by this chapter may be undertaken and maintained if it conforms to all applicable requirements of this chapter, including the standards in this Part 2 which are intended to limit

nuisance elements. The performance standards in this Part 2 shall apply to all proposed new or expanded nonresidential uses, and residential uses explicitly referenced by a specific section. The standards in this Part 2 shall not apply to normal agricultural uses unless explicitly referenced by a specific section.

B. Affidavit. **NEW**

- (1) With the exception of residential uses, the applicant for a Zoning Permit for any other principal or accessory use shall include with such application an affidavit acknowledging his understanding of the performance standards in this Part 2 and applicable to such use and affirming his agreement to conduct or operate such use at all times in conformance with such standards.
- (2) The Right to Know Law protects certain information submitted in connection with a zoning permit from public disclosure by the Borough. §708(3) of the Right to Know Law, 65 P.S. 67.708(3), exempts, “A record, the disclosure of which creates a reasonable likelihood of endangering the safety or the physical security of a building, public utility, resource, infrastructure, facility or information storage system, which may include ... (iii) building plans or infrastructure records that expose or create vulnerability through disclosure of the location, configuration or security of critical systems, including public utility systems, structural elements, technology, communication, electrical, fire suppression, ventilation, water, wastewater, sewage and gas systems.” Additionally, §708(11) of the Right to Know Law, 65 P.S. 67.708(11), exempts, “A record that constitutes or reveals a trade secret or confidential proprietary information.” An applicant for a zoning permit may designate application material submitted to the Borough meeting the exemption criteria of the Right to Know Law as confidential. Such confidential information shall be protected from public disclosure by the Borough to the extent permitted by law.
- (3) Regardless of whether or not a use is required to comply with the procedure specified in this §500-59B, every use shall comply with all applicable performance standards in this Article VII.

**§500-60 Setbacks and Buffers Replaces §500-12C(9) and links to new SALDO.**

Unless otherwise regulated by this chapter, where a nonresidential use is proposed contiguous to any existing residential dwelling and where a C-1, C-2, C-3, I, or S District adjoins any R-1, R-2, R-3, or R-4 District the minimum size of the abutting setback shall be increased by 50 percent and a landscaped buffer not less than five feet in width shall be provided in accord with this §500-60 and Chapter 390 (Subdivision and Land Development). Storage of equipment, supplies, products, or any other materials shall not be permitted in any front setback or side setback.

In the case of conditional uses and special exceptions, landscaped buffers may be required by the Borough in any setback in order to assure the protection of adjoining uses by providing visual barriers that block the glare of lights; reduce noise; serve as a protective barrier by blocking physical passage to dangerous areas; and reduce air pollution, dust, and litter; and, to otherwise maintain and protect the character of the District.

- A. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
- B. The width of the required buffer, as determined by the Borough, shall not be less than five feet.
- C. A mix of ground cover and shrubby vegetation and canopy trees, of such variety compatible with the local climate, may be required so that a dense screen not less than six feet in height will be formed within three years of planting. Plants shall be species identified by the Chapter 390 (Subdivision and Land Development).

In lieu of the plantings, a solid fence six feet in height may be approved by the Borough.

- D. Berms and landscaped walls or fences, compatible with the principal building design, may be incorporated in the required buffer. Front yard buffers shall be provided in the same manner to a height of not less than four feet; however, all clear sight triangles shall be maintained.
- E. In any case, special consideration shall be given to existing residential uses and sites where residential uses are likely to be developed. In cases where the adjoining use is a commercial use, or when two or more adjacent properties are developed under a common site plan, the width and density of the buffer may be reduced if the Borough shall determine that the proposed use and adjoining use(s) are not incompatible.
- F. Design details of buffers shall be included on the site plan, and buffers shall be considered "improvements" for the purposes of guaranteeing installation in accord with the requirements for "land developments" in Chapter 390 (Subdivision and Land Development). It shall be the responsibility of the property owner to maintain all buffers in good condition and replace any dying or dead plants or deteriorating landscape material.

#### **§500-61 Landscaping NEW**

Landscaping for land developments shall comply with the requirements of Chapter 390 (Subdivision and Land Development). Following the completion of any land development project, the failure to maintain the landscaping shall be subject to the enforcement provisions of this chapter.

#### **§500-62 Operations and Storage Replaces and incorporates §500-12C(3).**

All facilities and operations of any principal use (with the exception of nurseries, agriculture, and the display for sales purposes of new or used cars, motorcycles, trucks, trailers, vehicles, or farm equipment, in operative condition or other similar uses) including the storage of raw material, finished products, fuel, machinery and equipment and any other materials or supplies shall be enclosed and conducted within a building except as follows:

- A. Sales Area. One outdoor sales area meeting the required setbacks for the district shall be permitted not to exceed the lesser of 10 percent of the interior retail sales space or 500 square feet.
- B. Conditional Use/Special Exception.
  - (1) Outdoor storage for other uses may be approved as a conditional use for a use listed as conditional use by the Schedule of Uses and as a special exception for a use listed as a special exception.
  - (2) In the case of a use listed as a principal permitted use by the Schedule of Uses, outdoor storage shall be considered a conditional use.
  - (3) Larger setbacks and/or buffers to afford protection to adjoining uses and any public street rights-of-way may be required.
- C. Storage in Setback and Parking Areas. Storage of equipment, supplies, products or any other materials shall not be permitted in any required setback or parking areas.
- D. Vehicles, Trailers, Containers. Storage of materials, supplies or products in motor vehicles, truck trailers or other containers normally used to transport materials shall not be permitted in any zoning district except the I Industrial District and when used, such motor vehicles, truck trailers or other containers shall comply with accessory structure requirements. R-1, R-2, R-3, R-4, C-1, C-2 or C-3 Districts.



~~Highly flammable or explosive liquids, solids or gases shall be stored underground.~~

- E. Migration Off Lot. No materials or wastes shall be deposited upon a lot in such form that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse.
- F. Materials Storage. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.

**§500-63 Fire and Explosion Hazards NEW**

All activities involving any manufacturing, production, storage transfer or disposal of, inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in the industry shall be required. Burning of waste materials in open fires is prohibited. The relevant provisions of Federal, State and local laws and regulations shall also apply. Details of the potential hazards and details of planned safety and accident response actions shall be provided by the developer for review by the local fire company(s). In the case of conditional uses and special exceptions, larger setbacks, additional buffer areas or fencing may be required by the Borough or the Zoning Hearing Board.

**§500-64 Radioactivity or Electric Disturbance Same as §500-12C(6).**

Activities which may emit dangerous radioactivity beyond enclosed areas shall comply with state and federal laws and regulations. No electrical disturbances (except from domestic household appliances) shall be permitted to affect adversely, at any point, any equipment, other than that of the creator of such disturbance.

**§500-65 Noise**

All uses, including residential uses, shall comply with Chapter 314 (Noise).

**Deleted current Zoning §500-12C(1):**

~~(1) Noise control.~~

- ~~(a) The sound pressure level of any use (other than the operation of emergency or time signals) shall not exceed, at any point on the boundary of any industrial district or within the boundary of any other district, the following limitations, subject to the following corrections: Subtract five decibels for pulsating or periodic noises. Add five decibels for noise sources operating less than 20% of any one-hour period.~~

Octave Band In Hertz Per Second	Maximum Permitted Sound Level In Decibels Along Any Industrial District Boundary
0 to 599	55
600 to 2,399	40
2,400 to 4,799	38
Above 4,800	35

- ~~(b) Sound pressure level shall be measured according to the specifications published by the American Standard Association. The Pennsylvania Department of Health, Division of Occupational Health shall, upon request, make decibel readings and determine compliance with the above standards.~~

**§500-66 Vibration Updated §500-12C(5)**

Operating or permitting the operations of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at 50 feet from the source if on a public space or public right-of-way shall be prohibited. For the purposes of this section, *vibration perception threshold* means the minimum ground-borne or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

**§500-67 Lighting and Glare New and incorporates glare from §500-12C(4)**

The standards of this §500-67 shall also apply to residential and agricultural uses. Lighting shall be controlled in both height and intensity to maintain community character; and lighting design should be an inherent part of the project design. The applicant shall provide the proposed specifications of the proposed lighting and its arrangement on the site. Any proposal which is considered a land development as defined by Chapter 390 (Subdivision and Land Development) shall be governed by the lighting and glare standards in that ordinance. Following the establishment of any land development, the ongoing operation and maintenance of the lighting facilities shall comply with the requirements of this §500-67 and violations shall be subject to the enforcement provisions of this chapter.

A. Purpose. To set standards for outdoor lighting to:

- (1) Provide for and control lighting in outdoor places where public health, safety and welfare are potential concerns;
- (2) Protect drivers and pedestrians from the glare of non-vehicular light sources;
- (3) Protect neighbors, the environment and the night sky from nuisance glare and light trespass from improperly selected, placed, aimed, applied, maintained, or shielded light sources; and
- (4) Promote energy efficient lighting design and operation.

B. Applicability.

- (1) This §500-67 shall apply to all uses within the Borough where there is exterior lighting that is viewed from outside, including, but not limited to, residential, commercial, industrial, public and private recreational/sports and institutional uses, and sign, billboard, architectural and landscape lighting.
- (2) Exemptions. The following lighting applications are exempt from the requirements of this §500-67:
  - (a) Lighting within public right-of-way or easement for the principal purpose of illuminating streets or streets. No exemption shall apply to any lighting within the public right of way or easement when the purpose of the luminaire is to illuminate areas outside the public right of way or easement.
  - (b) Lighting for public monuments and statuary.
  - (c) Underwater lighting in swimming pools and other water features.
  - (d) Low voltage landscape lighting.
  - (e) Repairs to existing luminaires not exceeding 25 percent of the number of total installed luminaires.

- (f) Temporary lighting for theatrical, television, performance areas and construction sites.
- (g) Temporary lighting and seasonal decorative lighting provided that individual lamps are less than 10 watts and 70 lumens.
- (h) Emergency lighting, as may be required by any public agency while engaged in the performance of their duties, or for illumination of the path of egress during an emergency.

C. Standards.

(1) Illumination Levels. Lighting shall have illuminances, uniformities and glare control in accord with the recommended practices of the Illuminating Engineering Society of North America (IESNA) unless otherwise directed by the Borough.

(2) Luminaire Design.

(a) Horizontal Surfaces

[1] For the lighting of predominantly horizontal surfaces such as, but not limited to, parking areas, roadways, cul-de-sacs, vehicular and pedestrian passage areas, merchandising and storage areas, automotive-fuel dispensing facilities, automotive sales areas, loading docks, , active and passive recreational areas, building entrances, sidewalks, bicycle and pedestrian paths, and site entrances, luminaires shall be aimed straight down and shall meet IESNA full-cutoff criteria.

[2] Luminaires with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this paragraph. In the case of decorative street lighting, luminaires that are fully shielded or comply with IESNA cutoff criteria may be used.

(b) Non-horizontal Surfaces

[1] For the lighting of predominantly non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, billboards, fountains, displays and statuary, when their use is specifically permitted by the Borough, luminaires shall be shielded and shall be installed and aimed so as to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway.

[2] Luminaires with an aggregate rated lamp output not exceeding 500 lumens, e.g., the rated output of a standard non-directional 40-watt incandescent or 10-watt compact fluorescent lamp, are exempt from the requirements of this §500-67C(2)(b).

(3) Control of Glare.

(a) All lighting shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.

(b) Directional luminaires such as floodlights and spotlights shall be so shielded, installed and aimed that they do not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward or onto a public roadway or pedestrian way. Floodlights

installed above grade on residential properties, except when motion-sensor actuated, shall not be aimed out more than 45 degrees from straight down. When a floodlight creates glare as viewed from an adjacent residential property, the floodlight shall be required to be re-aimed and/or fitted with a shielding device to block the view of the glare source from that property.

- (c) Barn lights, also known as dusk-to-dawn lights, when a source of glare as viewed from an adjacent property, shall not be permitted unless effectively shielded as viewed from that property.
- (d) Reserved
- (e) Parking facility and vehicular and pedestrian-way lighting (except for safety and security applications and all-night business operations), for commercial, industrial, and institutional uses shall be extinguished after the close of business or facility operation. When safety or security lighting is proposed for after-hours illumination, it shall not be in excess of 25 percent of the number of luminaires or illumination level required or permitted for illumination during regular business hours. When it can be demonstrated to the satisfaction of the Borough that an elevated security risk exists, e.g., a history of relevant crime, an appropriate increase above the 25 percent limit may be permitted as a conditional use.
- (f) Luminaires shall be automatically controlled through the use of a programmable controller with battery power-outage reset, which accommodates daily and weekly variations in operating hours, annual time changes and seasonal variations in hours of darkness. The use of photocells is permitted when in combination with the programmable controller to turn luminaires on at dusk and for all-night safety/security dusk-to-dawn luminaire operation when such lighting is specifically approved by the Borough in accord with §500-67C(3)(e). The use of motion detectors is permitted.
- (g) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle and luminaire placement.
- (h) Light Spillover.
  - (1) Residential. The illumination projected from any use onto a residential use or permanent open space shall at no time exceed 0.1 initial footcandle, measured line-of-sight at any time and from any point on the receiving residential property. This shall include glare from digital or other illuminated signs
  - (2) Nonresidential. The illumination projected from any property onto a non-residential use shall at no time exceed one initial footcandle, measured line-of-sight from any point on the receiving property
- (i) Height. Except as permitted for certain recreational lighting and permitted elsewhere in this paragraph, luminaires shall not be mounted in excess of 20 feet above finished grade (AFG) of the surface being illuminated. Luminaires not meeting full-cutoff criteria, when their use is specifically permitted by the Borough, shall not be mounted in excess of 16 feet AFG. Mounting height shall be defined as the distance from the finished grade of the surface being illuminated to the optical center of the luminaire. Where proposed parking lots consist of 100 or more contiguous spaces, the Borough may, at its discretion, based partially on mitigation of potential off-site impacts, permit a luminaire mounting height not to exceed 25 feet AFG. For maximum mounting height of

recreational lighting, see §500-67D.

- (j) The United States, state and other official flags may be illuminated from dusk to dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 7,000 aggregate lamp lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.
- (k) Under-canopy lighting for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore drive-ups, shall be accomplished using flat-lens full-cutoff luminaires aimed straight down and shielded in such a manner that the lowest opaque edge of the luminaire shall be below the light source and its light-directing surfaces, at all lateral angles around the luminaire. The average illumination intensity in the area directly below the canopy shall not exceed 20 maintained footcandles and the maximum density shall not exceed 30 initial footcandles.
- (l) Soffit lighting around building exteriors shall not exceed 15 initial footcandles.
- (m) The use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications towers is prohibited during hours of darkness except as required by the Federal Aviation Administration.

(4) Installation.

- (a) Electrical feeds for lighting standards shall be run underground, not overhead, and shall be in accord with the National Electric Code (NEC) Handbook.
- (b) Poles supporting luminaires for the illumination of parking areas and located within the parking area or directly behind parking spaces, or where they could be hit by snowplows or wide-swinging vehicles, shall be protected by being placed a minimum of five feet outside paved area or tire stops, or placed on concrete pedestals at least 30 inches high above the pavement, shielded by steel bollards or protected by other effective means.
- (c) Pole mounted luminaires for lighting horizontal surfaces shall be aimed straight down and poles shall be plumb.
- (d) Poles and brackets for supporting luminaires shall be those specifically manufactured for that purpose and shall be designed and rated for the luminaire and mounting accessory weights and wind loads involved.
- (e) Pole foundations shall be designed consistent with manufacturer's wind load requirements and local soil conditions involved.

(5) Maintenance. Luminaires and ancillary equipment shall be maintained so as to meet the requirements of this chapter.

(6) Billboards and Signs. The lighting of new or relighting of existing billboards and signs shall require a permit, which shall be granted when the Zoning Officer is satisfied that excessive illumination, light pollution, glare, and light trespass have been adequately mitigated, and shall be subject to the following requirements:

- (a) Externally illuminated billboards and signs shall have luminaires mounted at the top of the billboard

or sign and aimed downward. The luminaires shall be designed, fitted, and aimed to shield the lamp and its reflective surfaces from off-site view and to place the light output onto and not beyond the sign or billboard. Lighting shall be by linear fluorescent unless it can be demonstrated to the satisfaction of the Borough that such a mounting arrangement is not possible. At no point on the face of the sign or billboard and at no time shall the illumination exceed 30 vertical footcandles during hours of darkness.

- (b) Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lumens per square foot of sign face per side.
- (c) The illumination of a billboard within 400 feet of a residential use shall not be permitted.
- (d) Rotating, traveling, pulsing, flashing, or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- (e) The use of highly reflective signs that creates nuisance glare or a safety hazard shall not be permitted.

D. Recreational Uses. The nighttime illumination of outdoor recreational facilities for such sports as baseball, basketball, soccer, tennis, track and field, and football typically necessitate higher than normally permitted luminaire mounting heights and aiming angles, utilize very high-wattage lamps and potentially produce unacceptable levels of light trespass and glare when located near residential properties. Permission to illuminate such facilities shall be granted only when the Borough is satisfied that the health, safety and welfare rights of nearby property owners and the Borough as a whole have been properly protected. When recreational uses are specifically permitted by the Borough for operation during hours of darkness, the following requirements shall apply:

- (1) For racetracks and such recreational venues as golf driving ranges and trap-shooting facilities, the horizontal or near horizontal aiming of luminaires and projection of illumination may be permitted by conditional use. A visual impact analysis shall be required in accord with §500-67D(6).
- (2) A proposed illuminated recreational facility located within a R-1, R-2, R-3, or R-4 District or sited on a nonresidential property located within 1,000 feet of a property in a R-1, R-2, R-3, or R-4 District shall be considered a special exception.
- (3) Sporting events shall be timed to end at such time that all lighting in the sports facility, other than lighting for safe exit of patrons, shall be extinguished by 10:00 p.m. except in the occurrence of extra innings, overtimes or make-up games.

(4) The Borough reserves the right to limit the number of illuminated sporting events per week or season.

(5) Maximum mounting heights for recreational lighting shall be in accordance with the following:

- (a) Basketball.....20 feet
- (b) Football .....70 feet
- (c) Soccer.....70 feet
- (d) Lacrosse.....70 feet
- (e) Baseball and softball
  - 1) 200-foot radius .....60 feet
  - 2) 300 -foot radius .....70 feet

- (f) Miniature golf .....20 feet  
See driving range in §500-67D(1)
- (g) Swimming pool aprons .....20 feet
- (h) Tennis.....20 feet
- (I) Track.....20 feet
- (j) All uses not listed .....20 feet

(6) Visual Impact Plan. To assist the Borough in determining whether the potential impacts of proposed lighting have been suitably managed, applications for illuminating recreational facilities shall be accompanied not only with the information required by §500-67E, but also by a Visual Impact Plan that contains the following:

- (a) Plan views containing a layout of the recreational facility and showing pole locations and the location of residences on adjoining properties.
- (b) Elevations containing pole and luminaire mounting heights, horizontal and vertical aiming angles and luminaire arrays for each pole location.
- (c) Elevations containing initial vertical illuminance plots at the boundary of the site, taken at a height of 5-foot line-of-sight.
- (d) Elevations containing initial vertical illuminance plots on the windowed facades of all residences facing and adjacent to the recreational facility. Such plots shall demonstrate compliance with the light trespass and glare control requirements of §500-67C(3).
- (e) Proposed frequency of use of the facility during hours of darkness on a month-by-month basis and proposed time when the sports lighting will be extinguished.
- (f) A narrative describing the measures proposed to achieve minimum off-site disturbance.

E. Plan Submission. Lighting plans shall be submitted for Borough review and approval for subdivision and land development, conditional use, variance, zoning permit and special exception applications. The submitted information shall include the following:

- (1) A plan or plans of the site, complete with all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), existing and proposed trees, and adjacent uses that might be adversely impacted by the lighting. The lighting plan shall contain a layout of all proposed and existing luminaires, including but not limited to area, architectural, building entrance, canopy, soffit, landscape, flags and signs, by location, orientation, aiming direction, mounting height, lamp, photometry and type.
- (2) A 10'x10' illuminance grid (point-by-point) plot of maintained horizontal footcandles overlaid on the site plan, plotted out to 0.0 footcandles, which demonstrates compliance with the light trespass, illuminance and uniformity requirements as set forth in this chapter. When the scale of the plan, as judged by the Borough, makes a 10'x10' grid plot illegible, a more legible grid spacing may be permitted.
- (3) Light-loss factors, IES candela test-filename, initial lamp-lumen ratings and specific lamp manufacturer's lamp ordering nomenclature, used in calculating the plotted illuminance levels.
- (4) Description of the proposed equipment, including luminaire catalog cuts, photometrics, glare reduction devices, lamps, on/off control devices, mounting heights, pole foundation details, pole protection means

and mounting methods.

- (5) Landscaping plans shall contain luminaire locations, demonstrating that the site lighting and landscaping have been coordinated to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
- (6) When requested by the Borough for conditional uses or special exceptions, the applicant shall also submit a Visual Impact Plan in accord with §500-67D(6).
- (7) Plan Notes. The following notes shall appear on the Lighting Plan:
  - (a) Post-approval alterations to lighting plans or intended substitutions for specified lighting equipment on the approved plan shall be submitted to the Borough for review and approval prior to installation. Requests for substitutions shall be accompanied by catalog cuts of the proposed equipment that demonstrate the proposed substitution is equal to or exceeds the optical quality and maintainability of the specified luminaires; and shall be accompanied by a lighting plan, including a point-by-point plot, which demonstrates that proposed substitutions will result in a lighting design that equals or exceeds the quality of the approved plan.
  - (b) The Borough reserves the right to conduct post-installation inspections to verify compliance with ordinance requirements and approved Lighting Plan commitments, and if deemed appropriate by the Borough, to require remedial action at no expense to the Borough.
  - (c) All exterior lighting, including building-mounted lighting, shall meet IESNA full-cutoff criteria unless otherwise specifically approved by the Borough.
  - (d) Installer shall notify Borough to arrange for inspection and approval of all exterior lighting, including building-mounted lighting, prior to its installation.

F. Compliance Monitoring.

- (1) Safety Hazards. If the Zoning Officer determines that a lighting installation creates a safety hazard, an enforcement proceeding shall be initiated.
- (2) Nuisance Glare and Inadequate Illumination Levels. If the Zoning Officer determines that a lighting installation produces unacceptable levels of nuisance glare, skyward light, excessive or insufficient illumination levels or otherwise varies from the requirements of this chapter, enforcement proceedings shall be initiated.

G. Non-Conforming Lighting. A nonconforming lighting fixture or lighting installation shall be made to conform with the applicable requirements of this §500-67 when:

- (1) It is deemed by the Zoning Officer to create a safety hazard;
- (2) It is replaced, abandoned or relocated;
- (3) There is a change in use; or
- (4) Minor corrective action is deemed appropriate by the Zoning Officer to bring the fixture or installation into conformance with the requirements of this chapter. Minor corrective action shall be defined as



having a cost not to exceed 25 percent of the cost of the replacement of the fixture or installation.

- H. Definitions. Words and phrases used in this §500-67 shall have the meanings set forth in this 67H. Words and phrases not defined in this §500-67 but defined in Article II shall be given the meanings set forth in Article II. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

Architectural Lighting - Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

Footcandle - The amount of illumination the inside surface of a 1-foot radius sphere would receive if there were a uniform point source of one candela in the exact center of the sphere. The footcandle is equal to one lumen per square foot and is measurable with an illuminance meter (light meter).

Full Cutoff - Attribute of a luminaire from which no light is emitted at or above a horizontal plane drawn through the lowest light-emitting portion of the luminaire and no more than 10 percent of the lamp's intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the luminaire. A full-cutoff luminaire, by definition, also is fully shielded.

Fully Shielded - A luminaire with opaque top and sides, capable of emitting light only in the lower photometric hemisphere as installed.

Glare - Light entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or loss in visual performance and visibility.

IESNA. Illuminating Engineering Society of North America

Lamp - A generic term for a source of optical radiation, often called a "bulb" or "tube."

LED - Light Emitting Diode.

Lighting System - On a site, all exterior electric lighting and controls.

Light Trespass - Light emitted by a luminaire or installation, which is cast beyond the boundaries of the property on which the lighting installation is sited.

Lumen - As used in the context of this chapter, the light-output rating of a lamp (light bulb).

Luminaire - The complete lighting unit (fixture), consisting of a lamp, or lamps and ballast(s) when applicable, together with the parts designed to distribute the light (reflector lens, diffuser) to position and protect the lamps, and to connect the lamps to the power supply.

Luminaire, Shielded Directional - A fully shielded luminaire with an adjustable mounting device allowing aiming in a direction other than straight downward.

**§500-68 Heat Control From §500-12C(4).**

No use shall carry on an operation that will produce heat perceptible beyond the property line of the lot on which the operation is situated.

**§500-69 Control of Smoke, Dust and Dirt, Fumes, Vapors, Gases and Odors Same as §500-12C(2).**

Applicable state and federal pollution control laws shall govern the emission of smoke, dust, fly ash, fumes, vapors, gases, or odors. Necessary tests to determine compliance with such laws shall be required.

**§500-70 Surface and Ground Water Protection NEW**

All activities involving the possible contamination or depletion of surface or ground water shall be provided with adequate safety devices to prevent such contamination or depletion. In cases where any earth disturbance will result in the excavation of bedrock, the Township may require the applicant to submit a report from a qualified engineer or geologist detailing the geologic structure of the area proposed to be disturbed and identifying the probable impacts on groundwater supply and quality. Details about the amount of water use and details of the potential hazards (including the groundwater characteristics of the area in which the use is proposed) and details of planned ~~mitigation safety devices and contamination response~~ actions shall be provided by the developer. The Township may require a plan to be submitted for review and approval and may require security for ensuring mitigation actions ~~contamination response~~. Monitoring wells and water quality testing may also be required by the Township. The developer shall also provide details about the use of ground water and any processes that could result in the depletion of ground water supplies. No use shall be permitted which would result in the depletion of ground water supplies. ~~In cases where the use requires larger volumes of ground water, The developer shall provide documentation of compliance with PA DEP, Delaware River Basin Commission, and U.S. Environmental Protection Agency regulations.~~

**§500-71 Stormwater Management and Soil Erosion and Sedimentation Control NEW**

- A. Stormwater. A stormwater management plan and soil erosion control plan shall be required for review and approval. Said plan shall be prepared and implemented pursuant to the standards contained in Chapter 377 (Stormwater Management).
- B. Soil Erosion and Sedimentation Control. Soil erosion and sedimentation controls shall be provided in accord with County Conservation District and PA DEP requirements.

**§500-72 Waste Materials NEW**

No liquid, solid, toxic, or hazardous waste shall be stored or disposed in any commercial, residential, or other area, either above or below ground level, except for the temporary storage thereof pending removal from the premises. Such temporary storage and handling of waste shall be in a designated area and shall be conducted in compliance with all applicable state and federal regulations in order to prevent any water, soil or air contamination and shall be screened from view of adjoining properties and any public street right-of-way by fencing or other buffers. In addition, no waste discharge is permitted into any reservoir, sewage or stormwater disposal system, stream, open body of water or onto the ground. All waste materials shall be disposed of only in accord with all applicable state and federal regulations and applications for any use which results in waste materials regulated by the state or federal government shall include a list of all such wastes and the method of temporary storage, handling and disposal.

**§500-73 Handicapped Access NEW**

Access for handicapped persons to all uses shall be provided in accord with all applicable state and federal requirements.

**§500-74 Settling and/or Storage Ponds and Reservoirs NEW**

All ponds, reservoirs or other such storage facilities which are associated with any manufacturing or industrial process, or any sewage or waste disposal process shall be fenced or shall otherwise be physically controlled to prevent access by the public. Said fence shall be not less than four feet high and of a design to restrict access to the area to be controlled. Any such facility which contains any material which is poisonous, toxic, or caustic, shall not be permitted.

**§500-75 Security NEW**

In cases where deemed necessary by the Borough, ~~(detention facilities and drug treatment centers, for example)~~, the applicant shall provide a plan addressing security needs to protect the health and safety of the public as well as the occupants of the proposed facility. Such plan shall include a description of the specific services to be offered, type of patients and/or residents, to be served, and the staff to be employed for this purpose. The plan shall identify the forms of security normally required with care of the type to be offered and detail the specific measures to be taken in the construction, development and operation of the facility so as to provide appropriate security. The plan shall, at a minimum, reasonably restrict unauthorized entry and/or exit to and from the property and provide for effective separation from adjoining residences by means of fencing, signs or a combination thereof. The plan shall also address measures to ensure that lighting and noise is controlled, particularly with respect to loudspeakers or other amplification devices and floodlights.

**§500-76 Water Supply and Sewage/Wastewater Disposal Replaces §500-12C(8)**

~~Deleted the detailed wastewater discharge quality parameters.~~

- A. Water Supply. All uses shall be provided with an adequate and safe water supply as demonstrated by approval by the Borough Water Department or compliance with Chapter 447 (Wells) and PA DEP.
- B. Sewage/Wastewater Disposal. Sewage and wastewater disposal shall be provided by a system meeting the needs of the proposed use and the requirements of the Borough Sewer Authority and PA DEP.

**§500-77 Electric, Diesel, Gas, or Other Power. Same as §500-12C(7)**

Every use requiring power shall be so operated that any service lines, substation, etc., shall conform to the highest applicable safety requirements, shall be constructed, installed, etc., so that they will be an integral part of the architectural features of the plant; or, if visible from abutting residential properties, shall be screened in accord with §500-60.

**§500-78 Travel Routes and Traffic Impact Study (TIS) NEW**

- A. Travel Routes. The Applicant shall provide a map showing the public streets proposed to be used to travel to and from the facility and the Borough may require the Applicant to provide an evaluation prepared by a registered professional engineer of the condition of any Borough street which will be used and the potential damage which may occur from such use. The Borough may require a bond to insure the repair of any anticipated street damage.
- B. Traffic Impact Study (TIS).
- (1) Intent. Traffic impact studies are required for certain activities to enable the Borough to assess the effect on the transportation system in and around the Borough and to:
- (a) Ensure that proposed uses do not adversely affect the transportation network.
  - (b) Identify any traffic problems associated with site access.
  - (c) Determine traffic problems on private, Borough, County or State streets in the project traffic study area.
  - (d) Assist in the protection of the safety of the motoring public, air quality, and energy conservation.
- (2) TIS Requirement.
- (a) Thresholds. A TIS shall be required for all proposals that are projected to generate 150 or more trip-

ends per project peak hour or 1,500 trip-ends or more per day based on the latest edition of *Trip Generation* published by the Institute of Transportation Engineers. A TIS shall also be required for additions to a use, changes of use and replacements of nonconforming uses that increase the total traffic (i.e., existing plus new traffic) above the peak hour or daily thresholds.

- (b) Other Projects. The Borough Council, Planning Commission, or Zoning Hearing Board may also, based upon the nature of a project and potential impacts on the Borough, require the developer to prepare and submit to the Borough a TIS for the following types of developments and uses:

- [1] Industrial parks.
- [2] Industrial uses.
- [3] Junkyards.
- [4] Mineral extraction including oil and gas wells.
- [5] Mineral processing.
- [6] Agricultural products processing.
- [7] Solid waste facilities and staging areas.
- [8] Warehouses and trucking terminals.
- [9] Concentrated animal feeding operations.
- [10] Transmission pipelines and hazardous liquid pipelines.
- [11] Pipeline compressor stations, metering stations or operation/maintenance facilities.
- [12] Any nonresidential use involving the initial or cumulative disturbance of 87,120 or more square feet of soil surface areas.
- [13] Any nonresidential use involving the initial or cumulative construction, installation and/or placement of 43,560 square feet or more of buildings, structures or other impervious surface areas.
- [14] Any drive-in use.

The requirements of this §500-78B may be applied to any other proposed conditional use or special exception, which for reasons of location, design, existing traffic or other community or environmental considerations, as determined by the Borough, warrants the application of the study requirements in order to determine what conditions should be required to mitigate any adverse effects of the proposed use. The Borough Council, Planning Commission, or Zoning Hearing Board may waive certain components of the TIS should such components be deemed unnecessary for certain uses.

- (3) Professional Requirements. The TIS shall be prepared by a registered professional engineer or transportation planner with verifiable experience in preparing such studies.

(4) Study Methodology.

- (a) State Roads. In cases where PennDOT requires a TIS for access to a state road, a separate TIS shall not be required by the Borough. If PennDOT does not require a TIS and the traffic from the proposed use meets or exceeds the peak hour or daily thresholds, a TIS using PennDOT methodology shall be required.
- (b) Borough Streets. If a TIS is required for access to a Borough street, the TIS shall be prepared in accord with PennDOT methodology.

- (5) Recommended Improvements. If the analysis indicates a decrease in level of service for any movements will occur on study area streets, a description of proposed improvements to remedy deficiencies shall be included within the TIS. The following information shall be provided.
- (a) Proposed Recommended Improvements. This section shall describe the location, nature, and extent of proposed improvements to assure sufficient street capacity.
  - (b) Volume/Capacity Analysis at Critical Points. An iteration of the volume/capacity analysis shall be described which demonstrates results of making the improvements.
  - (c) Level of Service at Critical Points. As a result of the revised volume/capacity analysis presented in §500-78B(5)(b), levels of service for the street system with the improvements shall be presented.

#### **§500-79 Waste Containers NEW**

All commercial, residential, and other uses shall provide adequate waste containers to store waste until disposal and to prevent litter.

- A. Screening. All trash dumpsters shall be screened as needed to screen the dumpster from view from public streets or dwellings on abutting lots. A solid wooden fence, brick wall, evergreen plants or structure designed to be architecturally compatible with the principal building shall be used for such screening.
- B. Setbacks. Any solid waste container with a capacity of five cubic yards or more shall be kept a minimum of 15 feet from any property line and any street right-of-way.
- C. Food Sales. Any use that involves the sale of ready-to-eat food for consumption outside of a building shall provide at least one outdoor solid waste receptacle for customer use at a convenient location outside of the main exit door of the property. The operator of such use shall be responsible for regular emptying and maintenance of such receptacle.
- D. Enclosed Containers. Solid waste receptacles stored outdoors shall be adequately enclosed and covered to control the attraction of rodent and insects.

#### **§500-80 Other Regulations NEW**

The Zoning Officer, Planning Commission, Borough Council or the Zoning Hearing Board, as the case may be, shall require documentation from the Applicant demonstrating that the project complies with all other applicable local, state and federal regulations, and said proposal has obtained all required permits, certifications and authorizations, including but not limited to the PA Department of Transportation, the PA Department of Environmental Protection, the PA Department of Labor and Industry, the Federal Emergency Management Agency, the U.S. Environmental Protection Agency and [the Delaware River Basin Commission](#).

### **Part 3 Environmental Protection Replaces §500-13**

#### **§500-81 Environmental Impact Statement DELETE ENTIRE SECTION**

~~The intent of this §500-81 is to provide the identification of environmental and community impacts and means of mitigation of impacts of development projects in the Borough. The Borough Council, Planning Commission, or Zoning Hearing Board may, based upon the nature of a project and potential impacts on the Borough, require the developer to prepare and submit to the Borough an environmental impact statement (EIS) for the following~~

~~types of developments and uses:~~

## **LARGE-SCALE WATER EXTRACTION**

- ~~(1) Industrial parks.~~
- ~~(2) Industrial uses.~~
- ~~(3) Junkyards.~~
- ~~(4) Mineral extraction including oil and gas wells.~~
- ~~(5) Mineral processing.~~
- ~~(6) Agricultural products processing.~~
- ~~(7) Solid waste facilities and staging areas.~~
- ~~(8) Warehouses and trucking terminals.~~
- ~~(9) Concentrated animal feeding operations.~~
- ~~(10) Transmission pipelines and hazardous liquid pipelines.~~
- ~~(11) Pipeline compressor stations, metering stations or operation/maintenance facilities.~~
- ~~(12) Any nonresidential use involving the initial or cumulative disturbance of 87,120 or more square feet of soil surface areas.~~
- ~~(13) Any nonresidential use involving the initial or cumulative construction, installation and/or placement of 43,560 square feet or more of buildings, structures or other impervious surface areas.~~

~~The requirements of this §500-81 may be applied to any other proposed conditional use or special exception, which for reasons of location, design, existing traffic or other community or environmental considerations, as determined by the Borough, warrants the application of the study required contained herein in order to determine what conditions should be required to mitigate any adverse effects of the proposed use. The Borough Council, Planning Commission, or Zoning Hearing Board, as the case may be, may waive certain components of the EIS should such components be deemed unnecessary for certain uses.~~

- ~~A. Purpose of EIS. The purpose of this EIS is to disclose the environmental and community consequences of a proposed action for consideration by the Borough for the determination of approval or denial of the project, and, if the project is approved, for the establishment of conditions of approval. This requirement is made in order to protect the natural environment and community.~~
- ~~B. Contents of EIS. An Environmental Impact Statement shall include a description of the proposed use including location relationship to other projects or proposals, with adequate data and detail for the Borough to assess the impact. The EIS shall also include a comprehensive description of the existing environment and community and the probable future effects of the proposal. The description shall focus on the elements of the environment and community most likely to be affected as well as potential regional effects and ecological interrelationships.~~

~~At a minimum, the EIS shall include an analysis of the items listed below regarding the impact of the proposed use and the mitigation of any such impacts; and said proposal shall comply with all other standards included in this chapter and other Borough Ordinances:~~

- ~~(1) Soil Types.~~
  - ~~(a) U.S.D.A. Soil Types (show on map)~~
  - ~~(b) Permeability of soil on the site.~~
  - ~~(c) Rate of percolation of water through the soil for each five acres.~~

- ~~(2) Surface Waters.~~

- ~~(a) Distance of site from nearest surface water and head waters of streams.~~
- ~~(b) Sources of runoff water.~~
- ~~(c) Rate of runoff from the site.~~
- ~~(d) Destination of runoff water and method of controlling downstream effects.~~
- ~~(e) Chemical additives to runoff water on the site.~~
- ~~(f) Submission of an erosion and sediment control plan meeting the requirements of the PA DEP and the County Conservation District.~~
- ~~(g) Said information shall be set forth in a stormwater management plan meeting the requirements of Chapter 390 (Subdivision and Land Development).~~

~~(3) Ground Cover Including Vegetation and Animal Life.~~

- ~~(a) Extent of existing impervious ground cover on the site.~~
- ~~(b) Extent of proposed impervious ground cover on the site.~~
- ~~(c) Type and extent of existing vegetative cover on the site.~~
- ~~(d) Extent of proposed vegetative cover on the site.~~
- ~~(e) Type of animal life and effect on habitat.~~

~~(4) Topographic and Geologic.~~

- ~~(a) Maximum existing elevation of site.~~
- ~~(b) Minimum existing elevation of site.~~
- ~~(c) Maximum proposed elevation of site.~~
- ~~(d) Minimum proposed elevation of site.~~
- ~~(e) Description of the topography of the site and any special topographic features, and any proposed changes in topography.~~
- ~~(f) Surface and subsurface geology.~~

~~(5) Ground Water.~~

- ~~(a) Average depth to seasonal high water table.~~
- ~~(b) Minimum depth to water table on site.~~
- ~~(c) Maximum depth to water table on site.~~
- ~~(d) Quality.~~

~~(6) Water Supply.~~

- ~~(a) The source and adequacy of water to be provided to the site.~~
- ~~(b) The expected water requirements (gallons per day) for the site.~~
- ~~(c) The uses to which water will be put.~~

~~(7) Sewage Disposal.~~

- ~~(a) Sewage disposal system (description and location on the site, of system).~~
- ~~(b) Expected content of the sewage effluent (human waste, pesticides, detergents, oils, heavy metals, other chemical).~~
- ~~(c) Expected daily volumes of sewage.~~
- ~~(d) Affected sewage treatment plant present capacity and authorized capacity.~~

~~(8) Solid Waste.~~

- ~~(a) Estimated quantity of solid waste to be developed on the site during and after construction.~~
- ~~(b) Method of disposal solid waste during and after construction.~~
- ~~(c) Plans for recycling of solid waste during and after construction.~~

~~(9) Air Quality and Odor.~~

- ~~(a) Expected changes in air quality and odor due to activities at the site during and after construction.~~
- ~~(b) Plans for control of emissions affecting air quality and odor.~~

~~(10) Noise.~~

- ~~(a) Noise levels, above existing levels, expected to be generated at the site, (source and magnitude), during and after construction.~~
- ~~(b) Proposed method for control of additional noise on site during and after construction.~~

~~(11) Land and Water Surface Use and Community Character.~~

- ~~(a) Past and present use of the site with particular attention to storage or disposal of toxic or hazardous waste.~~
- ~~(b) Adjoining land uses and values and character of the area.~~
- ~~(c) Type and concentration of existing water craft uses.~~

~~(12) Critical Impact Areas. Any area, condition, or feature which is environmentally sensitive, or which if disturbed during construction would adversely affect the environment. Critical impact areas include, but are not limited to, stream corridors, streams, wetlands, slopes greater than 15%, highly acid or highly erodible soils, areas of high water table, and mature stands of native vegetation and aquifer recharge and discharge areas~~

~~(13) Historic Resources. Identification of structures or sites of historic significance and probable effect of project.~~

~~(14) Transportation Network. Existing network traffic volumes and capacities and need for improvements required by the project. In the case of PennDOT roads a copy of the traffic study required by PennDOT shall be submitted and in the case of Borough streets, the study shall be conducted in accord with PennDOT requirements.~~

~~(15) Law Enforcement. Existing law enforcement capabilities of the Borough and State; and assess the impact of the proposed development on said law enforcement agencies along with actions proposed to mitigate any burdens created by the development.~~

~~(16) Community Facilities and Services. Existing community facilities and services and how the proposed use will affect those facilities and services, including projected needs for additional facilities and services.~~

~~(17) Additional Requirements. In addition to the above requirements the Planning Commission and/or Borough Council or the Zoning Hearing Board may require such other information as may be reasonably necessary for the Borough to evaluate the proposed use for its effect on the community.~~



~~C. Additional Considerations. The following shall also be addressed:~~

- ~~(1) A description of alternatives to the proposed use.~~
- ~~(2) A statement of any adverse impacts which cannot be avoided.~~
- ~~(3) Environmental protection measures, procedures and schedules to minimize damage to critical impact areas during and after construction.~~
- ~~(4) A list of all licenses, permits and other approvals required by municipal, county or state law and the status of each.~~
- ~~(5) A listing of steps proposed to minimize environmental damage to the site and region during and after construction.~~

~~D. Qualifications. The EIS shall be prepared by a professional architect, landscape architect, planner, engineer or other qualified individual whose qualifications have been previously approved by the Borough Council or the Zoning Hearing Board as the case may be.~~

~~E. Procedures for Evaluating the Environmental Impact Statement Shall be as Follows.~~

- ~~(1) Upon receipt of the application the Borough shall forward the EIS to the Borough Engineer and any other Agency or firm which the Borough may desire for consultation.~~
- ~~(2) The above mentioned Agencies shall review the applicant's EIS and shall report its comments to the Planning Commission and Borough Council or Zoning Hearing Board.~~
- ~~(3) The Planning Commission and/or Borough Council or Zoning Hearing Board may require the opinion of experts in their review of the EIS.~~
- ~~(4) Copies of the EIS shall be on file and available for inspection in the Borough office.~~
- ~~(5) The Planning Commission shall evaluate the proposed project and the EIS and recommend action on same to the Borough Council or Zoning Hearing Board.~~

#### **§500-82 Special Conservation Standards**

All uses permitted by this chapter shall be subject to the following special conservation performance standards which shall apply to any lands that are characterized as steep slopes, wetlands or flood plains, except that these provisions do not apply where the applicant proposes to join two existing parcels into a single parcel, or to subdivide a parcel from one parcel and join that with an adjoining tract of land, and where no new development is proposed on the resulting lots. The procedures and standards are as follows:

A. Steep Slope Areas. **NEW**

- (1) General Requirements. Steep slopes shall be defined as slopes of 25 percent or more as determined by the Zoning Officer, from United States Geological Survey topographic maps or USDA NRCS maps. In cases where the slope cannot be specifically determined by said means or where the slope appears to exceed 25 percent, the Zoning Officer may require the applicant to provide certification from a Qualified Professional of the slope in question. Slope shall be measured at the points where any earth will be

disturbed or where structures or other improvements are proposed.

- (2) Development on Steep Slopes. Any use or development of such steep slope areas shall be considered a conditional use, and in reviewing applications for use of sites partially or wholly included within an area identified as steep-sloped, the Borough Council and Planning Commission shall be satisfied that the following performance standards have been or will be met:
- (a) An accurate map prepared by a Qualified Professional has been submitted showing property boundaries, building and drive locations, contours at two foot intervals and any areas to be graded. The proposed location of other factors shall also be shown including streams, wetlands, areas subject to landslides and extent of vegetative cover.
  - (b) A clearing, grading and drainage plan has been prepared showing existing and proposed ground surfaces, plans for drainage devices, plans for walls or cribbing, etc., map of the drainage area affected, computation of the amount of runoff expected, an erosion control plan and schedule for completion of work.
  - (c) The applicant shall demonstrate that the proposed development cannot be accomplished on areas of the lot where the slope is less than 25 percent.
  - (d) No finished grade where fill is used shall exceed a slope of three feet horizontal to one foot vertical.
  - (e) Where fill is used to later support structures, a minimum compaction of 90 percent of maximum density shall be achieved.
  - (f) Soils characterized by the Natural Resource Conservation Service as highly susceptible to erosion shall be avoided.
  - (g) Streets and utilities shall be installed along existing contours to the greatest extent possible.
  - (h) Any steep slope areas also characterized by seasonal high water tables shall be avoided.
  - (i) Removal of, or disturbance to, existing vegetation on the site shall be minimized. The proposed impacts on existing vegetation shall be evaluated in terms of the potentially detrimental effects on slope stability, erosion potential, transpiration and recharge of stormwater, aesthetic and traditional characteristics of the landscape, and existing drainage patterns. Mitigation measures may be required by the Board as it deems appropriate.
  - (j) In cases where structures are proposed, the applicant shall submit plans to the Zoning Officer detailing how the limitations of slope will be mitigated by the design of the structure(s).

B. Wetlands. **NEW**

(1) Identification.

- (a) Delineation. If the Borough reasonably anticipates that wetlands may be present or may be impacted by the proposed development, the Borough may require wetlands, as defined and regulated by the Pennsylvania Department of Environmental Protection, the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service to be delineated and shown on any application proposing a new use or expanded use of land.

- (b) Applicant Responsibility. The Applicant shall be responsible for said delineation and supply to the Borough a written report from the individual, partnership, corporation or other entity which performed the wetlands delineation fully describing the methodology used. Notwithstanding receipt of such delineation and report, the Borough may require the Applicant to submit, at no cost to the Borough, an additional wetlands delineation of the site and report as to methodology, from a second source for purposes of verification. In the event of discrepancy between delineations, the Applicant shall obtain a jurisdictional determination.
- (c) Jurisdictional Determination. The Borough may also require that the applicant obtain a Jurisdictional Determination from the U.S. Army Corps of Engineers.
- (d) Certification of No Wetlands. If no wetlands are present, the applicant shall provide a certified statement to that effect.
- (2) State and Federal Regulations. Any approval under this chapter shall be conditioned upon compliance with federal and state wetland regulations. The Borough Council may refuse to approve a plan for recording or delay the issuance of permits until an applicant documents such compliance.
- (3) Wetland Buffer Required. A buffer of 50 feet in width, measured perpendicular to and horizontally from the edge of the wetland, shall be maintained from the edge of all wetlands unless otherwise permitted or regulated by PA DEP.
- (a) Unpaved trails and stormwater conveyance facilities required by the Township shall be permitted.
- (b) Vegetation shall not otherwise be disturbed except for buffer maintenance and restoration, or the correction of hazardous conditions.
- (c) Residential accessory structures shall be permitted provided that no more than 35 percent of the buffer area is affected.
- (d) No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.
- (4) Liability. No zoning approval granted by the Borough shall in any manner be construed to be an approval of compliance by the Applicant with any State or Federal wetland regulations; and the Borough shall have no or responsibility to the applicant or any other person for compliance with said regulations.

## ADDED

### C. Lake and Pond Buffer.

- (1) Lake and Pond Buffer Required. A buffer of 50 feet in width, measured perpendicular to and horizontally from the edge of the water body, shall be maintained from the edge of all lakes and ponds.
- (a) Unpaved trails and stormwater conveyance facilities required by the Borough shall be permitted.
- (b) Vegetation shall not otherwise be disturbed except for buffer maintenance and restoration, or the correction of hazardous conditions.

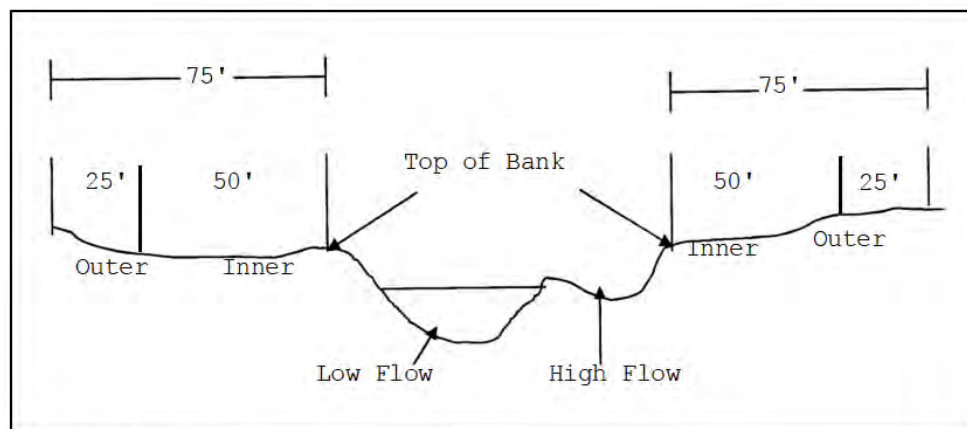
- (c) Residential accessory structures, boat docks and accesses, and tree trimming for lake front views shall be permitted provided that no more than 35 percent of the buffer area is affected.
  - (d) No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted.
- (2) Minimum Required Lot Size. See the definition of *lot area, required minimum* for the required deduction of lakes and ponds.

**ADDED**

D. Stream Buffer. **Is the buffer too wide for some areas of the Borough? Could simply establish a 50-foot buffer similar to wetlands and lakes and ponds.**

(1) Stream Buffer Required. A buffer of 75 feet in width, comprised of a 50-foot inner buffer and a 25-foot outer buffer, shall be maintained along all streams. (See *Stream Buffer Diagram*.) This §500-82D shall not apply to any part of Mauch Chunk Creek not flowing on the surface of the ground.

- (a) Inner Buffer - Measured perpendicular to and horizontally from the edge of the stream for 50 feet.
  - [1] Encroachments and obstructions as defined and approved by DEP, stormwater conveyance facilities required by the Borough, and unpaved trails shall be permitted.
  - [2] Vegetation shall not otherwise be disturbed except for buffer maintenance and restoration, or the correction of hazardous conditions.
  - [3] No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted except as permitted by Chapter 240 (Floodplain Management).



Stream Buffer Diagram

- (b) Outer Buffer. Measured perpendicular to and horizontally from the edge of the inner buffer for 25 feet.
  - [1] Encroachments and obstructions as defined and approved by DEP, stormwater conveyance facilities required by the Borough, and unpaved trails shall be permitted.

- [2] In areas of the outer buffer which are not wetlands, vernal pools or slopes of more than 15 percent, stormwater management facilities which improve the quality of the stormwater discharge shall be permitted unless prohibited by other Borough or state requirements.
- [3] Crop production and non-clear-cut forestry enterprises (e.g., selective regeneration harvest) shall be permitted in accord with this ordinance.
- [4] Vegetation shall not otherwise be disturbed except for buffer maintenance and restoration, or the correction of hazardous conditions.
- [5] No other earth disturbance, grading, filling, buildings, structures, new construction, or development shall be permitted except as permitted by the Borough Floodplain Ordinance.

(2) Minimum Required Lot Size. See the definition of *lot area, required minimum* for the required deduction of streams.

D. Floodplain. Floodplain shall be governed by Chapter 240 (Floodplain Management).

This is addressed by mineral extraction, Conservation District, and other regulations.

~~§500-83 — Grading Operations~~

~~The grading of a lot, parcel or any site involving cuts and/or fills shall comply with the following:~~

~~A. Special Exception. Any excavations for the removal of topsoil or other earth products may be permitted only as follow:~~

~~(1) Such excavations shall be adequately drained to prevent the formation of pools of water.~~

~~(2) Temporary ponds may be permitted by the Board if those ponds are part of a plan and/or permit for soil erosion and stream sedimentation control as per approved plans.~~

~~(3) An excavation be enclosed by a fence if it is deemed to be a menace to the public health, safety, and welfare.~~

~~B. Building or Structure. Open excavations shall not be maintained except those excavations made for the erection of a building or structure for which a permit has been issued.~~

~~C. Dumping. The dumping of earth, gravel, rock, or other materials not subject to decay, noxious or offensive odors may be permitted in any zone or any vacant land provided that:~~

~~(1) The existing grade shall not be raised above the grade of the nearest road.~~

~~(2) Hazardous or nuisance conditions are not created and that an unsightly appearance or unstable slopes are not created.~~

§500-83 - §500-87      Reserved

**ARTICLE VIII  
STANDARDS FOR SPECIFIC USES**

In addition to all other applicable standards in this chapter, the standards in this Article VIII, which may include larger lot sizes, increased setbacks, and other standards more restrictive than established by other sections, shall apply to the uses as provided in the following sections. The omission from a section of a reference to other applicable requirements shall not exempt compliance with such requirements.

**§500-88 Adult Businesses Updates old §500-48.**

- A. Findings. In adopting these standards which apply to adult businesses, the Borough has made the following findings in regard to the secondary effects on the health, safety, and welfare of the citizens of The Borough. The findings are based on evidence concerning the adverse secondary effects of adult uses on the community presented in hearings and in reports made available to the Borough, and on findings incorporated in the cases of *City of Renton v. Playtime Theaters, Inc.*, 475 U.S. 41 (1986), *Young v. American Mini Theaters*, 427 U.S. 50 (1976), and *Northend Cinema, Inc., v. Seattle*, 585 P. 2d 1153 (Wash. 1978), and on studies in other communities including, but not limited to, Phoenix, Arizona; Minneapolis, Minnesota; Saint Paul, Minnesota; Manatee County, Florida; Houston, Texas; Indianapolis, Indiana; Amarillo, Texas; Los Angeles, California; Austin Texas; Seattle, Washington; Oklahoma City, Oklahoma; Beaumont, Texas; and New York City, New York; and also on findings found in the *Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses*, June 6, 1989, State of Minnesota.
- (1) Health Concerns. The concern over sexually transmitted diseases is a legitimate health concern which demands reasonable regulation of adult businesses and adult uses in order to protect the health and well-being of the citizens.
  - (2) Behavior. Certain employees of sexually oriented business regulated by this chapter as adult theaters and cabarets engage in higher incidents of certain types of sexually oriented behavior at these businesses than employees of other establishments.
  - (3) Sexual Acts. Sexual acts, including masturbation, oral and anal sex, occur at sexually oriented businesses, especially those which provide private or semi-private booths or cubicles for viewing films, videos, or live sex shows, as regulated by this chapter as adult bookstores, adult novelty shops, adult video stores, adult motion picture theaters, or adult arcades.
  - (4) Unhealthy Conditions. Offering and providing such space, encourages such activities, which create unhealthy conditions.
  - (5) Sexual Activities. Persons frequent certain adult theaters, adult arcades, and other sexually oriented businesses for the purpose of engaging in sex within the premises of such sexually oriented businesses.
  - (6) Communicable Diseases. At least 50 communicable diseases may be spread by activities occurring in sexually oriented businesses, including, but not limited to, syphilis, gonorrhea, human immunodeficiency virus infection (AIDS), genital herpes, hepatitis B, non B amebiasis, salmonella infections and shigella infections; and the incidence of many of these diseases is on the increase.
  - (7) Unhealthy Conditions. Sanitary conditions in some sexually oriented businesses are unhealthy, in part, because the activities conducted there are unhealthy, and, in part, because of the unregulated nature of

the activities and the failure of the owners and the operators of the facilities to self-regulate those activities and maintain those facilities.

- (8) Bodily Fluids. Numerous studies and reports have determined that semen is found in the areas of sexually oriented businesses where persons view *adult* oriented films.
  - (9) Accountability. Classifying adult businesses as conditional uses is a reasonable means of accountability to ensure that operators of adult businesses comply with reasonable regulations and conditions, and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation.
  - (10) Externalities. There is convincing documented evidence that adult businesses, because of their very nature, have a deleterious effect on both the existing businesses around them and the surrounding residential areas adjacent to them, causing increased crime, the downgrading of property values, and the decline of the overall character of the community. A number of municipal studies, including the 1986 Austin, Texas study, have demonstrated this.
  - (11) Operational Characteristics. It is generally recognized that adult businesses, due to their nature, have serious objectionable operational characteristics, particularly when they are located in close proximity to each other, thereby contributing to neighborhood blight and downgrading the quality of life in the adjacent area. A number of municipal studies, including the 1986 Austin, Texas study, have demonstrated this.
  - (12) Reason for Control. The Borough desires to minimize and control these adverse secondary effects and thereby protect the health, safety and welfare of the citizenry, protect the citizens from increased crime; preserve the quality of life, preserve property values and the character of the surrounding community.
- B. Intent. It is the intent of this §500-88 to:
- (1) Secondary Effects. Regulate adult business in order to promote the public health, safety, and welfare by minimizing the secondary effects on the community which are associated with such businesses, and which include difficulties for law enforcement, trash disposal, deleterious effects on business and residential property values, increased crime (particularly the corruption of morals of minors and prostitution), and drive residents and businesses to move elsewhere.
  - (2) Zoning District. Designate a zoning district where adult businesses are permitted, and establish reasonable, content neutral standards applicable to such uses.
  - (3) Content. Have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented or adult materials.
  - (4) First Amendment. Not totally restrict or deny access by adults to sexually oriented materials or adult materials protected by the First Amendment of the Bill of Rights of the U.S. Constitution.
  - (5) Intended Market. Not deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market.
  - (6) PA Code. Not condone or legitimize the distribution of obscene material, or to encourage any violation of the PA Crime Code or PA Obscenity Code.

C. Standards. In addition to all other applicable requirements the following standards shall apply to adult businesses:

**Is setback exclusionary? (OK per committee)**

- (1) Setback. Adult businesses shall not be located less than 500 feet from any of the uses listed in this §500-88C. The distance between any adult business and any listed use shall be measured in a straight line, without regard to intervening structures, from the closet point of the adult business lot line and associated parking to the closet point on the lot line of the listed use.
  - (a) Place of worship.
  - (b) Public or private school or college.
  - (c) Public recreation building or facility.
  - (d) Public library.
  - (e) Public museum.
  - (f) Child day care center.
  - (g) Commercial enterprises catering primarily to persons less than 18 years of age.
  - (h) Gaming establishment.
  - (i) Any R-1, R-2, R-3 or R-4 Districts.
- (2) Similar Businesses. Adult businesses shall not be located within 1,000 feet from any other adult business. The distance between any two adult businesses shall be measured in a straight line, without regard to intervening structures, from the closest point of the adult lot line and associated parking to the closest point of the other adult business and associated parking lot line.
- (3) Setbacks; Buffer. An adult business shall have sufficient buffer yards as required by §500-60, subject to such additional or stricter setbacks from the regular setback, said regular setbacks to apply as a minimum setback, to the structure housing the actual use and subject to the stricter screening as in the discretion of the Council shall be necessary for the public health, safety and welfare in particular situations and which assures appropriate buffer yards between the proposed use and surrounding and contiguous lots. Any such additional setback or screening requirements shall be stated as conditions for the use.
- (4) Enlargement.
  - (a) No type of adult business may expand or change to another adult business, except upon approval as an additional conditional use.
  - (b) An existing, lawful nonconforming adult business may be expanded as a conditional use once in total floor area beyond the floor area that lawfully existed in such use at the time of adoption of this provision of this chapter, but only in accord with the limitations of this chapter.
- (5) Limit of One Use. It shall be a violation of this chapter for any person to cause or permit the operation, establishment, or maintenance of more than one adult business in the same building, structure or portion thereof, or an increase of floor area of any adult business in any building, structure, or portion thereof that contains another adult business.
- (6) Nonconformity. Any adult business lawfully operating on the date of enactment of this chapter that is in violation of any of the provisions of this §500-88 shall be deemed a nonconforming use. Such nonconforming uses shall not be increased, enlarged, altered or extended, except as permitted in §500-



88C(4). The use may be changed to a conforming use. However, under no circumstances shall a non-conforming use as defined and regulated by this chapter be changed to any other type of adult business.

- (7) Location of New Neighboring Uses. An adult business lawfully operating as a conforming use shall not be rendered a nonconforming use if, subsequent to the grant of a conditional use permit, a use from which an adult business is required to provide a setback under §500-88C(1) is developed within the required setback distance.
- (8) Lighting. Overhead lighting shall be provided to illuminate all improved areas of the property; and said lighting shall comply with all requirements of this chapter.
- (9) Visibility. No materials, merchandise, or film offered for sale, rent, lease, loan or for view upon the premises shall be exhibited or displayed outside of a building or structure or shall be visible from a window, door, or exterior of a building or structure. Any building, structure, or room used and occupied as an adult business shall be windowless or have an opaque covering over all windows or doors of any area in which materials, merchandise, film, service, or entertainment are exhibited or displayed, and no sale materials, merchandise, film, or offered items of service or entertainment shall be visible from outside the structure.
- (10) Signs. Exterior signs shall comply with the provisions of Article XI. Content of such signs shall be limited to only the text of the name of the business and the hours of operation. No sign shall be erected upon the premises depicting or giving a visual representation of the type of materials, merchandise, film, service, or entertainment offered there.
- (11) Entrances. ~~No person under the age of 18 years of age shall be permitted within a building whose operation would be considered an adult use ????~~ Each and every entrance to the structure shall be posted with a notice that the use is an Adult Business, that persons under the age of 18 are not permitted to enter, and warning all others that they may be offended upon entry.
- (12) Physical or Sexual Contact. No use shall include live actual or simulated sex acts or any physical or sexual contact between employees and contractors, entertainers or dancers, nor between employees, contractors, entertainers or dancers and customers. At an adult live entertainment use or facility, employees, entertainers and dancers shall maintain a minimum distance of three feet from customers.
- (13) Hours of Operation. The use shall not operate between the hours of 2:00 a.m. and 7:00 a.m.
- (14) Viewing Booths. For public health reasons, private or semi-private viewing booths of any kind are prohibited. This specifically includes, but is not limited to, booths for viewing adult movies or nude dancers.
- (15) Garments. All persons within any adult use shall wear non-transparent garments that cover their genitals and the female areola, except within a permitted lawful Adult Live Entertainment Use or Facility.
- (16) State Law Compliance. As a specific condition of approval under this chapter, the applicant shall prove compliance with all applicable State laws, including, but not limited to, the Pennsylvania Liquor Code, Act 219 of 1990; Act 207 of 1990 (which pertains to obscenity); and Act 120 of 1996 (which pertains to adult-oriented establishments, and which limits enclosed viewing booths among other matters).

(17) Exemption for Modeling Class. Any modeling class which involves a person appearing in a state of nudity and which is operated by or involves any of the following shall be exempt from the provisions of this §500-88:

- (a) By a proprietary school, licensed by the State, or an academically accredited college or university;
- (b) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation;
- (c) In a structure.
  - [1] which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
  - [2] where, in order to participate in a class, a student must enroll at least three days in advance of the class; and
  - [3] where no more than one nude model is on the premises at any one time; or
- (d) By an organization which qualifies under §501(c)(3) of the U.S. Internal Revenue Code as a non-profit organization or foundation.

**§500-89 Agritourism Enterprises Same as old §500-50.1 with noted changes.**

The following standards and requirements shall apply to an agritourism enterprise activity:

- A. Location; Parcel Size. Agritourism enterprises shall be on the same parcel or lot where the farming activities take place, which shall have a minimum lot area of 10 acres.
- B. Permitted Activities. The following activities, and activities that the applicant proves are closely similar in use and operations, shall be permitted as an agritourism enterprise.
  - (1) U-pick operations (i.e., berry or fruit picking).
  - (2) Farm Limited wineries, distilleries, breweries and microbreweries, tours and tasting rooms associated with these facilities.
  - (3) Production of products from items grown/raised on the farm (including, but not limited to, wine, cider, dairy products, ice cream, baked goods, and clothing products), provided that at least 25 percent of all the raw materials used in the production of the items are grown/raised on the farm or from a facility in same ownership for sale of products. ~~Borough Council may grant a modification to this provision to allow for a farm production start-up period. Only the ZHB can grant a variance.~~
  - (4) Local farm products retail operations (including crafts, food products made from products grown/raised on the farm, garden and nursery products grown on the farm, and clothing products made from wool of animals raised on the farm, etc.), provided that at least 25 percent of all of the items for display or sale are grown, raised or produced on the farm or from a facility in same ownership for sale of products.
  - (5) Farm-related interpretive facilities and exhibits.

- (6) On-site farm, garden, greenhouse and nursery tours.
- (7) Walking and bicycle tours and trails
- (8) Christmas tree farm, cut-your-own
- (9) Corn mazes
- (10) Horseback/pony rides
- (11) Petting zoos for domesticated farm animals in accordance with the following:
  - (a) Shall be located not less than 100 feet from any property line.
  - (b) Shall be located not less than 125 feet from any residential use on adjacent properties.
  - (c) Shall be located on a minimum of 25 acres.

~~(12) Accessory uses and structures (subject to land development):~~

~~(a) Lodging:~~

~~[1] Bed and breakfast.~~

~~[2] Cabins and camping (with required facilities, subject to a vegetative buffer and a one hundred foot setback from all property lines). NOTE: Hotels or motels are not included.~~

~~(b) Storage buildings and sheds.~~

~~C. Prohibited Activities. Activities that are not permitted as part of an agritourism enterprise include, but are not limited to, the following:~~

~~(1) Concentrated animal feeding operations (CAFO).~~

~~(2) Any other use not in compliance with this §500-89.~~

- C. Food Service. Packaged snacks, catered food and food vendors are permitted on site during activities for any permitted agritourism use. All food and/or beverages sold for consumption and food sale facilities on site shall comply with federal, state, and local regulations.
- D. Impacts. Agritourism enterprises shall not have significant impacts on the agricultural viability or rural character of neighboring properties.
- E. Hours of Operation. The applicant shall identify the anticipated hours of operation for the agritourism enterprise, but the all outdoor activities shall be conducted only between dawn and dusk . ~~Hours of operation for agritourism enterprises shall be determined through the land development process for each application.~~
- F. Outdoor Lighting. Outdoor lighting shall be limited to that needed to provide illumination of parking areas for three or more cars after dark and for pedestrian accessways. Lighting shall comply with §500-67 and shall be extinguished no more than one hour after close of business.

- G. Parking. Off-street parking shall be provided in accordance with §500-29. The applicant shall provide a reasonable explanation as to how the number and type of spaces provided will meet the needs of the proposed use. In no case shall parking be permitted in a location that would require visitors to have to cross a public road.
- ~~H. Building Appearance. All buildings shall maintain a residential or agricultural appearance. ?????~~
- H. Coverage Requirements. The total for all building floor areas used for agritourism enterprise uses, including buildings used for production, storage and retail operations, are subject to the zoning regulations regarding building and lot coverage requirements.
- I. Land Development. When a permanent building is proposed for use by the public, land development plans shall be required to be approved by Jim Thorpe Borough.
- J. Outside Items. Outside display, sales, or storage of items shall be limited to items grown or produced in Pennsylvania, including products associated with the agritourism business.

#### **§500-90 Airports and Heliports NEW**

The procedures and standards in this §500-90 shall apply to all proposed airports and heliports and any changes to existing airports and heliports.

- A. Approval Required. The existence of airport hazard zones limits the uses of surrounding landowners. No airport shall be permitted to make any change which would affect the location of airport surface zones, approach zones, or hazard zones, and no new airport shall be developed unless zoning approval has been granted. The following shall constitute changes at an airport requiring approval prior to the change:
- (1) Any extension of a runway's length or location;
  - (2) Any change in the height of a runway;
  - (3) The paving of any previously unpaved portions of a runway, taxiway or holding area if such paving results in any change in airport rating category under 67 Pa. Code §471.5 as amended, affecting, or altering the location or extent of any airport hazard zone;
  - (4) Any change of runway direction or alignment;
  - (5) Any change in the status of taxiways or holding areas affecting the location or extent of any airport hazard zones;
  - (6) Any change in airport rating category under 67 Pa. Code §471.5 as amended, affecting, or altering the location or extent of any airport hazard zone.
  - (7) Any other physical, legal or rating change, or change in methods of operation, flight paths or change in instrumentation or technology resulting in a change in the location or extent of any airport hazard zone.
- B. Application Contents. The application for conditional use shall contain the following documents and information:
- (1) A full narrative description of the airport and any changes proposed.

- (2) Plans and maps prepared by a registered professional engineer showing the airport and any changes proposed to the airport.
  - (3) Plans and maps prepared by a registered professional engineer showing existing and proposed locations of the airport hazard zones.
  - (4) Copies of all applications, correspondence, documents, maps or plans submitted to the FAA and the Bureau of Aviation relating to the proposed change or construction, rating change, or other rating, legal or physical change.
  - (5) A plan showing how the land or air rights negatively affected shall be acquired, if necessary.
  - (6) A list of the names and addresses of all landowners negatively affected by the proposed airport or change within a height of 75 feet from the surface of said lands by the change in airport hazard zones.
  - (7) A list of the names and addresses of all landowners adjoining lands owned or leased by the airport owner.
- C. Engineering Review. The Borough Engineer shall review the application and report whether the application to the Planning Commission complies with all applicable ordinances, laws and regulations relating to airport hazard zones. The Borough Engineer shall also report how the proposed airport or change will affect neighboring landowners and landowners in airport hazard zones. The Borough Engineer shall also review and report on expected obstructions to aircraft resulting from the airport or change, and upon the adequacy, feasibility, and practicality of the applicant's plan to acquire the necessary air rights.
- D. Notice to FAA, the Bureau of Aviation, and the County. The Zoning Officer shall send a copy of the completed application to the Bureau of Aviation, FAA and the County Planning Department by certified mail, at least 14 days before the date of the hearing.
- E. Criteria to Review. In acting on a conditional use, the Borough Council shall consider:
- (1) The effect upon reasonable use of properties affected by the proposal
  - (2) How the applicant plans to acquire any necessary air rights.
  - (3) The character of the flying operations expected to be conducted at the airport;
  - (4) The nature of the terrain within the airport hazard zone area;
  - (5) The character of the community which is affected by the proposal.
  - (6) The effect upon roads, development, transportation routes, and other aspects of the Borough's Comprehensive Plan;
  - (7) The provision of hazard lighting and marking;
  - (8) The importance of aircraft safety.
- F. Runway and Landing Pad Setbacks. The edges and ends of any runway and/or helicopter landing pad shall be a minimum of 250 feet from any property line.

**§500-91 Amusement Parks NEW**

The standards in this §500-91 shall apply to all amusement parks.

- A. Structure Height. No ride, structure or other amusement attraction shall be located closer to any setback line than the height of said ride, structure, or amusement.
- B. Hours of Operation. Hours of operation shall be limited to the period between 9:00 a.m. and 11:00 p.m.

**§500-92 Reserved****§500-93 Animals, Keeping of****Same as old §500-34F**

- A. Horses and Other Domesticated Animals for Family Use. The keeping of horses and other domesticated animals specified below, for purposes other than commercial or agricultural purposes, is permitted as an accessory to residential uses on tracts of three acres or more in size, subject to the following additional regulations:
  - (1) Fencing shall be provided to restrain domestic animals from intruding upon any neighboring property.
  - (2) A structure for stabling or sheltering domesticated animals shall be provided at least 200 feet away from any residence on any adjacent property.
  - (3) Density shall be one animal unit for the first three acres, with an additional animal unit permitted for each additional acre, where:
    - 1 horse = 1 animal unit
    - 1 cow = 1 animal unit
    - 2 pigs = 1 animal unit
    - 2 sheep = 1 animal unit
    - 2 goats = 1 animal unit
    - 12 fowl of any kind = 1 animal unit
    - 12 rabbits = 1 animal unit
  - (4) Manure shall be removed at least biweekly and disposed of in a sanitary manner. The accumulation of manure shall not be sufficient to cause an odor problem, nor shall its disposal be accomplished in a manner to cause or contribute to a problem of water pollution.
- B. **NEW** Animal Shelters and Kennels, and Veterinary Clinics with Outdoor Animal Cages. This §500-93B shall apply to animal shelters and kennels, and to veterinary clinics with outdoor animal cages.
  - (1) Setbacks. Any structure, outdoor kennels, or animal exercise areas used for the keeping of animals shall meet the setbacks in Table 500-93.
  - (2) Parking. Adequate off-street parking shall be provided pursuant to this chapter with one space for each nonresident employee and one space per four animals kept on the premises.

- (3) Noise Barrier. A noise barrier consisting of a solid fence not less than six feet in height or a dense vegetative planting of not less than six feet in height shall be provided at a distance not to exceed 15 feet and fully encircling all kennel areas or animal exercise areas not enclosed in a building.
- (4) Wastes. All waste materials generated on the premises shall be disposed of at a PA DEP-approved facility, and a detailed plan for the same shall be included with the zoning application. In any case, all animal wastes shall be stored in water-tight containers in an area meeting the setbacks in §500-93A(1) until disposed of and proof of such disposal shall be provided to the Borough upon request.
- (5) Nuisances. All animal wastes shall be stored in an area meeting the setbacks in setbacks in Table 500-93 and shall be disposed of properly. The kennel shall not create any nuisance due to odor, noise, dust, or other factor on any neighboring property.

<b>Table 500-93</b>	Minimum Lot Size (square feet)	Property Line Setback (feet)	Street* Setback (feet)	Existing Building** Setback (feet)
Animal shelters and kennels, and veterinary clinics with outdoor animal cages	18,000	100	100	200
*Applies to any public or private road right-of-way. **Applies to any existing principal residential or commercial building not located on the project premises.				

- C. **NEW** Stables, Commercial. Commercial stables, including horses for hire, shall, in addition to all other applicable requirements of this chapter, comply with the following:
  - (1) Parcel Size. A minimum parcel of five acres shall be required and a single-family residence for the owner or manager shall be permitted on the premises provided all other provisions of this chapter and other applicable standards are met.
  - (2) Number of Horses. The number of horses permitted shall not exceed two horses per every full one acre of land.
  - (3) Building Size. The building used to house the horses shall meet the most current Society for the Prevention of Cruelty to Animals standards.
  - (4) Fences. All horses shall be restricted from grazing or intruding on an adjoining property by fences or other means. All such fences shall maintain a setback of not less than five feet from all property lines.
  - (5) Parking. Adequate off-street parking shall be provided pursuant to this chapter with one space provided for each non-resident employee and one space per two horses kept on the premises.
  - (6) Setbacks. Any stable building or corral or other indoor or outdoor area used for feeding of animals, concentrated confinement of animals or manure storage shall meet the setbacks on Table 500-93.
  - (7) Nuisances; Manure Management. The operation of the stable shall not create any nuisance due to odor, noise, dust or other factor on any neighboring property, and the applicant shall provide a plan for soil erosion and sedimentation control approved by the County Conservation District and manure shall be managed in accord with a plan required by state and County Conservation District requirements.

(8) Uses Permitted. The following types of uses shall be permitted as part of the commercial stable:

- (a) Breeding, raising, keeping and sale of horses, and necessary buildings and structures
- (b) Training of horses, and necessary buildings and structures, including facilities for training only, which are set back in accord with Table 93.
- (c) Boarding of horses, and necessary buildings and structures.
- (d) The hire of horses for riding or other use by persons other than the owners of the horses or the owners' guests.
- (e) Sale of horses other than the horses raised or boarded on the premises.
- (f) Retail sales of any goods or merchandise which are incidental and accessory to the stable use.

D. **NEW** Zoos, Menageries, and Wild and Exotic Animals. No individual other than a registered veterinarian in the course of his/her professional duties, or a licensed falconer who keeps and maintains only his/her own birds, is permitted to maintain, keep or possess within the Borough any wild or exotic animal except in an approved menagerie or zoo. Menageries and zoos shall comply with the following requirements:

- (1) All animals and animal quarters shall be kept in a clean and sanitary condition. Adequate ventilation shall be maintained.
- (2) The permit holder shall use every reasonable precaution to assure that the animals are not teased, abused, mistreated, annoyed, tormented or in any manner made to suffer by any means.
- (3) Animals which are enemies by nature or are temperamentally unsuited shall not be quartered together or so near each other as to cause the animals fear or to be abused, tormented, or annoyed.
- (4) The permit holder shall maintain the premises so as to eliminate offensive odors or excessive noise.
- (5) The permit holder shall not permit any condition causing disturbance of the peace and quiet of neighbors.
- (6) Animals must be maintained in quarters so constructed as to prevent their escape. The permit holder assumes full responsibility for recapturing any animal that escapes from the premises. The permit holder shall make adequate provisions and safeguards to protect the public from the animals.
- (7) The operation shall conform to all applicable local, state and federal laws and regulations
- (8) Any building, corral or other indoor or outdoor area used for feeding of animals, concentrated confinement of animals or animal waste storage shall not be located within 100 feet of any adjoining property line and any public or private road right-of-way.
- (9) The applicant shall provide for adequate disposal of all any waste materials generated on the premises, and a detailed plan for the same shall be included with the zoning application.



**§500-94 Archery Ranges -- Outdoor Commercial NEW**

This §500-94 is intended to provide minimum standards to regulate commercial outdoor archery ranges (referred to as *ranges*) in order to protect neighboring property owners and the public at large from dangers of wild or ricocheting projectiles and from excessive noise and other nuisances.

- A. Setbacks. All outdoor archery ranges shall be situated not less than one 100 feet from any property line and public street right-of-way.
- B. Safety Design. All ranges shall be designed and constructed with safety facilities to prevent accidental wild or ricocheting and stray arrows and prevent any projectile from leaving the site. The Borough may require such additional safety features deemed necessary to meet the intent of this §500-94. Such features may include, but shall not be limited to, increased setbacks, earthen berms and setbacks, range orientation, and a limitation of hours of operation.
- C. Hours of Operation. No arrow shall be discharged outdoors between the hours of dusk and dawn. However, the Borough may establish more restrictive time limits as a condition of approval.
- D. Fence. Security fencing may be required by the Borough of such extent and design to restrict accidental access to any range.
- E. Posting. The 100-foot perimeter around any outdoor range shall be posted with warning signs to adequately inform anyone entering the area.
- F. NFAA Guidelines, State and Federal Regulations. The applicant shall provide evidence of compliance with any applicable National Field Archery Association guidelines and state and federal regulations.

**§500-95 Bed and Breakfast Establishments Updated old §500-45**

- A. Parking. Adequate off-street parking, paved per §500-29, shall be provided in accord with this chapter with the minimum number of parking spaces provided as follows: one space for each rentable room, one space for each nonresident employee, and two spaces for the dwelling unit.
- B. Number of Rooms. Not more than 10 rentable rooms shall be provided in the establishment.
- C. Bathrooms. At least one full bathroom separate from the host family's bathroom shall be provided for every two guest rooms.
- D. Supervision. The owner or manager of the bed and breakfast shall reside on the premises.
- E. Food Services; Cooking Facilities. Food service shall only be provided to overnight bed and breakfast guests. And there shall be no separate kitchen or cooking facilities in any guest room.
- F. On-site Sewage Disposal. Any existing on-site sewage disposal system proposed on a lot proposed for a bed and breakfast establishment shall be evaluated to ensure adequacy in accord with PA DEP and Borough regulations.
- G. Window Displays; Signs. There shall be no use of show windows or any type of display or advertising visible from outside the premises. One on-premises sign shall be permitted which shall comply with Article XI. ~~not exceed 10 square feet in size.~~

**§500-96 Reserved****§500-97 Bulk Fuel Storage Facilities NEW**

Bulk fuel storage facilities shall comply with this §500-97. The Borough shall establish, as part of the conditional use process, such other conditions such as increased setbacks and construction of dikes as necessary to protect the public health safety and welfare.

- A. Setbacks. Storage tanks, cylinder filling rooms, pumps, compressors, and truck filling stations shall be located not less than ~~100~~ **150** feet from any property line or any road or street right-of-way line. ~~Is setback exclusionary?~~
- B. Fence. The total tank storage area shall be entirely fenced with an eight-foot high industrial type security fence or have an equivalent protection barrier approved by the Borough.

**§500-98 Camps/Retreats NEW**

Camps/retreats shall be designed in accord with the general, four-step and conservation open space design standards in Chapter 390 (Subdivision and Land Development) and shall comply with the following:

- A. Parcel Size. The minimum parcel size shall be 20 acres.
- B. Definition of Camp/Retreat Lodging Units. *Camp/retreat lodging unit* (referred to as *lodging unit*) shall mean a single, habitable unit with facilities used for temporary living, sleeping by one family or group and which may include cooking and eating facilities located in single detached unit or in a multi-unit structure.
- C. Tents and Recreational Vehicles. The use of tents provided by the facility operator for camp/retreat lodging shall be permitted but recreational vehicles shall not be permitted.
- D. Occupancy. Camp/retreat lodging units shall be for transient occupancy (see definition in §500-12) only. However, one dwelling unit may be provided for a permanent residence for the owner/operator of the facility and one dwelling unit may be provided for a permanent residence for a caretaker.
- E. Density. The maximum number of camp/retreat lodging units, including any owner/operator and caretaker units, shall not exceed one lodging unit per 1.5 acres of adjusted tract area calculated per §500-37C.
- F. PA UCC. All structures shall meet PA UCC requirements.
- G. Subdivision of Lots. All camp/retreat lodging units and any owner/operator or caretaker dwelling unit shall be located on the overall camp/retreat parcel. The subdivision or any lease constituting a subdivision of any lot or area containing any lodging or owner/operator or caretaker unit associated with the facility shall be subject to Chapter 390 (Subdivision and Land Development) and all other applicable regulations.
- H. Setbacks and Building Separation.
- (1) No lodging or owner/operator owner/operator or caretaker dwelling unit or principal or accessory building or structure shall be less 100 feet from any public road and ~~not less than 150 feet from~~ all adjoining property lines.
  - (2) The following standards shall apply:
    - (a) Building spacing:

[1] between lodging and/or owner/operator owner/operator or caretaker dwelling units and/or principal structures: not less than 30 feet.

[2] between accessory structures and lodging and/or owner/operator or caretaker dwelling units and other accessory structures: not less than 12 feet.

(b) Setback of all buildings and accessory structures from internal roads: not less than 35 feet.

I. Facilities.

(1) Facilities for indoor recreation and learning and for outdoor activities such as hunting, fishing, hiking, bicycling, baseball, zip lines and swimming shall be permitted. Use of recreational facilities shall be limited to the users of the camp/retreat lodging units.

(2) Any use which is listed as a separate use by the Schedule of Uses in §500-17 or is proposed for use by other than the users of the camp/retreat lodging units shall require separate zoning approval.

K. Land Development Plan.

(1) A land development plan meeting the requirements of Chapter 390 (Subdivision and Land Development) shall be required.

(2) The plan shall show the area where all existing dwelling units and structures are located and the area where additional lodging and and/or owner/operator or caretaker dwelling units are proposed.

(3) The number of lodging and/or owner/operator or caretaker dwelling units proposed for the identified area shall be specified, but need not be specifically located on the land development plan.

(4) The plan shall include all proposed access roads, stormwater facilities, sewage disposal and other improvements.

(5) The specific location of each lodging and owner/operator or caretaker dwelling unit shall be identified at the time of application for the zoning and building permit for that particular unit.

K. Internal Roads. Roads serving the camp/retreat and all lodging and owner/operator dwelling or caretaker units shall be constructed to the requirements applicable to private access streets in Chapter 390 (Subdivision and Land Development), however paving shall not be required and the base course of PennDOT No. 2A Aggregate shall be increased to eight inches.

**§500-99 Reserved**

**§500-100 Concentrated Animal Feeding Operations (CAFO) **NEW****

This §500-100 is intended to provide standards for industrial-like agricultural operations with animal densities which are likely to create effects on the environment and community which exceed those effects normally associated with typical farming. It is not intended to supersede the Pennsylvania Nutrient Management Act in terms of regulation of the storage, handling or land application of animal manure or nutrients or the construction, location or operation of facilities used for the storage of animal manure or nutrients, or practices otherwise regulated by the Act. The definitions and calculations in this section are intended to be consistent

with the Nutrient Management Act and all information and studies required by this section shall, at a minimum, include the information required by the Act.

- A. Compliance. Concentrated animal feeding operations shall, in addition to all other applicable requirements, comply with this §500-100.
- B. Definition. Any livestock operation which is defined as a concentrated animal feeding operation by Commonwealth of Pennsylvania regulations shall be considered a concentrated animal feeding operation for regulation by this chapter.
- C. Standards. The following standards shall be applied to all CAFOs and no approval shall be granted until all required information and plans have been submitted by the applicant and have been approved by the Borough. Failure of the applicant to implement any of the required plans shall constitute a zoning violation subject to the penalties and remedies contained in this chapter.
- (1) Setbacks. The minimum parcel size shall be 50 acres. CAFO buildings and corrals used for housing or confinement of animals shall not be less than 250 feet from any property line and not less than 500 feet from any existing principal building not located on the land with the CAFO.
  - (2) Nutrient Management. A nutrient management plan shall be prepared in accord with the requirements of Title 25, Chapter 83, Subchapter D, Pennsylvania Code.
  - (3) Stormwater Management. A stormwater management plan shall be prepared meeting the requirements of Chapter 390 (Subdivision and Land Development).
  - (4) E & S Plan. A soil erosion and sedimentation control plan shall be prepared meeting the requirements of the County Conservation District.
  - (5) Buffer. A buffer plan shall be prepared in accord with §500-60 to minimize CAFO visibility from adjoining properties and minimize sound and odor emanating from the property.
  - (6) Solid and Liquid Wastes. Solid and liquid wastes shall be disposed of in a manner to avoid creating insect or rodent problems, and an insect/rodent abatement plan which shall be prepared.
  - (7) Operation and Management. The applicant shall demonstrate that they will meet the operational and management standards as may be set forth in treatises recognized by agricultural authorities or as the same may be produced by the Pennsylvania Department of Agriculture, Department of Environmental Protection, Pennsylvania State University, College of Agricultural Sciences, or similar entity.
  - (8) Odor. The applicant shall prepare an odor abatement plan and document the ability to comply with the plan. It is recognized that certain agricultural activities do produce odors, but the applicant shall show that odors can be reduced to a minimum or abated. The plan shall include such steps as may be necessary to abate odors or to allow odors at times to minimize interference with the public health, safety and welfare.
  - (9) Pesticides. The applicant shall document that the use of pesticides will meet state and federal requirements.
  - (10) Floodplain. No CAFO buildings shall be erected in the FEMA-defined one hundred-year floodplain.

**§500-101 Contractor Yards and Staging Areas for Equipment/Materials NEW**

The intent of this §500-101 is to provide standards for access to public roads and setbacks for contractor yards and staging areas for equipment/materials.

**A. Access to Public Roads.**

- (1) Highway Occupancy Permit. Access roads to Borough and State roads shall be in accord with a valid highway occupancy permit.
- (2) Stabilization. The access road shall be adequately stabilized with stone, shale or other material to minimize soil erosion and the tracking of mud onto the public road.
- (3) Weight Limitations. All operations shall comply with all posted weight limits and road bonding regulations.
- (4) Access Routes; Road Conditions. The Applicant shall provide a map showing the public roads in the Borough proposed to be used to access the operation and provide an evaluation of the condition of any Borough road which will be used and the potential damage which may occur from such use. The Applicant shall also comply with the Borough road bonding requirements.

**B. Setbacks.**

- (1) Property Lines. Contractor yards and staging areas for equipment/materials shall not be less than 50 feet from any property line other than a property line along a public road right-of-way. **Is setback exclusionary? (OK per committee.)**
- (2) Public Roads. Contractor yards shall not be less than 50 feet from any public road right-of-way.
- (3) Slope. Contractor yards and staging areas for equipment/materials shall be located on slopes of less than eight percent. Low spots and poorly drained places shall be avoided.

**§500-102 Correctional Facilities NEW**

The requirements of this §500-102 shall apply to correctional facilities.

A. Parcel Size. In order to provide an adequate buffer area for adjoining private property owners the site shall contain a minimum of 10 acres.

B. Site Design Standards. The site shall be improved in accordance with the following minimum requirements:

- (1) The building and all secure areas shall not be less than 200 feet from any property line and the right-of-way line of any abutting public road, and 500 feet from any:
  - (a) residence
  - (b) group care facility
  - (c) commercial enterprises catering primarily to persons under 18 years of age
  - (d) public or semi-public building
  - (e) public park or public recreation facility
  - (f) health facility
  - (g) House of worship or related use, or other similar religious facility
  - (h) public or private school

(2) A perimeter security fence of a height and type established as a condition of approval may be required.

- C. Security. All applications for institutions shall include a plan addressing security needs to protect the health and safety of the public as well as residents of the proposed facility. Such plan shall include a description of the specific services to be offered, types of residents, to be served, and the staff to be employed for this purpose. The plan shall identify the forms of security normally required for the proposed facility and detail the specific measures to be taken in the construction, development, and operation of the facility so as to provide appropriate security. The plan shall, at a minimum, reasonably restrict unauthorized entry and/or exit to and from the property and provide for effective separation from adjoining residences by means of fencing, signs, or a combination thereof. The plan shall also address measures to ensure that lighting and noise is controlled, particularly with respect to loudspeakers or other amplification devices and floodlights.
- D. Accessory Uses and Ancillary Activities. Accessory uses permitted in conjunction with an institution shall include laboratories, offices, snack bars, educational facilities and programs, vocational training facilities and programs, recreational and sports facilities and other accessory uses ordinarily provided in conjunction with such institutions.

#### **§500-103    Reserved**

#### **§500-104    Distribution Centers/Truck Terminals **NEW****

The requirements in this §500-104 shall apply to distribution centers/truck terminals.

- A. Setbacks. All activities including storage or parking of vehicles and materials shall be set back from public roads and all lot lines a minimum of 50 feet. **Is setback exclusionary? (OK per committee.)**
- B. Access. The site shall have direct access to a public arterial or collector road.

#### **§500-105    Explosives and Fireworks Plants or Storage Facilities **NEW****

Explosives plants or storage facilities and fireworks plants or storage facilities (referred to as *facilities*) shall be allowed only in those districts as specified in the Schedule of Uses. In addition to all other applicable standards of this chapter, the following shall apply.

- A. Setbacks. Setbacks for the facilities shall comply with state and federal regulations. Ancillary facilities such as offices, employee parking, truck parking and loading and accessory structures and uses shall comply with the buffer requirements in §500-105B.
- B. Buffer.
- (1) Undisturbed Area. An undisturbed area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads and required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
- (2) Landscaping in Buffer. If any additional landscaping is required as a condition of approval, it shall be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.

- (3) Buffer Design. Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).
- (4) Maintenance. It shall be the responsibility of the applicant and/or operator and/or property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.
- C. Parking and Staging Areas. Adequate vehicle parking and staging areas for all facilities shall be provided on site to prevent parking or staging on any public road right-of-way.
- D. Local, State and Federal Regulations. The facilities shall comply with all applicable local, state and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations.
- E. Informational Requirements.
- (1) Application Information. The applicant and/or operator for all facilities shall provide the information required by this §500-105E, all other application information required by this chapter, and all other necessary information to enable the Borough to determine compliance with this chapter.
- (2) Hazardous Materials Inventory. An inventory of hazardous materials, a drawn-to-scale site plan of their locations, and a brief explanation of the hazards involved, are submitted for use by public safety officials.
- (3) DEP Application Information. A copy of all applications and information required by the applicable Pennsylvania Department of Environmental Protection (DEP) Rules and Regulations.
- (4) Conditions. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions of approval in accord with §500-176 and §603(c)(2) of the Pennsylvania Municipalities Planning Code.
- F. Reporting Requirements. For any facility approved by the Borough, the operator shall submit to the Borough copies of all DEP-required or DEP-issued documents and reports associated with the operation, within 15 days of the date of the document or report.

#### **§500-106 Reserved**

#### **§500-107 Gaming Establishments **NEW****

The requirements in this §500-107 shall apply to gaming establishments.

- A. Separation. A gaming establishment shall not be permitted within 300 feet of any other separately deeded lot containing a gaming establishment. The distance between any two such facilities shall be measured in a straight line, without regard to intervening structures, from the closest points on each of the exterior lot lines of the separately deeded lots upon which each facility is located.
- B. Setbacks. ~~Setbacks shall be maintained as required for the zoning district in the Schedule of Development Standards. No gaming establishment shall be located on the same separately deeded lot or within 300 feet of any separately deeded lot which contains any one or more of the following uses. The distance between~~

~~any such facility and any listed use shall be measured in a straight line, without regard to intervening structures, from the closest point on the exterior lot line of the separately deeded lot on which the facility is located to the closest point of the property line of the listed use.~~

~~Children’s camp/retreat~~

~~Child day care facility~~

~~House of worship or related use, or other similar religious facility~~

~~Community center~~

~~Museum~~

~~Parks and playgrounds~~

~~School or any kind of educational institution that provides instructions to minors~~

~~Other lands where minors congregate~~

~~Any residential use.~~

- C. One Facility per Building. No more than one gaming establishment may be located within one building or be located on the same separately deeded lot.

**§500-108 Reserved Deleted “Airports and Heliports”, addressed by §500-90.**

**§500-109 Reserved**

~~Industrial wastewater treatment facilities and water withdrawal facilities (referred to as facilities) shall comply with this §500-109. See new §500-112~~

~~A. Setbacks. The following setbacks shall be maintained for the facilities and any truck parking or staging areas. Ancillary facilities such as offices, employee parking, and accessory structures shall comply with the buffer requirements in §500-109~~

~~B. Property Lines, Road rights-of-Way. 200 feet to adjoining properties and public road rights-of-way.~~

~~Residential Structures. 300 feet to any existing residential structure not located on the project parcel.~~

~~Water Bodies. 200 feet to any body of water, perennial or intermittent stream, or wetland. This shall not apply to any required discharge or intake structures or facilities at the receiving stream or water supply.~~

~~B. Buffer.~~

~~(1) Undisturbed Area. An undisturbed area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads and required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.~~

~~(2) Landscaping in Buffer. If any additional landscaping is required as a condition of approval, it shall be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.~~

~~(3) Buffer Design. Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).~~



~~(4) Maintenance. It shall be the responsibility of the applicant and/or operator and/or property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.~~

~~C. Parking and Staging Areas. Adequate vehicle parking and staging areas for all facilities shall be provided on site to prevent parking or staging on any public road right-of-way.~~

~~D. Local, State and Federal Regulations. The facilities shall comply with all applicable local, state and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations.~~

~~E. Informational Requirements.~~

~~Application Information. The applicant and/or operator for all facilities shall provide the information required by this §109E, all other application information required by this chapter, and all other necessary information to enable the Borough to determine compliance with this chapter~~

~~DEP Application Information. A copy of all applications and information required by the applicable Pennsylvania Department of Environmental Protection (DEP) Rules and Regulations.~~

~~Conditions. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions.~~

~~F. Reporting Requirements. For any facility approved by the Borough, the operator shall submit to the Borough copies of all DEP required or DEP issued documents and reports associated with the operation, within 15 days of the date of the document or report.~~

#### **§500-110 Reserved**

#### **§500-111 Junkyards Updated old §500-46**

This §500-111 shall apply to junkyards and changes and expansions of junkyards.

A. Property Owner Responsibility. It shall be the ultimate responsibility of the property owner of the premises upon which any junk is situated and the owner of any such junk to comply with this chapter; and to provide for the removal of such junk and remediation of any environmental problems associated with any junk.

B. Operating Standards. All junkyards shall be established, maintained, and operated in accord with the following standards:

(1) Minimum Parcel Size. The minimum parcel size for a junkyard shall be 10 acres.

(2) Federal and State Regulations. Any junkyard located adjacent to a Federal Aid Highway shall comply with all regulations of the Federal Highway Administration, and all junkyards shall meet the licensing and screening requirements of the Commonwealth of Pennsylvania.

(3) Fencing. All junkyards shall be completely enclosed by a chain link fence not less than eight feet in height. All fences and gates shall be maintained in good repair and in such a manner as not to become unsightly. There shall be no advertising of any kind placed on the fence. The foregoing fencing provisions shall be applicable only to that portion of the premises to be used for the storage of junk and

shall not be applicable to the balance of the property owned or used by said junkyard operator so long as said remaining portion of land is not being used for the storage of junk.

- (4) Screening. All junkyards shall be screened, to the satisfaction of the Borough, from any adjoining or neighboring property, any public road right-of-way, or any other premises; and natural vegetative cover shall be maintained in all required setback areas. Vegetative plantings of sufficient height and density, berms, topography or fencing of such design may be used to accomplish the required screening as determined by the Borough. All screening shall be maintained in such fashion as to continue to provide the required screening.
- (5) Setbacks. The fence enclosing any junkyard and any structures associated with the junkyard shall be located not less than 50 feet from any public road right-of-way and any property line.
- (6) Dumping. The area used for a junkyard shall not be used as a dump area for any solid waste as defined by this chapter.
- (7) Burning. No burning whatsoever shall be permitted on the premises.
- (8) Water Bodies. No junkyard shall be located less than 200 feet from any body of water, stream, wetland or well.
- (9) Hazardous Materials. All batteries, coolants, gasoline, diesel fuel, engine oil, any other petroleum, or flammable products and any other noxious or potentially contaminating materials must be removed from all junk within two working days after arrival to the premises and shall be disposed of in a manner meeting all state and federal requirements. Such liquids and materials, while stored on the premises, shall be kept separately in leak-proof containers at a central location on the premises.
- (10) Water Quality. In cases where the junkyard includes 10 or more junk vehicles or where the Borough deems it necessary to meet the intent of this chapter, the owner of any junkyard shall be required to monitor the ground and surface water in the vicinity of the junkyard. Water testing shall be conducted every three months on any stream located on the premises or any stream within 500 feet of any area used for the storage of junk if water drainage from the junkyard area is to said stream. For each testing period two samples shall be collected; one sample shall be taken from the stream at a point upstream of the junkyard drainage area and one sample shall be taken from the stream at a point below the junkyard drainage area. In addition, the well located on the premises shall also be sampled every three months. The samples shall be collected and analyzed by a certified water analysis laboratory for hydrocarbons or other parameters deemed appropriate by the Borough, and results shall be provided to the Borough. If said samples exceed the limits established by the Pennsylvania Department of Environmental Protection, the junkyard shall cease operation until such time as the source of the contamination has been identified and corrected in accord with DEP requirements.
- (11) Junk Arrangement; Fire Lanes. The manner of storage and arrangement of junk, and the drainage facilities of the premises shall be such as to prevent the accumulation of stagnant water upon the premises and to facilitate easy access for firefighting purposes. Fire lanes of a minimum width of 12 feet shall be maintained so that no area of junk shall span a distance of more than 50 feet. All fire lanes, aisles or roadways must be kept clear and vacant at all times.
- (12) Hours of Operation. Any activity associated with the operation of the junkyard that produces any noise audible beyond the property line shall be conducted only between the hours of 7:00 a.m. and 8:00 p.m. During business hours, an adult attendant shall, at all times, remain on the premises.

- (13) Stacking of Junk. Junk vehicles or major parts thereof shall not be stacked on top of any other junk vehicle or major part. No junk shall be stacked or piled to a height of greater than six feet.
- (14) Nuisances. All premises shall, at all times, be maintained so as not to constitute a nuisance, or a menace to the health, safety, and welfare of the community or to the residents nearby, or a place for the breeding of rodents and vermin. Within two days of arrival on the premises, all glass shall be removed from any broken windshield, window or mirror, and all trunk lids, appliance doors and similar closure devices shall be removed. Grass and weeds on the premises shall be kept mowed.
- (15) Waste. All rags, bottles, scrap paper and other waste shall be kept inside a building constructed of fire resistant material and no garbage or other organic wastes shall be stored in such premises. and shall not be accumulated or remain on any premises except temporarily awaiting disposal in accord with this chapter. No junkyard shall be operated or maintained in violation of any state or federal regulations governing the disposal of any solid or liquid waste.
- (16) Fire Resistant Structures. Every structure erected upon the premises and used in connection therewith shall be of fire resistant construction.

#### §500-112 Large-Scale Water Extraction

**FOR CONVENIENCE OF REVIEW – FROM DEFINITIONS SECTION**

Large-Scale Water Extraction: Any nonresidential use, whether or not otherwise defined by this §500-12, which involves the use, extraction, or collection of 10,000 or more gallons per day average over 30 days of groundwater, spring and/or surface water for off-site consumption, including the expansion of any such existing use or operation. This does not include any water company serving residential uses.

- A. Purpose. The intent of these regulations is to recognize and acknowledge that the primary water resources for land located within the Borough are provided by groundwater, spring or surface water, and to create standards and regulations for large-scale water extraction which promote and protect safe, reliable and adequate water supplies, preserve and protect streams, stream tributaries, wetlands, watersheds and valuable aquifers and minimize soil erosion.
- B. Conditional Use, Well Ordinance and Other Regulations.
  - (1) Conditional Use. Large scale water extraction is allowed only in the I District as a conditional use in accord with this §500-112 and other chapter requirements.
  - (2) Borough Well Ordinance. Large-scale water extraction shall comply with Chapter 447 (Wells), as amended.
  - (3) Other Regulations. Large-scale water extraction shall comply with PA Department of Environmental Protection, PA Department of Conservation and natural resources, Delaware River Basin Commission and U.S. Environmental Protection Agency rules and regulations for well drilling, well abandonment, water extraction and water use.
  - (4) Conflict. In cases where regulations conflict, the most restrictive shall apply.
- C. Bulk and Area Regulations.

- (1) The bulk and area regulations relating to the location of buildings and other structures shall be those of the underlying zoning district unless expressly stated to the contrary in this §500-12.
  - (2) The maximum area of disturbance and impervious surface on the lot shall not exceed the percentage of allowable impervious coverage in the underlying zoning district.
  - (3) An undeveloped area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads and required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
    - (a) Any required landscaped buffer may be installed in the undeveloped area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.
    - (b) Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).
    - (c) It shall be the responsibility of the applicant and/or operator and/or property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.
- D. Standards of Approval. It shall be the applicant's burden to also demonstrate compliance with the following requirements set forth below:
- (1) Burden. The applicant shall affirmatively demonstrate that the proposed extraction or collection activity, including any increase in existing extraction or collection activity from that previously approved, will not materially interfere with the water rights or water supply of others, including, without limitation, reducing the existing rate of flow of wells, capacity for geothermal energy production, depleting surface water resources, etc., of surrounding properties, and shall submit to the Borough a hydrogeologic impact study using appropriate methodology accepted by the United States Geological Survey prepared by a professional geologist licensed and registered in Pennsylvania acceptable to the Borough, which shall include, but not be limited to the following:
    - (a) Map. A map indicating the location of existing wells within a 0.5-mile radius of the proposed site and identifying all perennial and intermittent streams.
    - (b) Site Plan. A site plan, indicating, without limitation, the access road, parking area, and the location of storage tanks, buildings, well location(s) and signage.
    - (c) Report. A written report prepared by a hydrogeologist describing the expected effects of the proposed withdrawal on existing wells, flows of perennial and intermittent streams and the long-term lowering of groundwater levels.
    - (d) Subsurface Conditions. Identification of the subsurface material and conditions existing and anticipated for the site, and the type and number of wells to be established thereon.

- (e) Daily Withdrawal. Identification of the anticipated average daily withdrawal from the site.
  - (f) Water Data. Identification of the sources of water for withdrawal, sources of recharge, and the quality of each source.
  - (g) Effect on Aquifer. Evidence that the withdrawal under the proposed use, together with other withdrawals, will not exceed the withdrawal limits of the basin, aquifer or aquifer system.
  - (h) Effect on Surface Water. Evidence that the withdrawal under the proposed use will not materially impair or reduce the flow of perennial streams in the area.
  - (i) Water Supply. Evidence that existing groundwater and surface water withdrawals will not be adversely impacted.
  - (j) General Effect. Evidence that the withdrawal under the proposed use will not cause substantial and/or permanent adverse impact to the overlying environment.
  - (k) Certification of Driller. Certification that all wells shall be drilled by a Pennsylvania-licensed well driller and a water well inventory report shall be completed and filed with the Pennsylvania Department of Conservation and Natural Resources.
  - (l) Certification of Casing. Certification that all wells shall have a top casing extended a minimum of one foot above the 100-year-flood elevation, and all wells shall have the casing protruding a minimum of six inches above the immediate grade, and the safeguards to be used to prevent the entrance of surface water into said wells and into the aquifer.
  - (m) Water Level Measurement. Certification that all wells shall be accessible for inspection for water-level measurements.
  - (n) Mitigation Plan. Plan for implementation of a mitigation program to protect existing wells, watercourses and/or aquifers in the event the proposed use significantly affects or interferes with said wells, watercourses and/or aquifers, which may include immediate cessation of water extraction, providing an alternative water supply of adequate quantity and quality to the affected well owner(s), providing financial compensation to the affected well owner(s) sufficient to cover the costs of acquiring and maintaining an alternative water supply of adequate quantity and quality, or such other measures as the Borough may approve as just and equitable under the individual circumstances.
- (2) No Delaware River Basin Commission Regulation (DRBC). For any new or increased water extraction or collection activity not regulated by the DRBC, the applicant must also demonstrate that the proposed use shall not:
- (a) Safe Yield. Exceed the safe yield or degrade the water quality of the aquifer;
  - (b) Existing Wells. Adversely affect existing wells by diminishing the rate of said flow from that rate which exists prior to the proposed use;
  - (c) Streams. Adversely affect the natural base flow of streams and stream tributaries within the watershed;

- (d) Riparian Rights. Interfere with the riparian rights of other persons; or

**THIS SECTION SHOULD BE REVIEWED BY A QUALIFIED HYDROLOGIST OR ENGINEER**

- (e) Base Flow. Contribute to the lowering of stream flow rates below the 25 percent average daily flow Natural Q7-10 Base Flow Rate. If at any time the actual stream ~~base~~-flow, at the reference point therefor, equals or is less than the 25 percent average daily flow Natural Q7-10 Base Flow Rate, the surface water consumption permitted by any conditional use approved hereunder shall cease until the actual ~~base~~ flow rate returns to a level above the 25 percent average daily flow Natural Q7-10 Base Flow Rate. The 25 percent average daily flow Natural Q7-10 Base Flow Rate shall be defined through direct long-term measurements of stream base flow at the reference point. Where sufficient historic data is not available, estimates shall be made using the best available comparable hydrologic data. The ~~base~~ flow rate shall be monitored and reported to the Borough as required by this section. Modifications to the originally calculated 25 percent average daily flow Natural Q7-10 Base Flow Rate may occur as additional stream flow data is generated.
- (3) Vehicles.
- (a) Identification. The applicant shall identify what commercial vehicles are to be used in connection with the application, including but not limited to those used to transport water from the site, the number, size, type and capacity and the scheduling of vehicles.
- (b) Access. The applicant shall demonstrate that vehicles shall have adequate access to and within the site over an improved all-weather surface in accord with §500-29J.
- (c) Traffic Control. The applicant shall identify proposed traffic control methods to be employed on and off the site to control ingress and egress of vehicles. The Borough Council may impose reasonable limits on the hours during which commercial vehicles may enter and exit the site in order to avoid creating hazards on local roadways or disturbing adjoining or nearby residential districts.
- (d) Traffic Report. A traffic report prepared in accord with §500-85 by a qualified traffic engineer shall be provided by the applicant.
- (4) Isolation Distance. The applicant shall demonstrate that the following isolation distances are maintained from the point of extraction:
- (a) Other commercial extraction facilities: 1,000 feet.
- (b) Subsurface sewage absorption areas, elevated sand mounds, cesspools, sewage seepage pits: 100 feet.
- (c) Septic tanks, aerobic tanks, sewage pump tanks and holding tanks: 50 feet.
- (5) Water Quantity. The applicant shall specify the quantity of water to be collected per day, consistent with applicable state and federal permits and DRBC approvals. Any subsequent proposal to increase the specified quantity of water shall require a modification of any conditional use approval by conditional use application and public hearing. In the case of a water extraction or collection facility existing at the time of enactment of this chapter and which is not regulated by the DRBC, such use shall be defined by the amount of maximum withdrawal stated in any existing state permits applicable to the facility or the average quantity of water extracted per day over the five-year period prior to the enactment of this

provision.

(6) Monitoring and Reporting.

(a) Monitoring Equipment. The applicant shall provide adequate equipment, monitoring and recording measures, through the use of sealed gauges, to document, among other things, ~~the Natural Q7-10 Base~~ Flow Rate, the amounts of water extracted or collected, the sources of same, and neighboring stream flow conditions, and pollutant levels in order to ensure consistency with any previous approvals granted and with permitting or exemption standards of the DRBC or other agencies having jurisdiction.

(b) Bench Mark Data. Prior to commencement of operation of the proposed use, the applicant shall provide bench mark data against which the impact of the water withdrawal may be compared in the future.

(c) Quarterly Reports. The data required hereunder shall be filed with the Borough not less than quarterly.

(d) Complaint Reports. The applicant shall provide the Borough with copies of any complaints received from Borough residents.

(7) Emergency Contact Information. The applicant shall keep on file with the Borough, at all times, up-to-date, twenty-four-hour emergency telephone numbers and contact information for persons with authority over the property and operation of the water extraction facility.

(8) Noise. The applicant shall identify the noise levels which are anticipated to be generated by the proposed use, and shall identify the distances said noises may travel beyond the property lines of the proposed site and what methods the applicant shall employ to comply with §500-65 and Chapter 314 Noise).

(9) Drainage. The applicant shall demonstrate, in accord with all federal, state and local laws, regulations and ordinances, that adequate drainage and detention controls shall be installed in conjunction with any land development of the property to prevent runoff from well drilling, site development, tanker overflow, storage tanks and/or filling areas from draining onto adjoining properties and/or roadways.

(10) Hours of Operation. The applicant shall identify the proposed hours of operation and the scope and nature of activity to be conducted during said hours.

(11) Cessation of Operations. A plan of how the site shall be made safe once the water extraction operation ceases, including a plan for environmentally restoring the property.

(12) Additional Information. The applicant shall provide such other information and documentation as the Borough may require.

E. Permits. Prior to the commencement of any earth disturbance or any other development activity, the applicant shall document compliance with all required local (including, without limitation, grading and stormwater), state and/or federal permits, including, but not limited to, permits and approvals from the PA DEP, Delaware River Basin Commission (DRBC), the local health department, Carbon County Conservation District and any other agency having jurisdiction.

F. Site Requirements.

- (1) Parking and Loading. Parking and loading shall be in accord with §500-29.
- (2) Signs. The provisions of Article XI shall apply to signs.
- (3) Security. The site shall be made secure and maintained in a secure fashion at all times. (See also §500-75.)

G. Other Standards. The proposed use shall be subject to the requirements of Chapter 390 (Subdivision and Land Development), including, without limitation, stormwater management control, stormwater infiltration control, erosion control, traffic control, landscaping, lighting and other standards prescribed by Chapter 305, Subdivision and Land Development, and/or other applicable Borough ordinances.H. Delaware River Basin Commission Regulation. The regulation of the proposed extraction and collection activity by the DRBC shall not act to relieve the applicant from compliance with the conditional use and other provisions of this chapter not explicitly reserved to the jurisdiction of the DRBC.I. Well Abandonment.

- (1) Abandonment. If any such groundwater, spring or surface water extraction or collection operation or facility discontinues operation for a period of 12 months or more, it shall be considered abandoned, and the owner and/or operator of said facility shall remove all pumps, supply piping, wires and similar equipment or fixtures and comply with §500-112B(2) and (3).
- (2) Plan. Wells shall be positively identified on a plan filed with the Borough before initiating the abandonment techniques.

~~(3) Well Ordinance. Wells shall be abandoned according to local, state and federal regulations Chapter 343, Wells. No hole or void shall remain open. ADDRESSED BY §500-112B(20 and (3).~~

**SOLICITOR MUST REVIEW**J. Discontinued Use and Removal. Should any facility cease to be used, the owner or operator or then owner of the land on which the facility is located, shall be required to remove the same within one year from the abandonment of the use. Failure to do so shall authorize the Borough to remove the facility and assess the cost of removal to the foregoing parties. The Borough may also file a municipal lien against the land to recover the costs of removal and attorney's fees. ~~In addition, at the time of zoning permit issuance, the Borough shall require a financial guarantee, in a term, form and amount determined by the Borough Council, to cover the cost of any facility removal, environmental clean-up or enforcement action which may be required at the site. The amount of the coverage shall be determined by the Borough based on the type and size of the facility.~~**§500-113 Medical Marijuana**A. Purpose. To establish a process and standards for the establishment, construction, and operations of various medical marijuana facilities in strict conformity with the Pennsylvania "Medical Marijuana Act" (Act of Apr. 17, 2016, P.L. 84, No. 16, a/k/a Act 2016, 35 P.S. s 10231.101 et. seq., as amended) to allow for the integration of an allowed industry while providing for the protection of the public health, safety, morals, and general welfare.B. Medical Marijuana Academic Clinical Research Centers

- (1) Parking shall comply with §500-29 and the number of spaces shall comply with §500-29F for hospitals.



- (2) An academic clinical research center may only grow medical marijuana for the purpose of on-site clinical research and not for gifting, donating or sale, provided such activity occurs indoors within an enclosed secure building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health as required by Act 16, as amended and not within a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicles or other motor vehicle.
- (3) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any medical marijuana academic clinical research center and the facility shall comply with [Article VII](#).
- (4) A buffer planting is required where a medical marijuana academic clinical research center adjoins a residential use or district in accord with [§500-60](#).
- (5) The Applicant shall submit documentation showing compliance with Act 16, as amended, and all related regulations, including but not limited to licensure, upon demand of the Zoning Officer.
- (6) Failure to comply with the requirements of Act 16, as amended, and all related regulations shall constitute a violation of this chapter.

C. Medical Marijuana Grower/Processor

- (1) A medical marijuana grower/processor may only grow medical marijuana indoors within an enclosed, secure building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health as required by Act 16, as amended and not within a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle.
- (2) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing, or testing occurs, and the facility shall comply with [Article VII \(Standards\)](#).
- (3) Grower/processors may not operate on the same site as a medical marijuana dispensary.
- (4) [Parking shall comply with §500-29 and the number of spaces shall comply with §500-29F for manufacturing and industry.](#)
- (5) A buffer planting is required where a medical marijuana grower/processor adjoins a residential use or district in accord with [§500-60](#).
- (6) Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed, it should be from within a secure environment and in accord with [§500-29G](#).
- (7) The Applicant shall submit documentation showing compliance with Act 16, as amended, and all related regulations, including but not limited to licensure, upon demand of the Zoning Officer.
- (8) Failure to comply with the requirements of Act 16, as amended, and all related regulations shall constitute a violation of this chapter.

D. Medical Marijuana Dispensary

- (1) A medical marijuana dispensary may only dispense medical marijuana indoors within an enclosed, secure building which includes electronic locking systems, electronic surveillance and other features required by the Pennsylvania Department of Health as required by Act 16, as amended and not within a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle, or other motor vehicle.
- (2) A medical marijuana dispensary may not operate on the same site as [a medical marijuana grower/processor](#).
- (3) There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where medical marijuana growing, processing, or testing occurs, and the facility shall comply with [Article VII \(Standards\)](#).
- (4) A medical marijuana dispensary shall:
  - (a) Not have a drive-through service.
  - (b) Not have outdoor seating areas
  - (c) Not have outdoor vending machines
  - (d) Prohibit the application and consumption of medical marijuana on the premises; and
  - (e) Not offer direct or home delivery service.
- (5) A medical marijuana dispensary may not be located within 1,000 feet of the property line of a public, private or parochial school, a charter school, or a day-care center, unless an adjustment or waiver of such prohibition shall have been approved by the Pennsylvania Department of Health and satisfactory proof thereof shall have been provided to the Zoning Officer. This distance shall be measured in a straight line from the closest property line in which the business is conducted or proposed to be conducted, to the closest property line of the protected use, regardless of the municipality in which it is located.
- (6) Any medical marijuana dispensary facility lawfully operating shall not be rendered in violation of these provisions by the subsequent location of a public, private, or parochial school, a charter school, or a day-care center, provided the dispensary use shall not have been or thereafter become, abandoned.
- (7) [Parking shall comply with §500-29](#) and at least one parking space shall be provided for each 200 square feet of floor area or fraction thereof.
- (8) A buffer planting is required where a medical marijuana dispensary adjoins a residential use or district in accord [with §500-60 \(Setbacks and Buffers\)](#).
- (9) Loading and off-loading areas within the structure are preferred. If an external loading dock arrangement is designed, it should be from within a secure environment and in accord with [§500-29G](#).
- (10) The Applicant shall submit documentation showing compliance with Act 16, as amended, and all related regulations, including but not limited to licensure, upon demand of the Zoning Officer.
- (11) Failure to comply with the requirements of Act 16, as amended, and all related regulations shall constitute a violation of this chapter.

**§500-114 Mineral Extraction Excluding Oil and Gas Development** (See §117 for Oil and Gas Development.)

**NEW**

- A. Findings. The primary minerals of importance extant in the Borough are sand and gravel, and quarry stone. The Pennsylvania Municipalities Planning Code clearly recognizes mineral extraction as lawful use. Along with other community effects, such uses can have impacts on water supply sources and are governed by state statutes that specify replacement and restoration of affected water supplies. In addition, the Planning Code now severely limits the range of development and operational standards which can be applied to mineral extraction by local municipalities, with location standards the primary tool available to the Borough. PA Municipalities Planning Code §603(l) states that *zoning ordinances shall provide for the reasonable development of minerals in each municipality*. The Code definition of minerals is: *Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas*. The Code, at §603(b), allows zoning ordinances to regulate mineral extraction, but only to the extent that such uses are not regulated by the state Surface Mining Conservation and Reclamation Act, the Noncoal Surface Mining Conservation and Reclamation Act, and the Oil and Gas Act. These Acts regulate such things as setbacks, dust, noise, blasting, water supply effects, and reclamation.
- B. Intent. The intent of this §500-114 is to ensure the Borough is supplied with all necessary information for making an informed decision about the proposed mineral extraction and to establish the foundation for any conditions required to protect the public health, safety, and general welfare.
- C. Use Classification; Mineral Processing a Separate Use.
- (1) Use Classification. Mineral extraction shall be allowed only in those Districts as listed in the Schedule of Uses.
  - (2) Mineral Processing (See §500-115 for requirements.)
    - (a) Separate and Distinct Use. Any use which involves the refinement of minerals by the removal of impurities, reduction in size, transformation in state, or other means to specifications for sale or use, and the use of minerals in any manufacturing process such as, but not limited to, concrete or cement batching plants, asphalt plants and manufacture of concrete and clay products, shall be considered *mineral processing*, a separate and distinct use regulated by this chapter.
    - (b) Incidental with Extraction Operation. This shall not preclude the incidental screening, washing, crushing, and grading of materials originating on the site as part of a mineral extraction operation.
- D. Standards. In addition to the performance standards in Article VII and all other applicable standards of this chapter which are not preempted by state statute, mineral extraction shall comply with the following:
- (1) Parcel Size: The minimum parcel size shall be 10 acres.
  - (2) Setback. A setback of 200 feet shall be maintained between any disturbed area associated with any mineral extraction operation and adjoining properties and public road rights-of-way.
  - (3) Undisturbed Buffer. The required setback areas shall be undisturbed to provide a buffer and shall not be used for parking, storage or any other purpose associated with the operation except landscaping and crossing of access roads.

- (4) Conditional Use Buffers. In determining the type and extent of the buffer required for conditional uses, the Borough shall take into consideration the design of any project activities and/or structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
    - (a) If required, the landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.
    - (b) Buffers shall be designed in accord with §500-60 and the design details shall be included on the site plan. Buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).
    - (c) It shall be the responsibility of the applicant and/or operator to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.
  - (5) Access Routes; Road Conditions. The Applicant shall provide a map showing the public roads in the Borough proposed to be used to access the operation and provide an evaluation of the condition of any Borough road which will be used and the potential damage which may occur from such use.
  - (6) Conditions of Approval. If the Borough determines that the standards in Article VII Part 2 which are not pre-empted are not adequate for a conditional use, the Borough Council shall attach such other conditions deemed necessary to protect the public health, safety, and welfare, provided the conditions do not include requirements which are preempted by state statute. Such conditions imposed by the Borough Council may be related to hours of operation, more stringent noise control, outdoor operations and storage, lighting and glare, stormwater management, security, and other necessary safeguards.
- E. Local, State and Federal Regulations. Mineral extraction operations shall comply with all applicable local, state, and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations. Applicable laws and rules and regulations include, but are not limited to, the Noncoal Surface Mining Conservation and Reclamation Act and the Clean Streams Law.
- F. Information Requirements. The applicant shall, at a minimum, provide the information required by this chapter and the information required for land developments in Chapter 390 (Subdivision and Land Development). In addition, the applicant shall submit all other information required to enable the Borough to assess the environmental, community and other public health, safety, and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions of approval.
- (1) DEP Application Information: The applicant shall provide a copy of all applications and information required by the applicable DEP Rules and Regulations. However, applicants proposing mineral extraction operations qualifying as *small noncoal operations* under DEP regulations shall provide all information required by Chapter 77 Noncoal Mining of DEP Rules and Regulations for operations which are not considered *small noncoal operations*.
  - (2) Surface and Ground Water Protection, Traffic Impact Study and Environmental Impact Statement. The Borough shall require for *mineral extraction* the applicant to submit details about ground and surface water protection, an Environmental Impact Statement and a Traffic Impact Study.

- (3) Emergency Response. The Applicant shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough.
- G. Reporting Requirements for Mineral Extraction. For any mineral extraction operation approved by the Borough, the operator shall submit to the Borough copies of all DEP-required or DEP-issued documents and reports associated with the operation, within 15 days of the date of the document or report.
- H. Expansion of Nonconforming Operations. Mineral extraction operations which are nonconforming by location in a zoning district where such operations are not allowed by the Schedule of Uses may expand to the limits of the DEP permit in effect at the time the operation became nonconforming. Any such expansion shall comply with the requirements of this §500-114.

**§500-115 Mineral Processing and Mineral Depots NEW**

Mineral processing and mineral depots, referred to as *facilities*, shall comply with the requirements of this §500-115.

- A. Location Requirements. Mineral processing operations and mineral depots shall comply with the following location requirements:
- (1) Setbacks. The following setbacks shall be maintained for any facility:
- (a) Property Lines, Road rights-of-Way. 100 feet to adjoining properties and public road rights-of-way.
- (b) Residential Structures. 300 feet to any existing residential structure not located on the project parcel.
- (2) Buffer
- (a) An undisturbed area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
- (b) Any required landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 20 feet wide.
- (c) Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).
- (d) It shall be the responsibility of the property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.
- B. Local, State and Federal Regulations. All operations shall comply with all applicable local, state and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations.

- C. Information Requirements. The applicant shall provide the information required by this §500-115C and all other necessary information to enable the Borough to assess the environmental, community and other public health, safety and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions of approval. The Applicant shall provide the following:
- (1) Application Information. The information required by this §500-115, all required application information, and all other necessary information to enable the Borough to assess compliance with this chapter.
  - (2) Additional Information. The Borough may require the applicant to submit details about ground and surface water protection and an Environmental Impact Statement.
  - (3) DEP Application Information. A copy of all applications and information required by the applicable Pennsylvania Department of Environmental Protection Rules (DEP) Rules and Regulations.
  - (4) Emergency Response. The Applicant shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough.
- D. Reporting Requirements. For any facility approved by the Borough, the operator shall submit to the Borough copies of all DEP-required or DEP-issued documents and reports associated with the operation, within 15 days of the date of the document or report.

**§500-116 Reserved**

**§500-117 Oil and Gas Development **NEW****

Oil and gas development shall comply with this §500-117.

- A. Pre-drilling Requirements. Prior to the commencement of drilling:
- (1) The operator shall comply with any applicable bonding and permitting requirements for Borough roads that are to be used by overweight vehicles and equipment for development activities. Notwithstanding the foregoing, the operator/applicant shall take all necessary corrective action and measures as directed by the Borough to ensure the roadways are repaired within seven days of partial damage or destruction.
  - (2) The operator shall provide to the Borough's first responders, including fire departments, Fire Commission, Police Department, ambulance, and The Borough Emergency Management Officer, a comprehensive hazard analysis report prepared by a qualified professional using generally accepted hazard analysis software as determined by the Borough. The report shall include, but not be limited to, the following:
    - (a) The applicable state and federal regulations and how the proposed facility will comply.
    - (b) A description of the facility and community and environmental characteristics of the proposed corridor and areas within 1,000 feet of the perimeter of the proposed facility.
    - (c) Unusually Sensitive Areas as identified by the National Pipeline Mapping System (NPMS) Pipeline Information Management and Mapping Application (PIMMA).

- (d) The frequency of community and environmental hazards associated with the type of facility proposed.
  - (e) The probable consequences of an accidental release for both leaks and ruptures for community and environmental effects.
  - (f) The community and environmental risk of well leakage, an accidental spill, defective casing or cementing, and vandalism creating unknown conditions.
  - (g) Measures for risk mitigation and the likelihood and consequences of community and environmental effects and plans for emergency response.
- (3) The Borough shall ascertain whether the Borough's emergency responders have secured adequate training to deal with any potentially dangerous conditions that may result due to development activities. Emergency responders shall have a minimum of five hours of training per year to meet this standard. Upon request from the Borough, the operator will, prior to drilling of its first oil and gas well in the Borough, make available with at least 30 days' notice, at its sole cost and expense, one appropriate group training program of a minimum of five hours for first responders. Such training shall be made available by the operator at least annually during the period when the operator anticipates drilling activities in the Borough.
- (4) Prior to drilling an oil and gas well or multiple oil and gas wells at a location, the operator shall provide the following information to each resident within 1,000 feet of the planned surface location of the well(s):
- (a) A copy of the well survey plan showing the location(s) of the planned well(s);
  - (b) A general description of the planned operation at the planned well(s) and associated equipment used in the development of the well(s);
  - (c) The contact information for the operator; and
  - (d) The availability of the operator to hold a meeting with such residents to present operator's plans for the well(s) and to allow for questions and answers. The meeting(s) shall be held prior to well site construction.
- (5) Domestic Wells. Prior to operation, the applicant/operator shall be required to conduct, at no cost to affected well owners, a pre-extraction survey of each domestic well situate on each adjoining property and on each property located within 1,000 feet of each site property line.
- (a) The survey will consist of collecting baseline data from well logs, where available, measurement of water level and well depth and standard water quality testing measuring among other factors, including hardness, color, odor, pH, bacteria, nitrates, sulfates, petroleum, and total dissolved solids (tds).
  - (b) The survey will be limited to those domestic well owners who provide consent to the survey within 30 days of receiving a certified letter request from the applicant.
  - (c) These tests shall determine the baseline data for comparison with similar data to be monitored during extraction operations.

- (d) Copies of existing well logs for all wells located within 1,000 feet of the site.
- (6) A well complaint resolution program shall be prepared and submitted to the Borough, which specifies the procedures the applicant is committed to follow in resolving any domestic water well complaints. The Borough shall review the program and, if necessary, require amendments to the program prior to acceptance.
- (7) At least seven days prior to commencement of drilling, the operator shall provide the Borough Zoning Officer a copy of the drilling permit issued by the Pennsylvania Department of Environmental Protection (DEP).
- (8) The Borough fire departments shall be provided a list of all chemical or waste products used or produced by the oil or gas drilling operation.
- (9) The Borough shall be provided with the name of the person supervising the drilling operation and a phone number where that person can be reached 24 hours a day.
- (10) The applicant shall provide:
- (a) A survey of the drill site with all permanent facilities (tanks or other surface installations) with locations and distances to property lines shall be filed with the application.
  - (b) A traffic impact statement per §500-85 which also includes description of plans for the transportation of materials and equipment to construct the facility and measures that will be taken to maintain all roads within the Borough that are used to transport materials and equipment and to repair any damages to the roads that may occur as a result.
  - (c) Information on the status of road bonding.
  - (d) A security plan per §500-75.
- (11) The applicant shall provide certification that a bond is held by the PA DEP (Pennsylvania Department of Environmental Protection) to ensure proper plugging when the well is classified as inactive by the PA DEP.
- (12) The applicant shall provide a schedule indicating the following dates:
- (a) Site preparation beginnings and endings.
  - (b) Anticipated drilling activity beginnings and endings.
  - (c) Anticipated completion (perforating) work to begin and end.
  - (d) Anticipated stimulation (fracturing) work to begin and end.
  - (e) Anticipated production work to begin and end.
  - (f) Anticipated plugging date.
- (13) In addition to complying with this chapter and Chapter 390 (Subdivision and Land Development) the operator/applicant shall appear at a public meeting of the Borough Council at least 30 days prior to the commencing of drilling activities to inform the Borough of its intention to commence drilling.



- B. Site Requirements. During the process of oil and gas development, the following site standards shall be maintained by the operator at all times:
- (1) The minimum parcel size shall be 10 acres.
  - (2) Multiple well pad sites on any one property shall be prohibited unless the underlying geology makes using a single well pad impossible.
  - (3) Drilling will be limited to the ground surface area designated by the applicant as part of its application. Any expansion of the ground surface area used and/or devoted towards drilling operations requires further conditional use approval.
  - (4) No portion of any drilling device, equipment or facility of any kind, including storage, shall be closer than 1,000 feet to an adjacent property line.
  - (5) The operator shall take all necessary safeguards as directed by the Borough to ensure the Borough roads utilized remain free of dirt, mud and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur.
  - (6) Any material stored outside an enclosed structure being used as an incidental part of the primary operation shall be screened by opaque ornamental fencing, walls, or evergreen plant material in order to minimize visibility if the storage area is readily visible from adjoining occupied residential properties. Such materials shall not include operable vehicles.
  - (7) The operator shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example: persons waiting for public or school transportation). As directed by the Borough, during periods of anticipated heavy or frequent truck traffic associated with development, the operator will provide flagmen to ensure the safety of children at or near schools or school bus stops and include adequate signs and/or other warning measures for truck traffic and vehicular traffic.
  - (8) At the operator's expense, annual well testing shall be performed on domestic and monitoring wells in accordance with standards jointly established by the Borough's designated expert and the operator's expert, taking into consideration the type and level of extractive activities which have taken place on the site during the preceding year. The results of the testing shall be filed with the Borough Council within 60 days of the date of testing. The parameters must be tested annually, and a comparison made with the baseline water quality data. Additional testing at the operator's expense shall be required by the Borough to better assess any potential risks if concerns regarding water quality or quantity are raised by or uncovered in the annual testing.
  - (9) No construction activities involving excavation of, alteration to, or repair work on any access road or well site shall be performed during the hours of 11:00 p.m. to 7:00 a.m.
  - (10) All operations or activities and action to address noise complaints shall comply with §500-65. The Borough reserves the right to require the temporary or permanent erection and use of reasonable sound barriers.
  - (11) Lighting shall comply with §500-67.

- (12) The access driveway off the public road to the drill site shall be gated at the entrance to prevent illegal access into the drill site. The drill site assigned address shall be clearly visible on the access gate for emergency 911 purposes. In addition, the sign shall include the well name and number, name of the operator and the telephone number for a responsible person who may be contacted in case of emergency. It shall be illegal for any person, owner or operator to park or store any vehicle or item of machinery on any street, right-of-way or in any driveway, alley or upon any operation or drilling site which constitutes a fire hazard or an obstruction to or interference with fighting or controlling fires except that equipment which is necessary for the maintenance of the well site or for gathering or transportation of hydrocarbon substances from the site.
- (13) All drilling operations shall be conducted in such a manner to minimize dust, vibration or noxious odors and shall be in accord with this chapter and the best accepted practices incident to drilling for oil or gas in urban/suburban and rural areas. All equipment used shall be constructed and operated so that vibrations, dust, odor or other harmful or annoying effects are minimized by the operations carried on at the drill site to avoid injury to or annoyance of persons living in the vicinity. (See also §500-66, §500-68 and §500-69.)
- (14) All drill site pads and off-site fracture ponds shall be secured with a temporary fence with a secured gate as follows:
  - (a) The fence shall be a minimum of six feet in height, chain link with green fabric mesh.
  - (b) The fencing shall be in place throughout the drill operation and until the fracture pond is removed.
  - (c) The chain link fence shall have a minimum thickness of 11 gauge.
- (15) After any spill, leak or malfunction, the operator shall remove or cause to be removed to the satisfaction of the Borough officials and the PA DEP inspectors, all waste materials from any public or private property affected by such spill, leak or malfunction. Clean-up operations must begin immediately upon knowledge that a spill, leak or malfunction occurs.
- (16) The access road to the well site shall be improved with a dust-free, all-weather surface in such a manner that no water, sediment or debris will be carried onto any public street.
- (17) The public street entrance and the property on which a drill site is located shall at all times be kept free of mud, debris, trash, or other waste materials. Use of streets serving exclusively residential neighborhoods is prohibited.
- (18) An off-street area for maintenance vehicles to stand while gaining entrance to the access road shall be provided that does not disrupt the normal flow of traffic on the public street.
- (19) All permanent facilities shall be painted an earth-tone color to blend in with the surrounding area. The Borough may require fencing and/or landscaping to buffer the facilities from adjacent properties.
- (20) The facility and/or its operation shall comply with all applicable permits and requirements of the PA DEP, the United States Environmental Protection Agency, and any other governmental authority having jurisdiction over its operations and with all federal, state, and local laws, ordinances and regulations promulgated to protect the environment or otherwise relating to environmental matters.
- (21) Any internal combustion engine or compressor used in connection with the drilling of any well or for use on any production equipment or used in development shall be equipped with an exhaust muffler or an exhaust box. The exhaust muffler or exhaust box shall be constructed of noncombustible

materials designed and installed to suppress noise and disruptive vibrations. Moreover, all such equipment with an exhaust muffler or exhaust box shall be maintained in good operating condition according to manufacturer's specifications.

(22) The operator shall provide and maintain a fund to the Borough, the sum of \$5,000, which represents an account from which the Borough may draw or be reimbursed for the administrative inspection and engineering costs and fees for review and inspections to ensure compliance with this chapter. This amount may be adjusted from time to time by resolution of the Borough Council. Any costs over and above the aforesaid initial fund incurred by the Borough shall be reimbursed to the Borough along with a ten-percent administrative and overhead charge within 30 days of invoicing by the Borough. The fund shall require remittances within 10 days of issuance of written notice from the Borough to maintain a balance of \$5,000.

(23) All activities conducted in association with, and as a part of oil and gas wells, shall be in accordance with the Commonwealth of Pennsylvania Oil and Gas Act, as amended, and by any other applicable federal, state, county, and Borough statutes.

C. Post-Drilling Requirements. After drilling is complete, the operator shall clean the site, complete all restoration activities, and repair any damage to public property caused by such operations within 60 days. A detailed reclamation plan shall be provided showing that the entire property will be left in a form for development with uses that are permitted in the district, relating the reuse to existing uses or probable uses for surrounding properties and shall provide:

(1) Proposed topography at contour intervals to provide adequate grading information, subject to the Borough Engineer's recommendation at the pre-application meeting, with five feet being the minimum.

(2) Schedule of Progressive Rehabilitation.

(a) After mining is completed on one specified area, quadrant, or cell, reclamation shall follow progressively in reasonable stages set forth in the plan before mining continues on other areas of the site. Extraction areas which are inactive for over one year must be stabilized and slopes reduced to one vertical foot to seven horizontal feet, if feasible.

(b) All rehabilitation activity shall comply with soil erosion and sedimentation requirements of the Environmental Protection Act, MCL 394.9101 et seq., Part 91 as defined.

(3) Proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored area, as well as to protect from erosion and siltation.

(4) Concept Plans.

(a) Concept plan(s) for the proposed end use of the site when restored, drawn to scale, and prepared by a professional engineer, licensed architect, or licensed landscape architect. The concept shall include:

[1] The proposed circulation system, including the location of internal roads and connection to the external road network.

[2] Delineation of drainage patterns, identification of lakes, floodplains, and wetlands.

- [3] A description of the provisions for obtaining necessary permits and approvals for the future use(s).
- (b) The use proposed in the concept plan must be acceptable to the Borough Council based on the recommendation of the Planning Commission and a review of the zoning district, Borough Comprehensive Plan, surrounding land uses, and site characteristics.
- (c) A landfill or other disposal or refuse site will not be considered a suitable or satisfactory use.
- (5) When the proposed future use, as deemed appropriate by the Borough Council, includes residential units or other uses requiring the use of septic fields, the applicant shall provide a description of the construction and rehabilitation techniques that will be met, including:
  - (a) A description of methods and materials to be used in restoring the site.
  - (b) The proposed date for completing all extraction operations and handling of all spoils and extraneous materials.
  - (c) The date for completing the final restoration.
  - (d) A list of all seeding and planting materials, which must be of native stock.

**§500-118 Power Plants NEW**

Power plants shall comply with this §500-118.

A. Purposes.

- (1) To accommodate the need for such uses while regulating their location and number in the Borough in recognition of the need to protect the public health, safety and welfare.
- (2) To avoid potential damage to adjacent properties through engineering and proper siting of such structures.

B. Standards.

- (1) Building; Noise. All turbines, compressors, engines and any mechanical equipment which requires noise reduction to meet Borough standards shall be located within a fully enclosed building with soundproofing and blow down silencers and mufflers adequate to comply with the noise standards established by §500-65 or as otherwise established as a condition of approval. In any case, the operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within 300 feet of the building(s). The applicant and or operator shall be responsible for establishing and reporting to the Borough the pre-development ambient noise level prior to the issuance of the zoning permit for the station.
- (2) Setbacks and Buffers. The following setbacks and buffers shall be applied to any facilities used as part of the electricity generation process:
  - (a) Setbacks. The following setbacks shall be maintained:

[1] Property Lines, Road Rights-of-Way. 100 feet to adjoining properties and public road rights-of-way.

[2] Existing Dwellings. 500 feet to any existing dwelling.

(b) Buffer.

[1] An undisturbed area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads and required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.

[2] Any required landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.

[3] Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).

[4] It shall be the responsibility of the applicant and/or operator and/or property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.

(3) Fencing. A fence may be required around the perimeter of the facility unless the design of the structures adequately provides for safety.

(4) Access; Required Parking. Access to the facility shall be provided by means of a public street or easement to a public street adequate to serve the number and type of vehicles anticipated. The access and parking shall be improved with a dust-free, all weather surface. The number of required parking spaces shall equal the number of people on the largest shift.

(5) Access Routes; Road Conditions. The Applicant shall provide a map showing the public roads in the Borough proposed to be used to access the facility and provide an evaluation of the condition of any Borough road which will be used and the potential damage which may occur from such use.

(6) Communications Interference. The applicant shall document that the radio, television, telephone or reception of similar signals for nearby properties will not be disturbed or diminished, and this may be accomplished by remedial measures instituted by the developer.

(7) Historic Structures. The facility shall not be located within 500 feet of any structure listed on any public historic register.

C. Site Plan. A full land development plan shall be required for all such sites, showing all facilities, fencing, buffering, access, and all other items required for conditional uses by this chapter and by Chapter 390 (Subdivision and Land Development).

- D. Local, State and Federal Regulations. All facilities and operations shall comply with all applicable local, state and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations.
- E. Informational Requirements. The applicant shall provide the information required by this §500-118E and all other necessary information to enable the Borough to assess the environmental, community and other public health, safety, and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions of approval. The Applicant shall provide the following:
- (1) Application Information. The information required by this §500-118, all required application information, and all other necessary information to enable the Borough to assess compliance with this chapter.
  - (2) Additional Information. The Borough may require the applicant to submit details about ground and surface water protection, an Environmental Impact Statement, and a Traffic Impact Study.
  - (3) State and Federal Application Information. A copy of all applications and information required by the applicable state and federal agencies.
  - (4) Emergency Response. The Applicant shall submit the name, address and emergency telephone number for the operator of the facility; and shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough and the County Emergency Management Agency.
- G. Reporting Requirements. For any facility approved by the Borough, the operator shall submit to the borough copies of all state or federal required or issued documents and reports associated with the operation, within 15 days of the date of the document or report.

#### **§500-119 Racetracks NEW**

In addition to all other applicable standards, the following additional standards shall apply to racetracks:

- A. Setbacks. All areas for the driving, testing and/or maintenance of motor vehicles shall not be less than 250 feet from any property line or public road right-of-way. Setbacks and buffers may be required in accord with §500-60 to address community effects.
- B. Animal Racetracks. In addition to the other standards in this §500-119, the following additional standards shall apply to animal racetracks:
- (1) The racecourse for any animal racetrack shall not be less than 500 feet from any property line or public road right-of-way. Greater setbacks and buffers may be required in accord with §500-60 to address community effects.
  - (2) Any stable building, corral, kennel or other indoor or outdoor area used for the keeping or feeding of animals, concentrated confinement of animals or manure and animal waste storage shall not be less than 100 feet from any property line or public road right-of-way.
  - (3) The Applicant shall provide a plan for manure and animal waste management satisfactory to the Borough Council demonstrating that all manure and animal waste shall be managed and disposed of in accord with applicable local, state, and federal regulations.

- C. Buildings. All buildings on the racetrack parcel shall comply with Uniform Construction Code and PA Department of Labor and Industry Standards.
- D. Time Limitations. No motor vehicle race shall be conducted between the hours of 10:00 P.M. and 9:00 A.M. However, the Borough may establish more restrictive time limits as a condition of approval.
- E. Repair Activities. All service and repair activities shall be conducted within a completely enclosed building where adequate measures shall be taken to minimize motor noise, fumes, and glare; except that minor servicing such as changing tires, sale of gasoline or oil, windshield washing, and other similar normal activities may be conducted outside the said building.
- F. Tire and Part Storage. All new or used tires and parts shall be stored within a completely enclosed building or area contained by a solid fence to provide screening, but in no case shall such outdoor storage exceed 500 square feet in area.
- G. Storage. No vehicles, supplies, parts, or any other material shall be stored in any required setback areas normally required for the district.
- H. Fuel Documentation. Documentation shall be provided that all fuel and fuel storage areas comply with State and Federal requirements.
- I. Fencing and Barriers. Security fencing shall be provided around the facility (excluding parking areas) to prevent intrusion onto the racetrack and related areas. Safety fencing/barriers shall be provided between the racetrack and all areas where spectators, the public or any employee or other person has access.
- J. Safety Plan. A facility safety plan shall be prepared to detail the specific procedures which will be followed to ensure the safety of the public, spectators, employees and participants which shall, at a minimum, address the following:
- (1) Design standards of all safety fencing/barriers.
  - (2) Procedures for fuel storage, handling and dispensing.
  - (3) Emergency services, including fire and ambulance, which will be available during events.
  - (4) Disaster/emergency response procedures.
  - (5) Crowd management.
- K. Bond/Insurance. Based on the type and size of the racetrack, the Borough Council may require the Applicant to provide a bond and/or insurance to cover the cost of any environmental clean-up or enforcement action which may be required at the site. The amount of the coverage shall be determined by the Borough based on the type and size of the track.

#### **§500-120 Self-Storage Facilities NEW**

Self-storage facilities shall comply with the following standards in this §500-120.

- A. Bulk Requirements. Minimum lot size, lot width and setbacks, and maximum lot coverage and building height shall conform to district standards.
- B. Setback Areas. There shall be no storage, use or structure within the setback area, with the exception of the access drive(s).

- C. Habitation. No storage unit shall be used for habitation or residential purposes and individual mini-warehouse units shall not be served by a water supply or a sewage disposal system.
- D. Storage Limitations. No storage unit shall be used for any other purpose except storage and shall not be used for any other type of commercial or manufacturing activity. No material, supplies, equipment or goods of any kind shall be stored outside of the warehouse structure, with the exception of the vehicles required for the operation of the warehouse and boats and recreational vehicles and trailers
- E. Lighting. All facilities shall be provided with adequate outdoor lighting for security purposes; and such lighting shall be so directed as to prevent glare on adjoining properties.
- F. Fire. Water Damage. All storage units shall be fire-resistant and water-resistant.
- G. Materials Stored. All self-storage facility proposals shall include detailed information on the nature and quantity of materials to be stored on the premises. Proposed space rental agreements shall be submitted with the application and shall provide specific rules and regulations to ensure that the requirements of this §500-120 are or will be satisfied.

#### **§500-121 Shooting Ranges, Outdoor Commercial**

This §500-121 is intended to provide minimum standards to regulate commercial outdoor shooting ranges (referred to as *ranges*) in order to protect neighboring property owners and the public at large from dangers of wild or ricocheting projectiles and from excessive noise and other nuisances.

- A. Setbacks. All outdoor shooting ranges shall be situated not less than 500 feet from any property line and not less than 1,500 feet from any principal residential or principal nonresidential building existing on the effective date of this §500-121. This shall not apply to structures on the same parcel as the shooting range.
- B. Safety Design. All ranges shall be designed and constructed with safety facilities to prevent accidental wild or ricocheting projectiles and stray arrows, and the Borough may require such additional safety features deemed necessary to meet the intent of this §500-121. Such features may include, but not be limited to, increased setbacks, earthen berms and setbacks, range orientation, and a limitation of hours of operation.
- C. Noise Reduction. All ranges shall be designed and operated to minimize any noise created by the facility and shall at a minimum comply with the requirements of §500-65 unless more restrictive standards are required by the Borough as a condition of approval.
- D. Hours of Operation. No firearm shall be discharged outdoors between sunset and 8:00 a.m. However, the Borough may establish more restrictive time limits as a condition of approval.
- E. Fence. Security fencing may be required by the Borough of such extent and design to restrict accidental access to any range.
- F. Posting. The perimeter around any outdoor range shall be posted with warning signs to adequately inform anyone entering the area.
- G. NRA Guidelines; State and Federal. The applicant shall provide evidence of compliance with any applicable National Rifle Association guidelines, and state and federal regulations, and best management practices.

#### **§500-122 Short-Term Rental Units From JT Ord. 2021-01**

The following standards and requirements shall be met by the Applicant for a short-term rental.



- A. License. Possession of a current valid Short Term Rental License issued by the Borough in accordance with the Jim Thorpe Borough Short-Term Rental License Ordinance.
- B. Meals. Meals shall not be provided to overnight guests of the establishment.
- C. Sewage Disposal and Occupancy. Sewage disposal meeting the requirements of the Borough and PA DEP shall be provided. Occupancy shall be limited by the capacity of the sewage disposal system.
- D. Nonconforming Lots. Short term rentals shall ~~not~~ be permitted on lots which are nonconforming in minimum area provided the use complies with all other requirements.
- E. Parking. Adequate off street parking shall be provided in accordance with §500-29.
- F. PA Uniform Construction Code. All short term rentals shall comply with PA Uniform Construction Code requirements, as amended.
- G. Information Required. In addition to the other information required by this chapter, the applicant shall include with the application:
  - (1) The name, address, telephone number and email address of the owner of the short term rental for which the permit is issued. If the owner does not have a managing agency, agent or local contact person, then Owner shall provide a 24-hour telephone number.
  - (2) The name, address, and 24-hour telephone number of the managing agency, agent or local contact person for the owner of the short term rental
  - (3) The number of bedrooms and the maximum number of overnight occupants
  - (4) If the building is a two-family or multi-family dwelling structure, the number of dwelling units and the number of dwelling units being used as a short term rental.
  - (5) A diagram or photograph of the premises showing and indicating the number and location of designated on-site parking spaces and the maximum number of vehicles allowed for overnight occupants.
  - (6) Copy of current Carbon County Hotel Room Excise Tax Certificate and current Pennsylvania Sales Tax License, and/or such other proof or certification that the appropriate tax is collected.

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~~3. Registration of Nonconformities. Pursuant to Section 613 of the MPC, the Zoning Officer is directed to identify and register Existing Nonconforming Short Term Rentals together with the reasons why the Zoning Officer identified such nonconformity. To that end, within ninety (90) days following the effective date of this chapter, the owner of any Short Term Rental shall come forward and register such nonconforming use as a change of use application with the Zoning Officer of the Borough of Jim Thorpe, who shall maintain records of all such nonconformity by name and address for the use and the administration and enforcement of this chapter, and as a matter of public information. The owner of such Short Term rental shall comply with the Zoning Ordinance (other than the zoning location which shall be considered grandfathered for purposes of this chapter) The Zoning Officer shall issue a Certificate of Nonconformity to the owner of the premises or proprietor of the Short Term Rental in question. Such registration shall have the effect of permitting the Short Term Rental to continue in the zone in which it is located subject to the requirements set forth in Section 500-50.2 and subject~~

~~to the independent Short Term Rental Ordinance adopted by the Borough Council as may be amended from time to time.~~

**§500-123 Slaughterhouses NEW**

Slaughterhouses shall comply with this §500-123.

- A. Parcel Size. A minimum parcel of five acres shall be required.
- B. Setbacks.
- (1) Buildings. The minimum setbacks for all buildings shall be 100 feet from property lines and road rights-of-way.
  - (2) Animals. Structures which are not fully enclosed, corrals and other areas for the outdoor confinement of animals shall not be less than 200 feet from any property line or road right-of-way.
- C. Animal Confinement. All animals shall be confined to the slaughterhouse property at all time by fences or other structures
- D. Wastes. Solid and liquid wastes shall be disposed of in a manner to avoid creating insect or rodent problems, and an insect/rodent abatement plan which shall be prepared. No discharges of liquid wastes and/or sewage shall be permitted into a reservoir, sewage or storm sewer disposal system, holding pond, stream or open body of water, or into the ground unless the discharges are in compliance with the standards of local, state and/or federal regulatory agencies.
- E. Operating Standards. The applicant shall demonstrate that they will meet the operational and management standards as may be set forth in treatises recognized by agricultural authorities or as the same may be produced by the Pennsylvania Department of Agriculture, Department of Environmental Protection, Pennsylvania State University, College of Agricultural Sciences, or similar entity.
- F. Odor. (See also §500-68.) The applicant shall prepare an odor abatement plan and document the ability to comply with the plan. It is recognized that certain activities do produce odors, but the applicant shall show that odors can be reduced to a minimum or abated. The plan shall include such steps as may be necessary to abate odors or to allow odors at times to minimize interference with public health, safety, and welfare.

**§500-124 Solar Power Generation, Commercial NEW**

- A. Purposes. The purpose of this §500-124 is to:
- (1) Location and Number. Accommodate the need for solar power facilities while regulating their location and number in the Borough in recognition of the need to protect the public health, safety, and welfare.
  - (2) Critical Development Areas. Avoid development of land-intensive solar facilities in areas designated for other uses critical to community and economic development.
  - ~~(3) Grid Infrastructure Costs. Minimize utility grid infrastructure development costs by requiring solar facilities to be near substations with the capacity to accommodate the generated electricity.~~
  - ~~(4) Traffic. Reduce traffic impacts by requiring solar facility access to roads with adequate capacity.~~

B. Permits; Use Regulations.

- (1) Permits. A permit shall be required for every solar power facility installed in the Borough.
- (2) Associated Use. All other uses ancillary to the facility (including a business office, maintenance depot, etc.) are prohibited from the facility, unless otherwise permitted in the zoning district in which the facility is located. This shall not prohibit the installation, as accessory structures, of equipment containers not intended for human occupancy to house only equipment necessary for the operation of the facility.
- (3) Solar Power Facility as a Second Principal Use. A solar power facility shall be permitted on a property with an existing use subject to the following land development standards:
  - (a) The minimum lot area, minimum setbacks and maximum height required by this chapter for the solar power facility shall apply, and the land remaining for accommodation of the existing principal use(s) on the lot shall also continue to comply with the minimum lot area, density, and other requirements
  - (b) The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
  - (c) The applicant shall present documentation that the owner of the property has granted an easement or other legal interest for the land for the proposed solar power facility and that vehicular access is provided to the solar power facility.

C. Standards and Design.

- (1) Parcel Size; Location; Setbacks; Lot Coverage
  - (a) The minimum parcel size shall be 10 acres.
  - ~~(b) The parcel shall not be more than three miles from a utility substation with the capacity to service the proposed facility.~~
  - (b) The setback for solar collectors, all structures, equipment containers and any associated mechanical facilities shall be 100 feet from property lines.
  - (c) The maximum lot coverage shall be 75 percent and the area of the solar collectors shall be included in the calculation of lot coverage.
- (2) Height. Solar collectors shall not exceed the principal structure height limitations for the underlying zoning district.
- (3) Landscaping. Landscaping may be required to screen as much of the solar power facility ground features as possible, the fence surrounding the support structure, and any other ground level features (such as a building), and in general buffer the solar power facility ground features from neighboring properties. The Borough may permit any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping, if the same achieves the same degree of screening as the required landscaping.

- (4) Licenses; Other Regulations. The applicant shall demonstrate that it has obtained the required licenses from governing state and federal agencies, and agreement from the local electric utility. The applicant shall also document compliance with all applicable state and federal regulations. The applicant shall submit the name, address, and emergency telephone number for the operator of the solar power facility.
- (5) Required Parking. Adequate parking shall be required for maintenance workers.
- (6) Communications Interference. The applicant shall document that the radio, television, telephone or reception of similar signals for nearby properties shall not be disturbed or diminished, and this may be accomplished by remedial measures instituted by the solar power facility developer.
- (7) Glare. The applicant shall provide details about anticipated glare from the facility, including the time of day, time of year and direction of peak glare periods and document how potential nuisances to area properties and on public roads shall be controlled.

~~Historic Structures. A solar power facility shall not be located within 500 feet of any structure listed on any public historic register.~~

- (8) Standards; Certification. The design of the solar power facility shall conform to applicable industry standards, including those of the American National Standards Institute. The Applicant shall submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories or other similar certifying organizations. The operator shall repair, maintain and replace the solar collectors and associated equipment in like manner as needed to keep the facility in good repair and operating condition.
- (9) Uniform Construction Code. To the extent applicable, the solar power facility shall comply with the Pennsylvania Uniform Construction Code.
- (10) Electrical Components. All electrical components of the solar power facility shall conform to relevant and applicable local, state, and national codes, and relevant and applicable international standards.
- (11) Warnings. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of 10 feet from the ground.
- (12) Signs. No advertising material or signs other than warning, manufacturer and equipment information or indication of ownership shall be allowed on any equipment of structures.
- (13) Transmission and Power Lines. On-site transmission and power lines shall, to the greatest extent possible, be placed underground.
- (14) Stray Voltage/Electromagnetic Fields (EMF). The operator shall use good industry practices to minimize the impact, if any, of stray voltage and/or EMF.
- (15) Emergency Services. The applicant shall provide details about any fire suppression system installed in any accessory structure or equipment container associated with the solar power facility. Upon request, the applicant shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the solar power facility.

(16) Site Plan. A full site plan shall be required for all solar power facility sites, showing the solar power facility, fencing, screening, buffers, access, and all other items required by this chapter.

- D. Public Inquiries and Complaints. The solar power facility owner and operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project, and the solar power facility owner and operator shall make reasonable efforts to respond to the public's inquiries and complaints.
- E. Discontinued Use. If any facility ceases to be used, the owner or operator or then owner of the land shall be required to remove the same within 90 days from the abandonment of use. Failure to do so shall authorize the Borough to remove the facility and assess the cost of removal to the foregoing parties.

#### §500-125 Solid Waste

Solid waste facilities, transfer stations, and staging areas shall comply with all applicable requirements of this chapter and state and federal regulations.

#### ~~§500-125—Solid Waste Decided to rely on PA DEP regulations~~

~~Solid waste facilities, transfer stations, and staging areas, herein referred to as facilities, shall comply with this §500-125.~~

- ~~A.—Traffic Study. The applicant shall provide a Traffic Impact Study.~~
- ~~B.—Setbacks. No part of any facility created after the effective date of this chapter shall be located closer than 150 feet to an existing public right of way, property line or stream. The setback areas shall remain unoccupied with no improvements except required fencing and access road(s). A buffer not less than 50 feet in width shall be provided in all setbacks in accord with §500-60 of this chapter. Additional buffers and setbacks may be required in accord with this chapter. Is setback exclusionary? Allowed only in I-District.~~
- ~~C.—Fencing. All facilities shall be completely enclosed by a chain link fence not less than 10 feet in height. The erection of said fence shall be completed within six months after the effective date of this chapter for existing facilities and prior to the issuance of a certificate of use for a new facility. All gates shall be closed and locked when closed for business. The fence and gate shall be maintained in such a manner as not to become unsightly. There shall be no advertising of any kind placed on the fence.~~
- ~~D.—Storage and Loading/Unloading. Storage of materials, supplies or solid waste in motor vehicles, truck trailers or other containers normally used to transport materials shall not be permitted. Any solid waste stored for more than three hours shall be stored in an enclosed building. For any facility other than a sanitary landfill, all transfer, loading and unloading of solid waste shall only occur within an enclosed building with negative pressure, and over an impervious surface which drains into a holding tank that is then adequately treated.~~
- ~~E.—Effluent Treatment. The facility shall provide for treatment and disposal for all liquid effluent and discharges generated by the facility due to the storage, loading or unloading, transfer, container or vehicle washing, or other activity undertaken in processing or transporting the solid waste. All such activities shall be conducted only over an impervious surface and all drainage shall be collected for treatment. Any water discharge from the facility after being treated by the wastewater treatment system shall meet all applicable Department of Environmental Protection regulations and Sewer Authority requirements.~~
- ~~F.—Dangerous Materials. No radioactive, hazardous, chemotherapeutic or infectious materials may be disposed of or stored or processed in any way, except for types and amounts of hazardous substances customarily~~

~~kept in a commercial business for on-site use. Infectious materials are defined as medical wastes used or created in the treatment of persons or animals with seriously contagious diseases.~~

~~G. Water Quality. The owner of any facility shall be required to monitor the ground and surface water in the vicinity of the facility. Water testing shall be conducted every three months on any stream located on the premises or any stream within 500 feet of any area used for the storage or disposal of solid waste if water drainage from the facility is to said stream. For each testing period two samples shall be collected; one sample shall be taken from the stream at a point upstream of the solid waste disposal facility drainage area and one sample shall be taken from the stream at a point below the facility drainage area. In addition, the well located on the premises shall also be sampled every three months. The samples shall be collected and analyzed by a certified water analysis laboratory for hydrocarbons or other parameters deemed appropriate by the Borough, and results shall be provided to the Borough. If said samples exceed the limits established by the Pennsylvania Department of Environmental Protection, the facility shall cease operation until such time as the source of the contamination has been identified and corrected.~~

~~H. Emergency Access. The operator of the facility shall cooperate fully with local emergency services. This should include allowing practice exercises on the site and the provision of all information needed by the emergency services to determine potential hazards. Adequate means of emergency access shall be provided~~

~~I. Hours of Operation. Under the authority granted to the Borough under State Act 101 of 1988, all such uses shall be permitted to operate only between the hours of 7:00 a.m. to 7:00 p.m. and are not permitted to operate on Sundays, Christmas Eve Day, Christmas Eve, New Year's Day, 4th of July, Labor Day, Memorial Day or Thanksgiving Day. All deliveries of solid waste shall be made during the hours between 7:00 a.m. to 5:00 p.m. and not on Sundays or the above specified holidays.~~

~~J. Nuisances. Any facility shall be operated in such a manner to prevent the attraction, harborage or breeding of insects, rodents or vectors. The applicant shall prove to the satisfaction of the Borough that the use would not routinely create noxious odors off of the tract. The operator shall regularly police the area of the facility and surrounding street to collect litter that may escape from the facility or truck. The applicant shall provide documentation to the satisfaction of the Borough that proposed facility shall operate in such a manner as to not create a general nuisance, endanger the public health, safety and welfare or inhibit the public's use or enjoyment of their property~~

~~K. Attendant and Inspections. An attendant shall be present during all periods of operation or dumping. The applicant shall, if the application is approved, allow access at any time to the facility for inspection by appropriate Borough Officials and provide the Borough with the name and phone number of a responsible person(s) to be contacted at any time in the event of an inspection.~~

~~L. State and Federal Regulations and Reporting. The operation and day-to-day maintenance of the facility shall comply with all applicable State and Federal regulations as a condition of the continuance of any permit of the Borough. Violations of this condition shall also be considered to be violations of this chapter. All solid waste transfer facilities (as defined by this chapter) shall be subject to all requirements of 25 PA Code, Chapter 279 (as amended) Transfer Facilities, regardless of whether a permit pursuant to said requirement is required. Where a difference exists between applicable State regulations and Borough regulations, it is intended for the purposes of this §500-124 that the more stringent requirements shall apply. A copy of all written materials and plans that are submitted to DEP by the applicant shall be concurrently submitted to the Zoning Officer.~~

**Staging Areas for Equipment/Materials.** See §500-101.

**§500-126 Storage Yards for Forest Products and Minerals NEW**

The intent of this §500-126 is to provide standards for access to public roads and setbacks for storage yards for forest products and minerals.

A. Access to Public Roads.

(17)Highway Occupancy Permit. Access roads to Borough and State roads shall be in accord with a valid highway occupancy permit.

(18)Stabilization. The access road shall be adequately stabilized with stone, shale or other material to minimize soil erosion and the tracking of mud onto the public road.

(19)Weight Limitations. All operations shall comply with all posted weight limits and road bonding regulations.

(20)Use of Public Roads. Felling or skidding on or across any public road shall be prohibited without the express written authorization of the Borough or the Pennsylvania Department of Transportation, as applicable.

B. Setbacks.

(1) Property Lines. Storage yards shall not be less than 50 feet from any property line other than a property line along a public road right-of-way.

(2) Public Roads. Storage yards shall not be less than 50 feet from any public road right-of-way.

(3) Slope. Storage yards shall be located on slopes less than eight percent. Low spots and poorly drained places shall be avoided.

**§500-127 Reserved**

**§500-128 Transmission Pipelines and Hazardous Liquid Pipelines and Pipeline Compressor Station, Metering Station or Operation/Maintenance Facilities **NEW****

A. Applicability. In addition to all other applicable requirements of this chapter, the provisions of this §500-128 shall apply to the siting and construction of any gas transmission line or hazardous liquid pipeline and any pipeline compressor station, metering station or operation/maintenance facilities (all of which are referred to as pipeline facilities) as defined in §500-128C.

B. Public Interest and Intent.

(1) Public Interest. The requirements of this §500-128 are established in recognition of the environmental and community effects associated with pipeline facilities. The effects include, but are not limited to, compatibility with nearby land uses related to noise, odor, lighting, quality of surface waters and groundwater, use and enjoyment and value of adjoining property, and future community development.

(2) Intent. This §500-128 is intended to evaluate the proposed pipeline facilities through the Borough and establish setbacks and other siting and operational conditions to minimize environmental and community effects.

C. Definitions. Words and phrases used in this §500-128 shall have the meanings set forth in this §500-128C. Words not defined in this §500-128C, but defined in Article III, shall have the meanings set forth in Article III. All other words and phrases shall be given their common, ordinary meaning, unless the context requires

otherwise.

- (1) Distribution Pipeline. A natural gas pipeline other than a gathering or transmission line (reference 49 CFR 192.3). A distribution pipeline is generally used to supply natural gas to the consumer and is found in a network of piping located downstream of a natural gas transmission line.
- (2) Gas. Natural gas, flammable gas, or gas which is toxic or corrosive. (Reference 49 CFR 192.3) Gases are normally compared to air in terms of density. The specific gravity of air is 1.0. Any gas with a specific gravity less than 1.0 (such as natural gas) will rise and usually disperse. Any gas having a specific gravity greater than 1.0 will fall and collect near the ground or in low-lying areas such as trenches, vaults, ditches, and bell holes – such occurrences can be hazardous to human health and safety.
- (3) Gas Transmission Pipeline. A pipeline, other than a gathering line, that 1) transports gas from a gathering line or storage facility to a distribution center, storage facility, or large-volume customer that is not downstream from a distribution center; 2) operates at a hoop stress of 20 percent or more of specified minimum yield strength; or, 3) transports gas within a storage field. (Reference 49 CFR 192.3) A gas transmission pipeline includes all parts of those physical facilities through which gas moves in transportation, including pipe, valves, and other appurtenance attached to pipe, compressor units, metering stations, regulator stations, delivery stations, holders, and fabricated assemblies.
- (4) Hazardous Liquid. Includes petroleum, petroleum products, anhydrous ammonia, and carbon dioxide. (Reference 49 CFR 195.2)
- (5) Hazardous Liquid Pipeline. All parts of a pipeline facility through which a hazardous liquids move in transportation, including, but not limited to, line pipe, valves, and other appurtenances connected to line pipe, pumping units, fabricated assemblies associated with pumping units, metering and delivery stations and fabricated assemblies, and breakout tanks.
- (6) Institutional Use. A nonprofit, religious, or public use, such as a religious building, library; public or private school, hospital, or government-owned or government-operated building, structure, or land used for public purpose.
- (7) Petroleum Products. Flammable, toxic, or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks and other miscellaneous hydrocarbon compounds.
- (8) Pipeline. Used broadly, pipeline includes all parts of those physical facilities through which gas, hazardous liquid, or carbon dioxide moves in transportation.
- (9) Pipeline Compressor Station, Metering Station or Operation/Maintenance Facilities. A facility at which a petroleum product passing through a pipeline is pressurized by a turbine, motor, or engine, the volume of flow is measured, or permanent facilities are installed for pipeline operation/maintenance, and which compress, decompress, process, heat, dehydrate, alter or transform the pipeline product. The facility may contain some type of liquid separator consisting of scrubbers and filters that capture any liquids or other undesirable particles from the pipeline. The definition also includes utility transfer stations which are owned, operated, and maintained by the local natural gas utility and mark the point at which it assumes official control of the gas. The definition excludes pipeline valves, metering stations, pig launchers/receivers, and other components which are located within the pipeline right-of-way and do not compress, decompress, process, heat, alter or transform the pipeline product.



- (10) Pipeline Corridor. The linear area where a transmission pipeline or hazardous liquid pipeline and associated facilities are located, including rights-of-way and easements over and through public or private property.
  - (11) Transmission Pipeline. When not specified includes both hazardous liquid and gas transmission pipelines. Transmission pipelines carry oil, petroleum products, natural gas, natural gas liquids, anhydrous ammonia, and carbon dioxide from producing regions of the country to markets.
- D. Hazard Analysis. The Applicant shall submit a comprehensive hazard analysis report prepared by a qualified professional using generally accepted hazard analysis software as determined by the Borough. The report shall include, but not be limited to, the following:
- (1) The applicable state and federal regulations and how the proposed pipeline facility will comply.
  - (2) A description of the pipeline facility and community and environmental characteristics of the proposed corridor and areas within 1,000 feet of the centerline of the proposed pipeline facility.
  - (3) Unusually Sensitive Areas as identified by the National Pipeline Mapping System (NPMS) Pipeline Information Management and Mapping Application (PIMMA).
  - (4) The frequency of community and environmental hazards associated with the type of pipeline facility proposed.
  - (5) The probable consequences of an accidental release for both leaks and ruptures for community and environmental effects.
  - (6) The community and environmental risk of an accidental spill.
  - (7) Measures for risk mitigation and the likelihood and consequences of community and environmental effects.
- E. Reserved.
- F. Traffic Impact Study. The Applicant shall also submit a Traffic Impact Study using current PennDOT methodology.
- G. Performance Standards. The Applicant shall provide a report detailing how the pipeline facility will comply with all of the performance standards in this §500-128 and Article XII Part 2, the standards in §500-176D, and other applicable requirements.
- I. Setbacks from Existing Buildings, Uses and Features. Unless another ordinance provision requires a greater setback or the Borough Council determines a greater setback is required to mitigate the community and/or environmental effects of the proposed transmission pipeline, the minimum setbacks in this §500-128 shall apply to all proposed pipeline facilities and appurtenant structures and operations. The setbacks shall be measured from the centerline of the transmission pipeline and from the nearest edge of any appurtenant structure or facility to any of the following existing buildings, uses and features:
- (1) Property line or public road right-of-way: 100 feet.
  - (2) Dwelling: 300 feet.
  - (3) Property owners' association uses: 300 feet.
  - (4) Commercial, light manufacturing or industrial building: 300 feet.

- (5) Institutional uses, any use requiring evacuation assistance and places of large public gatherings such as arenas: 500 feet.
- J. Noise. All compressors, engines and any mechanical equipment which requires noise reduction to meet Borough standards shall be located within a fully enclosed building with soundproofing and blow down silencers and mufflers adequate to comply with the noise standards established by §500-65 or as otherwise established as a condition of approval. In any case, the operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within 300 feet of the compressor station building(s). The applicant and or operator shall be responsible for establishing and reporting to the Borough the pre-development ambient noise level prior to the issuance of the zoning permit for the station.
- K. Fence and Signs.
- (1) All aboveground facilities shall be completely enclosed by a chain link fence six feet in height with at least one secured entrance gate. All gates shall be locked when the operator or its employees are not on the premises. All fences and gates shall be maintained in good repair and in such a manner as not to become unsightly.
- (2) There shall be no advertising of any kind placed on the fence except that the following shall be posted at the entrance gate:
- (a) Owner/operator name.  
(b) Name of facility.  
(c) Borough assigned address.  
(d) Emergency contact name and phone number and alternate.
- L. Informational Requirements. The applicant shall provide the information required by §500-170, this §500-128 and all other necessary information to enable the Borough to assess compliance and the environmental, community and other public health, safety and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions. The Applicant shall also provide the following:
- (1) Construction Schedule. Anticipated construction start and completion date.
- (2) State and Federal Information. A copy of all applications and information required by the governing state and federal agencies.
- (3) Emergency Response. The Applicant shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough.
- (4) Site Plan. A plan of the site meeting the requirements for a major subdivision per Chapter 390 (Subdivision and Land Development) and including the location of all facilities and the lighting plan.
- (5) Site Address. The Borough assigned address for the project site.
- M. Conditions of Approval. In addition to increased setbacks, all other reasonable conditions deemed necessary shall be imposed to mitigate community and environmental effects and achieve the purposes of this §500-128 and this chapter.

**§500-129 Vehicle Related Uses Compare to old §500-42**

Vehicle related uses shall comply with the standards in this §500-129.

- A. Car and Truck Wash Facilities. All car and truck wash facilities shall be subject to the following specific regulations and requirements:
- (1) The principal building housing the said facility shall be set back a minimum of 60 feet from the road or street right-of-way line and 30 feet from the side or rear property lines.
  - (2) Appropriate facilities for the handling of waste water from the washing activities shall be provided including, the prevention of water being dripped onto the adjoining road or street from freshly washed vehicles during periods of freezing weather
  - (3) The facility shall have adequate means of ingress and egress to prevent adverse effects to either vehicular or pedestrian traffic. When a wash facility occupies a corner lot, the access driveways shall be located at least 75 feet from the intersections of the front and side street right-of-way lines.
  - (4) The site shall be sufficiently large to accommodate vehicles awaiting washing during peak periods, but in no case shall the waiting area for each stall accommodate less than three automobiles
  - (5) Any wash facility located within 200 feet of any R-1, R-2, R-3 or R-4 District shall not operate between the hours of 9:00 p.m. and 7:00 a.m.
- B. Vehicle or Equipment Repair Operations. All vehicle or equipment repair operations shall be subject to the following specific regulations and requirements:
- (1) All service and repair activities shall be conducted within a completely enclosed building where adequate measures shall be taken to minimize motor noise, fumes, and glare; except that minor servicing such as changing tires, sale of gasoline or oil, windshield washing and other similar normal activities may be conducted outside the said building.
  - (2) Only vehicles with current licenses and current registration waiting to be repaired or serviced, waiting to be picked up by the vehicle owner, or legally impounded may be stored outdoors. If a legitimate, bona fide service station stores more than four vehicles per interior service stall, it shall comply with the junk regulation set forth in this chapter. Proof of current license and current registration or ownership of any vehicle will be required upon demand by the Zoning Officer.
  - (3) No area on the lot which is required for the movement of vehicles in and about the buildings and other facilities shall be used to comply with the off-street parking requirements of this chapter.
  - (4) All new or used tires and parts shall be stored within a completely enclosed building or area contained by a solid fence to provide screening, but in no case shall such outdoor storage exceed 250 square feet in area.
  - (5) Gasoline pumps and other service appliances may be located in the required front setback but shall not be situated closer to the road or street right-of-way line than 30 feet or the PennDOT requirement, whichever is greater. Any above ground storage tanks shall not be placed in the front setback area.

- (6) No vehicles shall be stored in any required setback areas.
  - (7) Any operation which is primarily intended to serve trucks with three or more axles or tractor-trailer trucks: all areas for fueling and servicing shall be not less than 100 feet from any R-1, R-2, R-3 or R-4 District.
  - (8) All repair, welding, auto body, painting and similar work shall be performed within a building with a fume collection and ventilation system that directs noxious fumes away from any adjacent buildings. All such systems shall meet all required state and federal health and safety standards.
- C. Vehicle or Equipment Sales Operations. All vehicle or equipment display and sales operations of new and used automobiles, trucks, motorcycles, mobile homes, recreation vehicles, boats, and travel trailers and other vehicles and equipment shall be subject to the following specific requirements:
- (1) All principal and accessory buildings and structures shall be in accord with the setback, building height and lot coverage requirements of the district.
  - (2) The outdoor display of new and used cars, trucks, motorcycles, mobile homes, recreation vehicles, boats, and travel trailers and other vehicles and equipment shall meet the appropriate front, side and rear setback requirements for the district.
  - (3) Activities which are normally accessory to such sales operations, such as engine tuneup and repairs, body repairs, painting, undercoating and other similar activities shall be conducted in accord with the applicable standards in §500-129B.
  - (4) Only vehicles with current license and current registration waiting to be repaired or serviced or waiting to be picked up by the vehicle owner may be stored in any exterior area. If a legitimate, bona fide service station stores more than four vehicles per service stall in exterior areas, it shall comply with the junkyard regulations set forth in this chapter. Proof of current license and current registration or ownership of any vehicle will be required upon demand by the Zoning Officer.
  - (5) No area on the lot which is required for the movement of vehicles in and about the buildings and other facilities shall be used to comply with the off-street parking requirements of this chapter.
  - (6) All new or used tires and parts shall be stored within a completely enclosed building or area contained by a solid fence to provide screening, but in no case shall such outdoor storage exceed 250 square feet in area.
  - (7) No vehicles shall be stored in any required setback areas.

#### **§500-130 Reserved**

#### **§500-131 Wind Energy Facilities NEW**

The provisions of this §500-131 shall apply to wind energy facilities.

##### A. Purposes.

- (1) To accommodate the need for wind energy facilities while regulating their location and number in the Borough in recognition of the need to protect the public health, safety and welfare.

- (2) To avoid potential damage to adjacent properties from windmill structure failure and falling ice, through engineering and proper siting of such structures.

B. Permits; Use Regulations.

- (1) Permits. A permit shall be required for every wind energy facility and windmill installed at any location in the Borough.
- (2) Associated Use. All other uses ancillary to the wind energy facility (including a business office, maintenance depot, etc.) are prohibited from the wind energy facility, unless otherwise permitted in the zoning district in which the wind energy facility is located. This shall not prohibit the installation, as accessory structures, of equipment containers not intended for human occupancy to house only equipment necessary for the operation of the wind energy facility.
- (3) Wind Energy Facility as a Second Principal Use. A wind energy facility shall be permitted on a property with an existing use subject to the following land development standards:
  - (a) The minimum lot area, minimum setbacks and maximum height required by this chapter for the wind energy facility and windmills shall apply, and the land remaining for accommodation of the existing principal use(s) on the lot shall also continue to comply with the minimum lot area, density, and other requirements.
  - (b) The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
  - (c) The applicant shall present documentation that the owner of the property has granted an easement or other legal interest for the land for the proposed facility and that vehicular access is provided to the facility.

C. Standards.

- (1) Wind Energy Facility Height. The applicant shall demonstrate that the windmills are at the minimum height required to function satisfactorily. No windmill that is taller than this minimum height shall be approved.
- (2) Parcel Size; Setbacks.
  - (a) Separate Parcel. If the parcel on which the wind energy facility is a separate and distinct parcel, the zoning district minimum lot size shall apply and, in all cases, the lot shall be of such size that all required setbacks are satisfied. No windmill shall be located closer to any property line than its height plus the normal setback for the district. The setback for equipment containers, other accessory structures and guy wire anchors shall be a minimum of 30 feet.
  - (b) Lease, License or Easement. If the land on which the wind energy facility is leased, or is used by license or easement, the setback for any windmill, the support structure, equipment containers, other accessory structures, and guy wire anchors shall be a minimum of 30 feet from the line of lease, license or easement. In any case, no windmill shall be located closer to any property line (not lease, license or easement line) than its height plus the normal setback for the district.
  - (c) Principal Structures. No windmill shall be located less than 500 feet from any principal residential

structure existing prior to the erection of the windmill.

- (3) Wind Energy Facility Support Structure Safety. The applicant shall demonstrate that the proposed windmills are safe and the surrounding areas will not be negatively affected by structure failure, falling ice or other debris, electromagnetic fields, or radio frequency interference. All windmills shall be fitted with anti-climbing devices, as approved by manufacturers. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed wind energy facility and support structure will be designed and constructed in accord with accepted engineering practices and all requirements of any applicable construction code. Within 45 days of initial operation, the owner and/or operator of the wind energy facility shall provide a certification from a Pennsylvania registered professional engineer that the wind energy facility and all structures comply with all applicable regulations.
- (4) Fencing. A fence may be required around windmills and other equipment unless the design of the structures adequately provides for safety.
- (5) Landscaping. Landscaping may be required to screen as much of the wind energy facility ground features as possible, the fence surrounding the support structure, and any other ground level features (such as a building), and in general buffer the wind energy facility ground features from neighboring properties. The Borough may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if the same achieves the same degree of screening as the required landscaping.
- (6) Licenses; Other Regulations; Insurance. The applicant must demonstrate that it has obtained the required licenses from governing state and federal agencies. The applicant shall also document compliance with all applicable state and federal regulations. The applicant shall submit the name, address and emergency telephone number for the operator of the wind energy facility; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the wind energy facility.
- (7) Access; Required Parking. Access to the wind energy facility shall be provided by means of a public street or easement to a public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust-free, all weather surface for its entire length. If the wind energy facility site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, the number of required parking spaces shall equal the number of people on the largest shift
- (8) Color and Lighting; FAA and PA DOT Notice. Windmills shall comply with all applicable Federal Aviation Administration (FAA) and PA DOT Bureau of Aviation regulations. No windmill may be artificially lighted except as required by FAA requirements. The applicant shall provide a copy of the response to *Notice of Proposed Construction or Alteration* forms submitted to the FAA and PA DOT Bureau of Aviation.
- (9) Communications Interference. The applicant shall document that the radio, television, telephone or reception of similar signals for nearby properties will not be disturbed or diminished, and this may be accomplished by remedial measures instituted by the wind energy facility developer.
- (10) Historic Structures. A wind energy facility shall not be located within 500 feet of any structure listed on any public historic register

(11) Discontinued Use. Should any wind energy facility or windmill cease to be used, the owner or operator or then owner of the land on which the wind energy facility or windmill is located, shall be required to remove the same within one year from the abandonment of use. Failure to do so shall authorize the Borough to remove the facility and assess the cost of removal to the foregoing parties. The Borough may also file a municipal lien against the land to recover the costs of removal and attorney's fees. In addition, at the time of zoning permit issuance for any windmill, the Borough shall require a financial guarantee, in a term, form and amount determined by the Borough Council with the advice of the Borough Solicitor, to guarantee the removal of the windmill.

(12) Site Plan. A full site plan shall be required for all wind energy facility sites, showing the wind energy facility, windmills, building, fencing, buffering, access, and all other items required by this chapter.

D. Public Inquiries and Complaints. The facility owner and operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project, and the facility owner and operator shall make reasonable efforts to respond to the public's inquiries and complaints.

E. Wind Test Towers. Temporary wind test towers may be erected as a conditional use in Districts where wind energy facilities are permitted in accord with other applicable requirements of this chapter. Such towers shall be removed within 18 months of installation.

**§500-132 Wireless Communication Facilities (WCF) Replaces old §500-50. Attorney James Nanovic, when he reviewed the draft Leighton Borough zoning update, preferred this section.**

In addition to all other applicable standards of this chapter, the following regulations shall apply to wireless communications facilities (WCF) including, but not limited to, cellular phone antennas, antennas for communication service regulated by the PA Public Utility Commission, and other commercial antennas and associated facilities.

A. Purposes.

(1) To accommodate the need for communication facilities while regulating their location and number in the Borough in recognition of the need to protect the public health, safety, and welfare.

(2) To minimize the adverse visual effects of communication facilities and support structures through proper design, siting and vegetative screening.

(3) To avoid potential damage to adjacent properties from communication facility support structure failure and falling ice, through engineering and proper siting of support structures.

(4) To encourage the joint use of any wireless communication facility support structures and to reduce the number of such structures needed in the future.

B. Permits; Use Regulations. A permit shall be required for every WCF and support structure installed at any location, whether in or out of a right-of-way, and the following use regulations shall apply:

(1) Existing Tall Structures. A WCF site with a WCF that is attached to an existing communications tower, smokestack, water tower, other tall structure, or a building not less than 35 feet in height and where the height of the WCF does not exceed the height of the existing structure by more than twenty (20) feet shall be permitted in all Districts as an accessory use and special exception approval shall not be required. A WCF on a single-family or two-family dwelling shall not be permitted. Any subsequent

installations above the initial twenty-foot height increase shall be prohibited. The applicant shall provide the following information:

- (a) Evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the building or other structure, considering wind and other loads associated with the antenna location.
  - (b) Detailed construction and elevation drawings indicating how the antennas will be mounted on the structure for review by the Borough for compliance with the applicable requirements.
  - (c) Evidence of recorded agreements and/or easements necessary to provide access to the building or structure on which the antennas are to be mounted so that installation and maintenance of the WCF and associated equipment can be accomplished.
- (2) New Structures and WCF Exceeding 20 Feet on Existing Structures. A WCF site with a WCF that is either not mounted on an existing eligible structure or is more than twenty (20) feet higher than the structure on which it is mounted shall be permitted only in those Districts specified on the Schedule of Uses and shall require special exception approval in accord with this §500-132.
- (3) New Tower-Based WCF in a Right-of-Way. A new tower based WCF shall not be permitted in any street or alley right-of-way. See §500-132B(4) for a WCF on an existing utility pole.
- (4) Small Wireless Facilities. Small wireless facilities (SWF), as defined by the Federal Communications Commission (FCC), shall be considered principal permitted uses in all zoning districts and shall comply with FCC requirements and Pennsylvania Act 50: The Small Wireless Facilities Deployment Act. The Borough shall regulate SWF in accord with FCC requirements and Pennsylvania Act 50. In addition, the following requirements shall apply: **This §(4) is intended to address the PA Small Cell Act.**
- (a) A small wireless facility shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment available at the time of installation.
  - (b) Structures should be architecturally integrated into the environment and harmonize with the property on which it is proposed.
  - (c) Structures shall be the minimum height necessary.
  - (d) Each small wireless facility antenna shall be located entirely within a shroud or canister type enclosure
  - (e) The diameter of the antenna or antenna enclosure should not exceed the diameter of the top of the wireless support structure pole, and to the maximum extent practical, should appear as a seamless vertical extension of the pole. In no case shall the maximum diameter of the shroud be wider than one and one half times the diameter of the top of the pole. Where maximum shroud diameter exceeds diameter of the top of the pole, the shroud shall be tapered to meet the top of the pole. The enclosure shall not exceed six cubic feet in volume.
  - (f) All antennas shall be mounted to the top of the wireless support structure pole, aligned with the centerline of the wireless support structure.
  - (g) Tree “topping” or the improper pruning of trees is prohibited. Any proposed pruning or removal of



trees, shrubs or other landscaping already existing (especially within the right-of-way) must be noted in the application.

- (h) All cables, wires and connectors related to the small wireless facility must be fully concealed on the wireless support structure and shall match the color of the wireless support structure. There shall be no external cables and wires related to the small wireless facility hanging off or otherwise exposed on the wireless support structure.
- (i) All colors shall match the background of any wireless support structure that the facilities are located upon. In the case of existing wood poles, finishes of conduit shall be zinc, aluminum or stainless steel, or colored to match those metal finishes and equipment cabinets shall be the color of brushed aluminum. Ground mounted equipment cabinets shall be the color of brushed aluminum.
- (j) Ground mounted equipment in the street right-of-way is prohibited, unless the applicant can demonstrate that pole mounted or underground equipment is technically infeasible. If ground mounted equipment is necessary, the equipment must be as far away from the roadway as possible (other than if impacting active use residential property) and should be fully concealed where practicable. Generators located in the rights-of-way are prohibited.
- (k) Replacement poles shall be located as near as possible to the existing pole with the requirement to remove the abandoned pole.
- (l) Equipment enclosures, including electric meters, shall be as small as possible. Ground-mounted equipment shall incorporate concealment elements into the proposed design matching color and materials of the wireless support structure unless other materials or colors are identified by the Borough. Concealment may include, but shall not be limited to, landscaping, strategic placement in less obtrusive locations and placement within existing or replacement street furniture.
- (m) Radio equipment shall be fully enclosed within an equipment cabinet or concealed within the antenna shroud enclosure matching color and materials of the wireless support structure unless other materials or colors are approved by the Borough.
- (n) The small wireless facility operator/permittee shall post its name, location identifying information, and emergency telephone number in an area on the cabinet of the small wireless facility that is visible to the public. Signs required under this section shall not exceed 4 inches x 6 inches, unless otherwise required by law (e.g., RF ground notification signs) or the Borough. If no cabinet exists, the signs shall be placed at the base of the pole.
- (o) Small wireless facilities and wireless support structures shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the camouflaging strategy such as design intended to look like a street light pole.
- (p) The small wireless facility operator/permittee shall remove or paint over unnecessary equipment manufacturer decals. The color shall match or shall be as approved by the Zoning Officer. Small wireless facilities and wireless support structures shall not include advertisements and may only display information required by a federal, state, or local agency. The small wireless facility operator/permittee shall use the smallest and lowest visibility radio frequency (RF) warning sticker required by government or electric utility regulations. Placement of the RF sticker shall be as close to the antenna as possible.

- (q) In residential areas, the small wireless facility operator shall use a passive cooling system. In the event that a fan is needed, the small wireless facility operator shall use a cooling fan with a low noise profile.
- (5) Associated Use. All other uses ancillary to the WCF (including a business office, maintenance depot, vehicle storage, etc.) are prohibited from the WCF site, unless otherwise permitted in the Zoning District in which the WCF site is located. This shall not prohibit the installation, as accessory structures, of equipment containers not intended for human occupancy to house only equipment necessary for the operation of the WCF.
- (6) WCF as a Second Principal Use. A WCF shall be permitted on a property with an existing use subject to the following land development standards:
- (a) The WCF facility shall be fully automated and unattended on a daily basis and shall be visited only for periodic maintenance.
  - (b) The minimum lot area, minimum setbacks and maximum height required by this chapter for the WCF and support structure shall apply; and, the land remaining for accommodation of the existing principal use(s) on the lot shall also continue to comply with the minimum lot area, density and other requirements.
  - (c) Vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.
  - (d) The applicant shall present documentation that the owner of the property has granted an easement filed of record or other legal interest for the land for the proposed facility and that vehicular access is provided to the facility.
- C. Standards. The following standards shall apply to all WCF:
- (1) Location Requirement and Number. The applicant shall demonstrate to the satisfaction of the Borough, using technological evidence, that the WCF and support structure must go where it is proposed, in order to satisfy its function in the company's grid system. The number of WCF to be installed at a site by an applicant may not exceed the current minimum necessary to ensure the adequacy of current service required by the Federal Communications Commission (FCC) license held by that applicant. The applicant shall provide information on the general location of other towers/sites planned for the region.
  - (2) Collocation; New Tower. If the applicant proposes to build a tower (as opposed to mounting the WCF on an existing structure), the Borough may require the applicant to demonstrate that it contacted, in writing, the owners of tall structures within a one- mile radius of the site proposed, asked for permission to install the WCF on those structures, and was denied. This would include smokestacks, water towers, tall buildings, WCF support structures of other cellular phone companies, other communications towers (fire, police, etc.) and other tall structures. The Borough may deny the application to construct a new tower if the applicant has not made a good faith effort to mount the WCF on an existing structure, thereby documenting that there exists no other support structure which can reasonably serve the needs of the owner of the proposed WCF. A good faith effort shall demonstrate that one or more of the following reasons apply to a particular structure:
    - (a) The proposed equipment would exceed the structural capacity of the existing structure; and, its reinforcement cannot be accomplished at a reasonable cost.

- (b) The proposed equipment would cause radio frequency interference with other existing equipment for that existing structure; and, the interference cannot be prevented at a reasonable cost.
  - (c) Such existing structures do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.
  - (d) Addition of the proposed equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
  - (e) A commercially reasonable agreement could not be reached with the owners of such structures.
- (3) WCF Height; Airport Zoning; Design.
- (a) The applicant shall demonstrate that the WCF is at the minimum height required to function satisfactorily and provide adequate height for eight service providers. The maximum height of any WCF shall be two hundred (200) feet.
  - (b) The Borough may require the tower to be designed and constructed to be stackable (structurally capable of being increased in height) so that additional antenna arrays can be accommodated in addition to the arrays on the original tower to facilitate future collocation.
  - (c) WCF equipment buildings shall comply with the accessory structure height limitations of the applicable Zoning District.
  - (d) The Borough shall require stealth design or specific colors to ensure that the WCF is compatible with the surrounding landscape; and, such determination shall be based on a balloon test for height conducted by the applicant.
- (4) Setbacks. If a new WCF support structure is constructed (as opposed to mounting the WCF on an existing structure) or if the WCF height exceeds the height of the existing structure on which it is mounted by more than twenty (20) feet, the following minimum setbacks shall apply.
- (a) Separate Parcel. If the parcel on which the WCF and support structure are located is a separate and distinct parcel, the distance between the base of the support structure and any adjoining property line shall not be less than the height of the WCF structure plus the normal setback for the District. The setback for equipment containers, other accessory structures, and guy wire anchors shall be a minimum of 30 feet.
  - (b) Lease, License or Easement. If the land on which the WCF and support structure is leased, or is used by license or easement, the setback for any part of the WCF, the support structure, equipment containers, other accessory structures, and guy wire anchors shall be a minimum of thirty (30) feet from the line of lease, license, or easement. In any case, the distance between the base of the support structure and any adjoining property line (not lease, license or easement line) shall not be less than the height of the WCF structure.
- (5) WCF Support Structure Safety. The applicant shall demonstrate that the proposed WCF and support structure are safe, and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris, electromagnetic fields, or radio frequency interference. All support structures

shall be fitted with anti-climbing devices, as approved by manufacturers. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed WCF and support structure will be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association and applicable requirements of any applicable building code. Within 45 days of initial operation, the owner and/or operator of the WCF and support structure shall provide a certification from a Pennsylvania registered professional engineer that the WCF and support structure comply with all applicable regulations.

- (6) Stealth Design. Wireless communication facilities shall be of stealth design, as required by the Borough, and shall comply with the following standards relating to neighborhood character, placement, material, and colors:
  - (a) Wireless communication facilities attached to an existing structure shall be designed and maintained to blend in with the existing structure to the extent feasible, including placement in a location which is consistent with proper functioning of the wireless communication facility and use of compatible or neutral colors.
  - (b) Wireless communication facilities attached to an existing structure shall be screened in a reasonable and achievable manner.
  - (c) Wireless communication facilities proposed on a new tower, including support structure(s), shall be designed to blend in with the existing surroundings, including the use of compatible colors and disguised structures.
  - (d) Equipment facilities shall, to the extent practicable, use materials, colors and textures that blend in with the natural setting and built environment.
- (7) Fencing. A fence shall be required around the WCF support structure and other equipment, unless the WCF is mounted on an existing structure. The fence shall be a minimum of eight feet in height.
- (8) Landscaping. Landscaping may be required to screen as much of the support structure as possible, the fence surrounding the support structure, any other ground level features (such as a building), and, in general, buffer the WCF and support structure site from neighboring properties. The Borough may permit any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the WCF is mounted on an existing structure and other equipment is housed inside an existing structure, landscaping shall not be required. In addition, existing vegetation on and around the site shall be preserved to the greatest extent possible.
- (9) Collocation; Other Uses. In order to reduce the number of WCF support structures needed in the community in the future, the proposed support structure for a new tower facility shall be required to accommodate other users, including, but not limited to, other cellular phone companies, and local fire, police, and ambulance companies. The applicant shall provide evidence of written contact with all wireless service providers who supply service within the Borough for the purpose of assessing the feasibility of collocated facilities. The proposed structure, as determined by the Borough, shall be constructed to provide available capacity for other providers if there is a future additional need for such facilities.
- (10) Licenses; Other Regulations; Insurance. The applicant must demonstrate that it has obtained the

required licenses from the Federal Communications Commission, the PA Public Utility Commission, and other agencies. The applicant shall also document compliance with all applicable state and federal regulations. The applicant shall submit the name, address, and emergency telephone number for the operator of the WCF and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$2,000,000 per occurrence and property damage coverage in the minimum amount of \$2,000,000 per occurrence covering the WCF and support structure. The applicant shall provide the Borough with annual proof of renewal prior to expiration.

- (11) Access. Access to the WCF and support structure shall be provided by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least 10 feet with a dust-free, all weather surface for its entire length.
- (12) Signs; Lighting; FAA and PA DOT Notice.
  - (a) No signs or lights shall be mounted on a WCF except as may be required by this §500-132, Federal Communication Commission, Federal Aviation Administration or other governmental agency which has jurisdiction.
  - (b) No WCF support structure may be artificially lighted, except as required by the Federal Aviation Administration.
  - (c) The applicant shall provide a copy of the response to Notice of Proposed Construction or Alteration forms submitted to the FAA and PA DOT Bureau of Aviation; and the WCF and support structure shall comply with all FAA and PA DOT requirements.
- (13) Communications Interference. The applicant shall document that the radio, television, telephone, or reception of similar signals for nearby properties will not be disturbed or diminished.
- (14) Reserved. ~~Historic Structures. A WCF shall not be located on a building or structure that is listed on a historic register or within five hundred (500) feet of such a structure.~~
- (15) Identification. All antenna support structures, including, but not limited to, equipment buildings and cabinets, shall clearly display the operator's name, license number and emergency telephone number.
- (16) Fire Suppression System. The applicant shall provide details about any fire suppression system installed in any accessory structure or equipment container associated with the WCF.
- (17) Discontinued Use. If any WCF or support structure ceases to be used as a communications facility, the owner or operator or then owner of the land on which the WCF and support structure is located shall be required to remove the same within ninety (90) days from the abandonment of use. Failure to do so shall authorize the Borough to remove the facility and assess the cost of removal to the foregoing parties. In addition, at the time of zoning permit issuance for any WCF the Borough shall require a financial guarantee, in a term, form and amount determined by the Borough Council with the advice of the Borough Solicitor, to guarantee the removal of the WCF.
- (18) Site Plan. A full site plan shall be required for all WCF and support structure sites, showing the WCF, WCF support structure, building, fencing, buffering, access, and all other items required in the Subdivision and Land Development Ordinance. The site plan shall not be required if the WCF is to be mounted on an existing structure and the WCF does not exceed the height of the existing structure by more than twenty (20) feet.

**ARTICLE IX  
NONCONFORMITIES**

**§500-133 Purpose, Applicability, Registration, and Continuation and Change** Updates old §500-22

A. Purpose.

- (1) To recognize that if, prior to the adoption of this chapter, as amended, property was used for a then lawful purpose or in a then lawful manner which this chapter would now render prohibited and nonconforming, such property is generally held to have acquired a vested right to continue such nonconforming use or nonconforming structure. Nevertheless, this does not preclude the Borough from regulating the change, alteration, reconstruction, reestablishment, extension, destruction, and abandonment of nonconforming uses in accord with the Pennsylvania Municipalities Planning Code and general case law.
- (2) To limit the injurious impact of nonconforming uses and/or structures on other adjacent properties within a particular district and the community as a whole, while recognizing that the change, alteration, reconstruction, reestablishment, or extension of nonconforming uses and/or structures may not be contrary to the public interest or the general purpose of this chapter.
- (3) To prescribe those standards which are to be applied by the Borough in determining the reasonableness of a proposal to change, alter, reconstruct, reestablish, or extend a nonconforming use.

- B. **NEW** Applicability. The provisions and protections of this Article IX shall apply only to those nonconforming lots, structures and uses which legally preexisted the applicable provisions of this chapter, as amended, or which are recognized by §500-135. Any lot, structure or use created, constructed, or established after the effective date of the original zoning ordinance, as amended, reenacted and replaced, which does not conform to the applicable requirements shall be considered an illegal lot, structure or use subject to the penalties prescribed by this chapter, and the said lot, structure or use shall not be entitled to any of the protections afforded to legal, preexisting nonconforming lots, structures or uses.

**Deleted per Solicitor:**

~~C. Evidence of Nonconformity. It shall be the responsibility of the party asserting a nonconformity to provide the evidence that the nonconformity is legal. **From old §old 500-23:** Within 60 days following upon the effective date of this chapter, The owner of any nonconforming lot or structure, or the proprietor of any nonconforming use, may come forward and register said nonconforming lot, structure or use with the Zoning Officer who shall maintain record of all such nonconformities by lot and block number for use in the administration and enforcement of this chapter, and as matter of public information. The Zoning Officer shall also issue a certificate of nonconformity to the owner of the premises or proprietor of the use in question. All points of nonconformance with the regulations of this chapter shall be clearly set forth both in the records of the Zoning Official and in the certificate of nonconformity issued for each use or premises.~~

- C. Continuation and Change. A lawful nonconforming lot, structure or use as defined by this chapter may be continued and may be sold and be continued by new owners. Any expansion, alteration, extension or change in a nonconformity shall only proceed in compliance with this Article.

**§500-134 Definitions** **NEW**

- A. Nonconforming Lot. A lot the area or dimensions of which was lawful prior to the adoption or amendment of this chapter, but which fails to conform to the requirements of the zoning district in which it is located by

reasons of such adoption or amendment.

- B. Nonconforming Structure. A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions of this chapter, as previously amended or as may be amended, ~~or amendment heretofore or hereafter enacted~~, where such structure lawfully existed prior to the enactment of this chapter or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.
- C. Nonconforming Structure, Alteration or Expansion. As applied to a nonconforming structure, a change or rearrangement in the structural parts or in the existing facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another
- D. Nonconforming Structure, Reconstruction. The rebuilding of a nonconforming structure damaged or destroyed by casualty to the exact or less nonconforming condition which existed prior to the casualty.
- E. Nonconforming Use. A use, whether of land or of structure, which does not comply with the applicable use provisions of this chapter as previously amended or as may be amended, ~~or amendment heretofore or hereafter enacted~~, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of this chapter or amendment to its location by reason of annexation.
- F. Nonconforming Use, Change. The conversion of a nonconforming use to a different use classification as enumerated on the Schedule of Uses.
- G. Nonconforming Use, Expansion Extension. The increase in area expansion of a nonconforming use throughout the structure which the said use partially occupies; or the enlargement expansion of a nonconforming use onto property not already occupied by the said use.
- H. Nonconforming Use, Reestablishment. The reopening or reinstatement of a nonconforming use which has been discontinued by the owner of the said use, such reopening effected prior to the abandonment of the nonconforming use as determined under the provisions of this chapter.

#### **§500-135 Nonconformities Under Development Updates old §500-22D**

For the purposes of this Article IX, a building, structure, or use, legally permitted, planned and substantially under construction in compliance with existing regulations prior to the effective date of this chapter, or any amendment hereto, and completed within a one-year period after the effective date of this chapter or amendment hereto, shall be considered nonconforming.

#### **§500-136 Reserved**

#### **§500-137 Maintenance; Condemned Structures Updates old §500-28**

- A. Maintenance. Normal maintenance and repair, such as painting, replacement of siding, and similar activities is allowed, as well as those interior renovations which do not structurally alter the building or area or result in increased use of the building or area, or a change of nonconforming, or otherwise create more incompatibility with the surrounding permitted uses. Such maintenance and repair activities shall comply with all other applicable standards and permit requirements of this chapter.
- B. Condemned Structures. A nonconforming structure which has been legally condemned shall not be rebuilt or used except in accord with the provisions of this chapter.

**§500-138 Changes of Nonconforming Uses Updates old §500-27C & D**

- A. Special Exceptions. All changes of nonconforming uses shall be considered special exceptions subject to the specific procedures and review criteria contained in §500-176 and the review factors in §500-144.
- (1) More Restrictive Classification. A nonconforming use may only be changed to a use of equal or less nonconformity (i.e., more restrictive classification) as determined by the Zoning Hearing Board in accord with classification of the uses in the Schedule of Uses.
  - (2) General Standard. The general standard shall be that no change of a nonconforming use shall be permitted if such change will result in the establishment of a use which is materially different from the existing use in terms of negative effects on the community and the long term application of this chapter to eliminate incompatible uses from specific zoning districts. (For example, a change from a nonconforming retail store in a Residential District to a bank may be permitted; however, a change to a manufacturing use would not be permitted.)
- B. Conforming Changes and Conversions.
- (1) Change. A change in a nonconforming use to a conforming use shall not be considered a special exception unless the proposed use is classified as a special exception by the Schedule of Uses. A change of a nonconforming use to a conforming use shall be considered an abandonment of the nonconforming use which shall not afterwards revert to a nonconforming use.
  - (2) Conversion. The conversion of a nonconforming use to a nonconforming use of like classification shall not be considered a special exception. For example, a nonconforming retail establishment selling groceries proposed for conversion to a shoe store would not be considered a change in nonconforming use.

**§500-139 ~~Nonconforming Uses of Land or Land with Minor Structures Only Same as old §500-25~~  
Does not address restoration:**

~~Where at the time of passage of this chapter lawful use of open land exists in nonconforming signs, billboards, outdoor storage areas and similar nonconforming use not permitted under the regulations imposed by this chapter, the use may be continued so long as it remains otherwise lawful, provided:~~

- ~~A. Increase Prohibited. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this chapter.~~
- ~~B. Moving Prohibited. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this chapter.~~
- ~~C. Discontinued or Abandoned. If any such nonconforming use of land is discontinued and abandoned for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. **Addressed by §500-142 below.**~~
- ~~D. Additional Structures. No additional structure not conforming to the requirements of this chapter shall be erected in connection with such nonconforming use of land.~~



**§500-139 ~~Expansion Extension~~ of Nonconforming Uses **NEW****

- A. Special Exceptions. All expansions of nonconforming uses into more area of a structure or onto more area of property shall be considered special exceptions subject to the specific procedures and review criteria contained in §500-176 and the review factors in §500-144.
- B. Expansion onto Other Properties of Record in the Same Ownership; New Structures. Expansions of a nonconforming use shall be limited to the same parcel of property on which the nonconforming use is situated as said parcel existed on record at the time of the adoption of this chapter. For any nonconforming uses not involving a nonconforming structure, no new structures shall be permitted as part of an expansion.
- C. Expansion Limitation. An expansion of land or structure utilized for the nonconforming use shall be limited to a total increase not to exceed 50 percent of land and 50 percent of structure beyond what existed at the time the use became nonconforming. All such expansions of a nonconforming use may be permitted in successive increments for a total up to the increase permitted; and each increment shall be a separate application. Applications for successive increments shall only be entertained by the Borough upon the completion of the previously approved addition or expansion.
- ~~D. Prohibited Extensions. Should the use proposed for extension be one which is specifically prohibited as a new use in the Borough or is a use judged by the Zoning hearing Board to be one similar to such a use or of such a nature as to impose health, safety or welfare concerns which cannot be satisfied by the imposition of the conditions permitted under this chapter, the requested extension shall be denied. The Zoning Hearing Board shall consider past operating performance in making its decision.~~

**§500-140 Nonconforming Structures Same as old §500-26 with edits shown**

Where a lawful structure exists at the effective date of adoption or amendment of this chapter that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. Enlargement. A nonconforming structure may not be enlarged by more than 50 percent of its existing floor area. Such enlargement shall not exceed the maximum height or maximum building coverage requirements for the district in which such nonconforming structure is located.
- B. Restoration.
- (1) A nonconforming structure that has been damaged or destroyed by fire, windstorm, lightning or a similar cause deemed to be no fault of the owner may be rebuilt to the same dimensions, or others which are deemed less nonconforming by the Zoning Officer Hearing Board.
  - (2) No rebuilding shall be undertaken until plans for rebuilding have been presented and approved by the Zoning Officer. ~~or by the Zoning Hearing Board when a change in building dimensions is requested. Approval shall be for the same use or for an other use permitted in the district.~~
  - (3) All permits and approvals required for rebuilding the structure must be obtained within eighteen months one year from the date of damage or destruction.
- C. Removal. Should such structure be moved for any reason for any distance whatever, it shall then conform to the regulations for the district in which it is located after it is moved.

**§500-141 Reserved**~~**§500-141 Nonconforming Uses of Structures or of Structures and Premises in Combination**~~

~~If a lawful use involving principal use or major structures, or of structure and premises in combination, exists at the effective date of adoption or amendment of this chapter that would not be allowed in the district under the terms of this chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:~~

~~**A and B below addressed by §500-139 above if that section is used.**~~

~~**A. Enlargement.** No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged by more than 50 percent of its existing floor area. Such enlargement shall not exceed the maximum height or maximum building coverage requirements of this chapter for the district of location.~~

~~**B. Extension through Building.** Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this chapter, but no such use shall be extended to occupy any land outside such building.~~

~~**C.** If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may as a special exception be changed to another nonconforming use, provided that the Zoning Hearing Board, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Zoning Hearing Board may require appropriate conditions and safeguards in accord with the provisions of this chapter. **Included in §500-138 above.**~~

~~**D.** Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed. **Included in §500-138 above.**~~

~~**E.** When a nonconforming use of a structure, or structure and premises in combination, is discontinued and abandoned for 12 consecutive months (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located; **Addressed by §500-142 below.**~~

~~**F.** When a structure housing a nonconforming use has been damaged or destroyed by fire, windstorm, lightning or a similar cause deemed to be no fault of the owner, such structure may be rebuilt to its previous dimensions, or dimensions which conform to district regulations, as long as the structure is occupied by the same use, or a use which is less nonconforming for the district in which it is located. **Addressed by §500-140B above.**~~

**§500-142 Abandonment and Reestablishment of Nonconformities**

**A. Abandonment.** Unless extended in accord with §500-142B, if a nonconforming use of structure or land ceases operations, is discontinued, is vacated or is otherwise abandoned for a period of 18 months ~~one year~~ or more, then this shall be deemed to be an intent to abandon such nonconforming use, and any subsequent use of the land or structure shall be for conforming purposes only and said use shall in all respects conform to the applicable provisions of this chapter. A change of a nonconforming use to a conforming use shall be considered an abandonment of the nonconforming use which shall not thereafter revert to a nonconforming use.

- B. Extension. The Zoning Officer may for good cause grant a one-time extension of not more than one year for the re-establishment of the use of a nonconforming structure or a one-time extension of not more than 90 days for the re-establishment of a nonconforming use of land. Said extension shall only be considered upon written application for same submitted by the property owner.

**§500-143 Use of Nonconforming Lots of Record From old §500-24**

- A. Adjacent Property. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this chapter, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.
- B. Single and Separate Ownership.
- (1) In any district ~~in which single family dwellings are permitted, a single family dwelling any use permitted in that district~~ and customary accessory buildings may be erected on any single lot of records at the effective date of adoption or amendment of this chapter, provided all other applicable requirements are satisfied. notwithstanding limitations imposed by other provisions of this chapter.
  - (2) Any use for which an increased lot size is required by this chapter shall not be permitted on a nonconforming lot.
  - (3) ~~Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or front, rear or side yards that are generally applicable to the district, providing the lot meets the standards of the chapter in effect prior to this one.~~

**§500-144 Review Factors NEW**

In addition to all other applicable requirements, the Zoning Hearing Board shall consider any nonconformity special exception application in terms of the effect on the following factors:

- A. Nuisance Considerations.
- (4) Traffic generation
  - (5) Noise, dust, fumes, gases, odor, glare, vibration, fire and explosion hazards and other nuisances.
  - (6) Amount and nature of outdoor storage.
  - (7) Hours of operation.
  - (8) Compatibility with the character of the surrounding neighborhood
  - (9) Potential of the expansion to reduce existing congestion and alleviate parking shortages by improved site design, addition of parking and improved loading areas.
- B. Specific Considerations.
- (1) Neighborhood Character. The proposed change will be less objectionable in external effects than the previous nonconforming use and will be more consistent physically with its surroundings and neighborhood.

- (2) Storage of Materials. There shall be no increase in the amount of materials, supplies and/or products that are stored outside a nonconforming facility excepting those types of uses outlined in §500-144B(3).
- (3) Screening. Where the nonconforming activity is one which necessarily results in the storage of large quantities of material, supplies, or products outside (such as a sawmill, farm machinery sales operation or similar operation), the use may only be expanded if a solid fence of wood and/or buffer, not less than six feet in height, is present on all sides of the immediate area in use. Stored material shall not exceed the height of the screening material and nine feet at the maximum. Setbacks and buffers shall be provided in accord with §500-60.
- (4) Setbacks. No addition, change or expansion of a nonconforming use shall further violate setback and/or height regulations of the district in which it is located.
- (5) Parking and Access. In no case will a change, addition or expansion of a nonconforming use be allowed which would result in the diversion of traffic, or relocation of a driveway on the site to any point nearer a residential property or result in violation of any of the parking and unloading requirements of this chapter. The Borough may require vegetative screening of the parking area from nearby residential areas in accord with §500-60.
- (6) Average Daily Traffic. The applicant shall show how the proposed change will affect Average Daily Traffic (ADT) pursuant to the standards set forth in the most current Trip Generation Manual published by the Institute of Transportation Engineers, or its successor. If ADT will increase the applicant shall document to the satisfaction of the Zoning Hearing Board how any community impacts will be addressed.

#### **§500-145 Survey NEW**

- A. Required in All Cases. In the case of any proposed reconstruction or any proposed alteration or expansion of a nonconforming structure, the Applicant shall provide a survey prepared by a Professional Land Surveyor showing the position of the existing nonconforming structure with the entire proposed structure superimposed over the position of the existing nonconforming structure in addition to all other information required by this chapter.
- B. Required by Borough. A survey prepared by a Professional Land Surveyor may also be required by the Borough in any case as necessary to determine compliance.
- C. Survey Information. In addition to the information required in §500-145A, the survey shall show all details required to determine compliance, including, but not limited to, existing and proposed improvements, existing and proposed building height, existing and proposed lot coverage, minimum required setback lines, nonconforming setback lines, nonconforming setback areas, and existing and proposed nonconforming footprint areas.

#### **§500-146 - §500-153 Reserved**

**ARTICLE X  
RESERVED**

## REPLACES OLD §500-30

ARTICLE XI  
SIGNS§500-154 General

- A. Purpose. The Purpose of this Article is to establish standards for the regulation of signs to accomplish the goals and objectives of the Middle Carbon County Regional Comprehensive Plan (as may be amended), to safeguard the public interest, and to:
- (1) preserve the beauty and the unique character of the Borough and thereby enhance tourism and business;
  - (2) establish reasonable time, place, and manner for the exercise of free speech, without regulating content;
  - (3) protect property values and ensure compatibility with the character of neighboring uses;
  - (4) protect the general public from damage and injury which may be caused by the faulty construction or deterioration of signs due to lack of maintenance of signs;
  - (5) protect pedestrians and motorists from damage or injury caused by, or partially attributable to the distractions and obstructions caused by improperly situated signs;
  - (6) promote the public safety, welfare, convenience and enjoyment of travel and the free flow of traffic;
  - (7) assure that signs are clear and provide the essential identity or direction to facilities in the community; and,
  - (8) enable the fair and consistent enforcement of sign restrictions throughout the Borough.
- B. Applicability and Effect. A sign may be erected, placed, established, painted, created, or maintained in the Borough only in conformance with the standards, procedures, exceptions, and other requirements of this Article. The effect of this Article is more specifically to:
- (1) establish a permit system to allow a variety of types of signs in the various zones, subject to the standards and the permit procedures of this Article;
  - (2) allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this Article, but without a requirement for permits;
  - (3) provide for temporary signs without commercial messages in limited circumstances in the public right-of-way; and,
  - (4) prohibit all signs not expressly permitted by this Article.
- C. Requirement of Conformity. No sign, for which a permit is issued after the effective date of this Article, may be placed or maintained in the Borough except as provided in this Article XI. All signs not maintained ~~in good~~

~~condition contrary to the provisions of this Article~~ are declared to be nuisances, and as such may be abated as provided by law. (See §500-166 for nonconforming signs.)

- D. Severability. This article and the various components, sections, subsections, sentences, and phrases are hereby declared to be severable. If any court of competent jurisdiction declares any part of this article to be unconstitutional or invalid, such ruling shall not affect any other provision of this article not specifically included in said ruling.
- E. Recommended Types of Signs. It is recommended that signs be:
  - ~~Wood or simulated wood relief. (See §500-157J.)~~
  - (1) Designed as an integral architectural element of the building and component of the site.
  - (2) Comprised of restrained colors, materials, and lighting and compatible with the building and site, and rural character of the Borough.

**§500-155 Definitions and Interpretation**

Words and phrases used in this Article XI shall have the meanings set forth in this §500-155. Words and phrases not defined in this §500-155 but defined in Article III shall be given the meanings set forth in that Article. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this Article. The diagrams are for illustrative purposes only and shall not be interpreted as having any effect on the meaning of the associated term.

A-Frame or Sandwich Board Sign: A movable sign consisting of two faces, connected, and hinged at the top.

Abandoned Sign: See §500-167A.

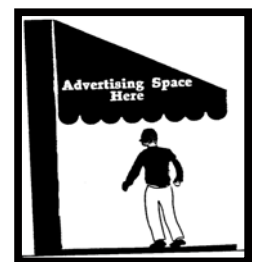
Advertising Sign, Off-Premises: A sign which conveys a commercial or noncommercial message unrelated to the activity conducted on the lot where the sign is located or a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than on the same lot where the sign is located. A structure intended to support or contain such a sign shall also be considered an off-premises advertising sign. (See also billboard.)



A-Frame / Sandwich Board

Animation: The movement or the optical illusion of movement of any part of the sign structure, design, or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a sign; the movement of a sign set in motion by the atmosphere. Time and temperature devices shall be considered animated signs.

Applicant: A person or entity who applies for a sign permit in accord with the provisions of this Article.



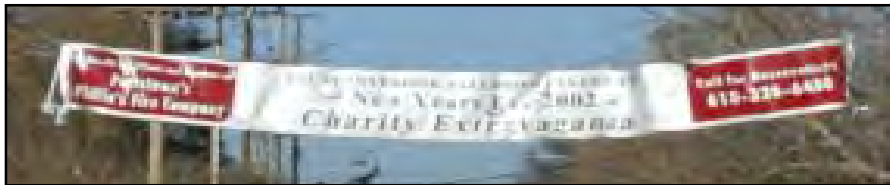
Awning Sign

Area of Sign: See §500-157B(2).

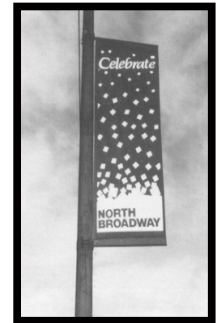
Attraction Board: See *changeable panel sign*.

Awning Sign: Signs which are placed on or integrated into fabric or other material canopies which are mounted on the exterior wall of a building.

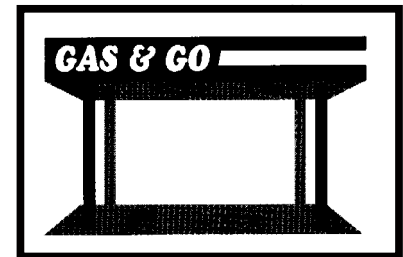
**Banner Sign:** A sign intended to be hung either with or without a frame with characters, letters, illustrations, or ornamentations applied to paper, plastic, fabric, or similar material.



Civic Event Banner



**Billboard:** A [type of large off-premises advertising sign](#) and which conveys a commercial or noncommercial message unrelated to the activity conducted on the lot where the sign is located, or a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than on the same lot where the sign is located. A structure intended to support or contain such a sign shall also be considered a billboard. [\(See §500-165 for regulations specific to billboards.\)](#)



Canopy Sign on Freestanding Canopy

**Canopy Sign:** Any sign that is a part of or attached to an awning, canopy or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

**Changeable Panel Sign:** A sign designed to allow its informational content to be changed or altered.



Changeable Panel Sign

**Commercial Message:** Any sign wording, logo, or other representations that, directly or indirectly, names, advertises, or calls attention to a nonresidential establishment, product, service, or other commercial activity.

**Directional Sign:** An on-site sign, providing no advertising of any kind except the nonresidential establishment name and logo, which provides direction or instruction to guide persons to facilities intended to serve the public, including, but not specifically limited to, those signs identifying rest rooms, public telephones, public walkways, parking areas, and other similar facilities.



Directory Sign

**Directory Sign:** A sign which provides a listing of the names of nonresidential establishments, activities, addresses, locations, uses or places within a building or complex of buildings for the purposes of giving directions, instruction, or facility information and which may contain the name and logo of an establishment but no advertising copy.

**Double-Faced Sign:** A sign with two faces, essentially back to back.

**Easel Sign:** A self-supporting, movable sign consisting of one face with supporting legs or a supporting frame, or a sign displayed on an easel.



Directional Sign

**Electronic Message Sign:** Any sign, or portion of a sign, that displays an electronic image or video, which may or may not include text, where the rate of change is electronically programmed and can be modified by electronic processes. This



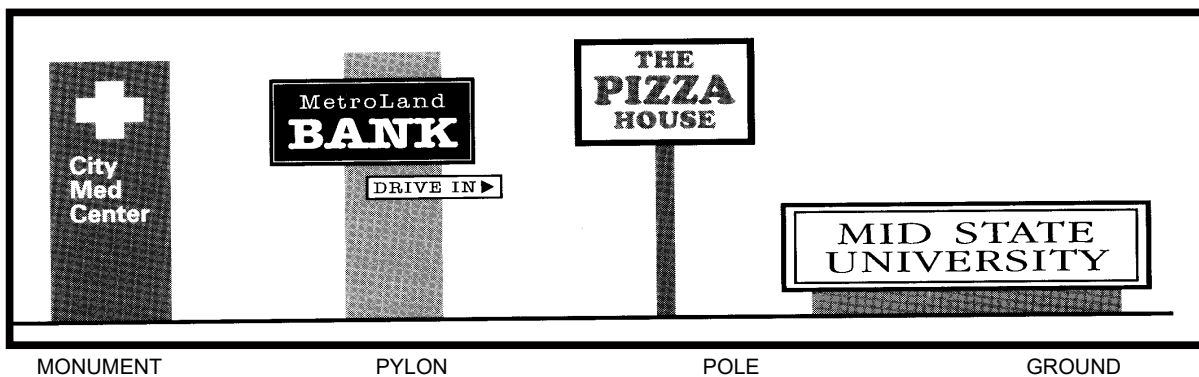
definition includes television screens, plasma screens, digital screens, LED screens, video boards, holographic displays, and other similar media.

**Emergency Signs:** Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

**Facade:** Any exterior wall of a building exposed to public view; and any structure or part of a structure attached to, or otherwise mounted parallel to, an exterior wall or other vertical part of the structure.

**Flag:** Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity which is mounted on a pole, cable, or rope at one end.

**Freestanding Sign:** A sign supported permanently upon the ground by poles or braces and that is not attached



Common Freestanding Sign Types

to any building.

**Footcandle:** The amount of illumination the inside surface of a 1-foot radius sphere would receive if there were a uniform point source of one candela in the exact center of the sphere. The footcandle is equal to one lumen per square foot and is measurable with an illuminance meter (light meter).

**Government Sign:** Any temporary or permanent sign erected and maintained by the Borough, county, state, or federal government for traffic direction or for designation of or any school, hospital, historical site, or public service, property, or facility.

**Grand Opening:** The introduction, promotion or announcement of a new nonresidential establishment, store, shopping center or office, or the announcement, introduction or promotion of an established nonresidential establishment changing ownership. ~~A nonresidential establishment qualifies for a grand opening sign when it has been closed to the public for a period of at least 30 days.~~

**Ground Level:** The finished grade of the adjacent street curb or where there is no street curb, six inches above street grade. Ground level shall be the existing natural grade.

**Ground Sign:** A freestanding sign that is architecturally integrated with the building with individually mounted letters and/or logos only. This sign shall be built with continuous background surface built from the ground up.

**Height:** See §500-157B(3).



Internal and External Illumination

Illegal Sign: Any sign erected without first obtaining an approved sign permit, other than non-conforming signs, and which does not meet the requirements of this Article.

Illuminated Sign: A sign with an artificial light source incorporated internally or externally for illuminating the sign.

Indirect Illumination: A source of external illumination located away from the sign, but which is itself not visible to persons viewing the sign from any street, sidewalk, or adjacent property.

Individual Letters: A cut-out or etched letter or logo which is individually placed on a landscape, screen wall, building wall or ground sign.

Incidental or Instructional Sign: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” and other similar directives.



Incidental Sign or Instructional Sign

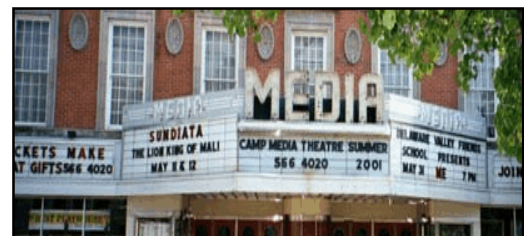
Internal Illumination: A source of illumination entirely within the sign which makes the contents of the sign visible at night by means of the light being transmitted through a translucent material but where the source of illumination is not visible.

LED: Light emitting diode.

Logo: A graphic symbol representing an activity, use or nonresidential establishment. Permitted logos shall be registered trademarks or symbols commonly used by the applicant and may include graphic designs in addition to lettering. The applicant shall provide stationery or other supporting documents illustrating the use of the logo.

Luminance: A measure of the brightness of a surface which is emitting or reflecting light. ~~The unit of measurement is candelas per square meter or nits (1 nit = 1 cd/m<sup>2</sup>).~~

Maintenance: The replacing or repairing of a part or portion of a sign necessitated by ordinary wear, tear or damage beyond the control of the owner or the reprinting of existing copy without changing the wording, composition or color of said copy.



Marquee Sign

Marquee: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building generally designed and constructed to provide protection from the weather.

Monument Sign: A free-standing cabinet or panel sign mounted on, or within a base (above grade), which is detached from any building.

Multiple Occupant Commercial Building: A commercial development in which there exists two or more separate commercial activities, in which there are appurtenant shared facilities (such as parking or pedestrian mall), and which is designed to provide a single area in which the public can obtain varied products and services. Distinguishing characteristics of a multiple tenant commercial building may, but need not, include common ownership of the real property upon which the center is located, common-wall construction, and multiple

occupant commercial use of a single structure.

Nameplate: A small sign which identifies a resident’s or home’s name and address or the name of a farm, ranch or commercial stable. Such signs may be shingle, building wall or archway-mounted signs.

NIT: A unit of measure of luminance. See *luminance*.

Nonconforming Sign: Any sign which is not allowed under this Article, but which, when first constructed before this Article was in effect and for which a sign permit was issued, was legally allowed.

Nonresidential Use: For the purposes of this Article, nonresidential use shall mean any approved nonresidential use including, but not limited to, commercial, manufacturing, and industrial enterprises; public buildings and uses such as public schools, parks, civic centers, municipal buildings; and semi-public buildings and uses such as churches, fire houses, ambulance buildings, private schools, and libraries.

Nonresidential Use Name: The name by which a nonresidential use is commonly recognized and used by the applicant. Slogans or product information shall not be considered as a nonresidential use name.

~~Owner: A person recorded as such on official records. For this Article, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the Zoning Officer.~~

Panel: A two-dimensional visual background behind the sign letters and logos which is visually separated from the mounting upon which the sign letters and logos are placed by the presence of a border, different colors, different materials, or other technique of visual framing around the letters or logos.

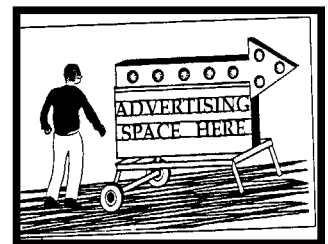
Parapet: That portion of a building exterior wall projecting above the plate line of the building.

Pennant: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

Permanent Sign: Any sign which is intended to be and is constructed as to be in lasting and enduring condition remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building, provided the sign is listed as a permanent sign in this Article.

Plate Line: The point at which any part of the main roof structure first touches or bears upon an external wall.

Pole Sign: ~~A sign that is mounted on a freestanding pole, column, or other support.~~



Portable Sign

Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels, signs converted to A or T-frames, menu and sandwich board signs, balloons used as signs, umbrellas used for advertising and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the nonresidential establishment.



Projecting Sign

Projecting Sign: Any sign affixed to a building wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Public Property: Unless otherwise expressly provided, public property means any and all real or personal property over which the Borough or other governmental entity has or may exercise control, whether or not the government owns the property in fee, including, sidewalks, rights-of-ways and improved or unimproved land of any kind and all property appurtenant to it.

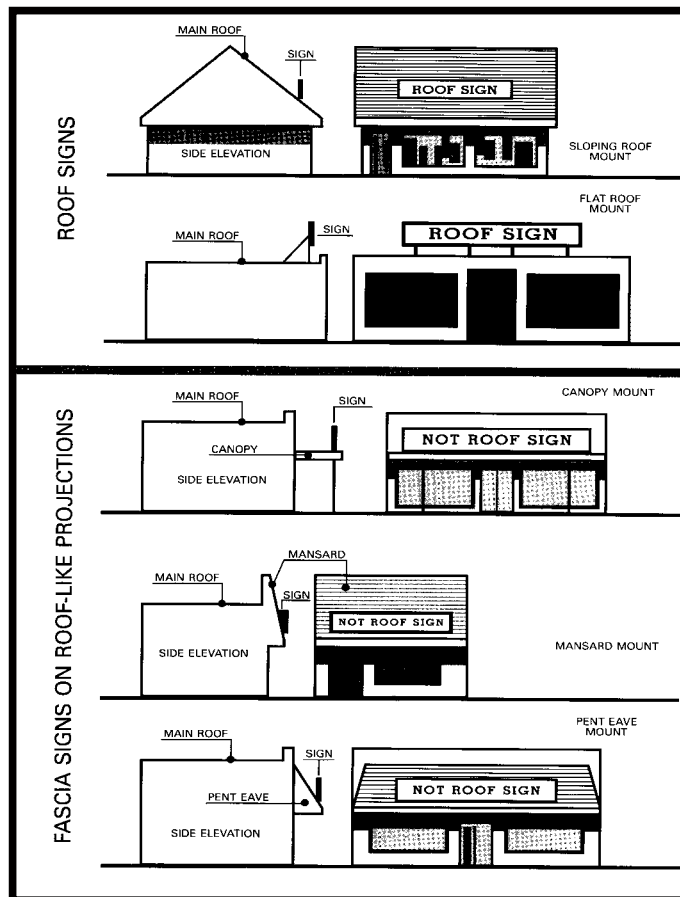
Pylon Sign: *See pole sign.*

Real Estate Sign: A temporary sign posted on property which is for rent, lease, or sale.

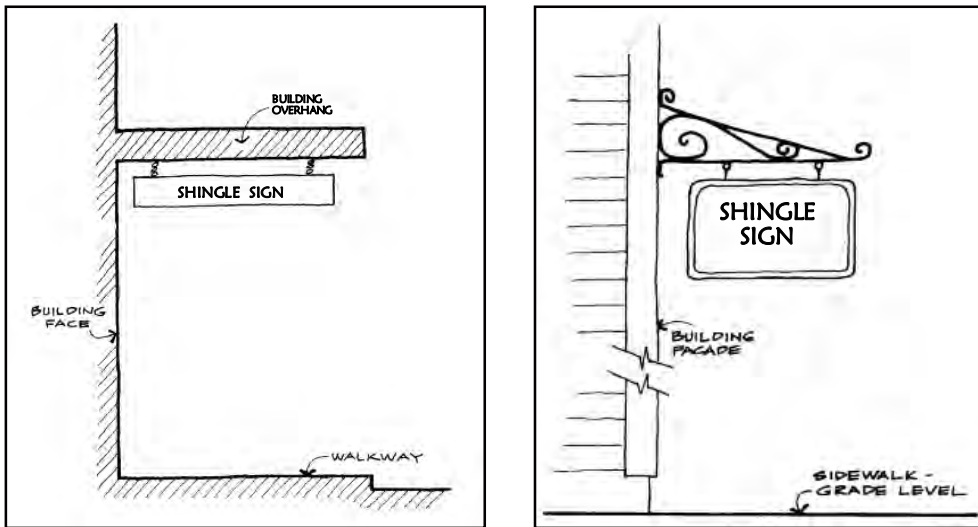
~~Right of Way: No commercial sign shall be erected to project beyond a property line, over a public sidewalk or over or within a public right of way.~~

Roof Line. The uppermost line of the roof of a building or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

Roof Sign: Any sign mounted on the main roof portion of a building or on the topmost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered roof signs. See the following illustration for example of roof signs, and comparison of differences between roof and fascia signs.



Comparison – Roof and Fascia Signs



**Shingle Sign:** A sign suspended from a roof overhang of a covered porch, walkway, or horizontal plane surface.

**Sign:** Any object, device, display, or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. The term shall not include any flag or badge or insignia of the United States, State of Pennsylvania, Carbon County, the Borough, or official historic plaques of any governmental jurisdiction or agency.



Sign Comparison

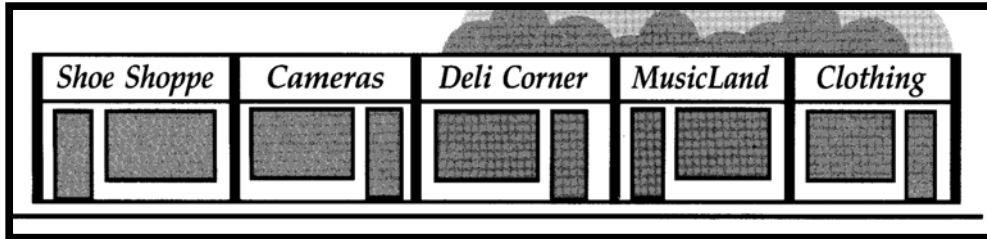
**Snipe Sign:** A sign, which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or to other objects, the advertising matter appearing on which is not applicable to the present use of the premises upon which such sign is located.

**Special Event:** A promotional event such as, but not limited to, grand openings, bazaars, street fairs, shows, exhibitions, sporting events, runs, bicycling events, and block parties. This does not include sidewalk sales occurring on private property where merchandise normally sold indoors is transferred from indoors to outdoors

for sale.

**Temporary Sign:** ~~Any sign which is not a permanent sign. (See definition of permanent sign.) Any sign, banner, pennant, or valance of advertising display constructed of cloth, canvas, light fabric, cardboard, plastic, wallboard or other like materials, with or without frames; or any sign not permanently attached to the ground, wall, or building.~~

**Wall Sign:** Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.



Wall Signs

**Window Sign:** Any poster, cut-out letters, painted text or graphics, or other text or visual presentation affixed to or placed behind a windowpane which is intended to be read from the exterior of the building.

**§500-156 Procedures**

The procedures included in this §500-156 shall apply to all signs requiring permits.

A. **Requirement of Permit.** A sign permit ([See §500-156B for application requirements.](#)) shall be required before the erection, re-erection, construction, alteration, placing, or installation of all signs regulated by this Article. However, a permit shall not be required for the following signs and actions, provided however, that such signs shall be subject to all applicable provisions of this article:

- (1) Incidental signs as specified in §500-158.
- (2) Routine maintenance or changing of the parts or copy of a sign, provided that the maintenance or change of parts or copy does not alter the surface area, height, or otherwise render the sign non-conforming.

B. **Permit Application.** Applications for sign permits shall be submitted to the Zoning Officer in accord with §500-170 and shall, at a minimum, contain or have attached thereto the information listed in this section.

- (1) Name, address, and telephone number of the applicant.
- (2) Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
- (3) Name of person, firm, corporation, or association erecting the sign.
- (4) Written consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed.
- (5) A scale drawing of such sign indicating the dimensions, the materials to be used, the type and intensity

of any illumination, the timing of any electronic message, and the method of construction and attachment.

- (6) An elevation of such sign indicating the overall dimensions, the square footage, and height of top and bottom of sign above grade.
- (7) A scale drawing indicating the location and position of such sign in relation to nearby buildings, structures, and lot lines.
- (8) Calculation of the total sign square footage permitted.
- (9) Copies of any other permits required and issued for said sign, including PennDOT and the Uniform Construction Code.
- (10) Additional information as may be required by the Zoning Officer.

C. Issuance of Permits. Upon the filing of an application for a sign permit, the Zoning Officer shall examine the plans, specifications, and other submitted data, and the premises upon which the sign is proposed to be erected or affixed. If the proposed sign complies with all the requirements of this Article and other applicable ordinances and if the appropriate permit fee has been paid, the Zoning Officer shall issue a permit for the proposed sign.

D. Permit Fees.

- (1) In accord with the Borough fee schedule, the applicant shall tender a fee at the time of making application for a sign permit. Permit fees are not refundable.
- (2) The owner of a legal nonconforming sign, which has been removed or brought into conformance with the terms of this Article shall not be required to pay a fee to obtain a permit for the conforming sign.

#### **§500-157      General Requirements**

A. Prohibited Signs. All signs not expressly permitted under this Article are prohibited. Such prohibited signs include, but are not limited to, the following:

- (1) Large Balloons. Balloons of greater than 25 cubic feet that are tethered to the ground or a structure for periods of over a day and that are primarily intended for advertising purposes.
- (2) Animated, Moving and Flashing Signs. Signs which flash, revolve, rotate, swing, undulate, or move by any means, or otherwise attract attention through the movement or flashing of parts or through the impression of movement or flashing. See §500-164C for permitted electronic signs.
- (3) Mirrors. Signs which use a mirror or similar device to attract attention by reflecting images or otherwise reflecting light.
- (4) Portable and Wheeled Signs. Portable and wheeled signs. ([See §500-164G for permitted a-frame and sandwich board signs.](#))
- (5) Projecting Signs. Signs which are attached or otherwise affixed to a building and project more than 18



~~15~~ inches beyond the wall surface of such building to which the sign is attached or otherwise affixed thereto. See §500-164F for permitted shingle signs.

- (6) Signs on Parked Vehicles. Signs placed on or affixed to vehicles, trailers and/or containers which are parked on a public right-of-way, public property, or private property, to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business, organization, or activity. (See also §500-158L.)
  - (7) Signs on Utility Poles or Trees. Signs which are attached or otherwise affixed to utility poles, or trees or other vegetation except for no trespassing signs and other noncommercial signs on the property of the person posting the sign.
  - (8) Signs Which Imitate Traffic Control Devices. Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device.
  - (9) Emissions. Signs which emit any sound, odor, or visible matter such as smoke.
  - (10) Misinformation. Signs which contain information that states that a lot may be used for a purpose not permitted under this chapter.
  - (11) Obscene ~~or Pornographic~~. Signs or displays visible from a lot line that include words or images which are obscene. ~~or pornographic~~. (See definition of *obscene* in §500-12 under *adult business*.)
  - (12) Snipe Signs. Snipe signs. (See definition on Page XI-8.)
  - (13) Noise. Signs which emit sound as part of the advertising, or which emit objectionable or excessive noise created by electric current or air movement shall not be permitted.
- B. Construction Requirements. All signs permitted by this Article shall be constructed in accord with all construction code requirements and the provisions of this §500-157B.
- (1) Sign Faces. All signs may be multi-faced.
  - (2) Computation of Sign Area.
    - (a) The area of a sign shall include all lettering, wording, and accompanying designs and symbols, together with related background areas on which they are displayed and any surrounding border or frame.
    - (b) Supporting members of a sign shall be excluded from the area calculation.
    - ~~(c) The area of irregular shaped signs or signs containing two or more detached elements shall be determined by the area of the smallest regular polygon that will encompass all elements of the sign.~~
    - (d) Where the sign consists of individual letters or symbols attached directly on a building or window the sign area shall be the smallest rectangle that includes all letters and symbols. Any illuminated background shall be considered part of the sign and included in the area calculation.



(e) The maximum area of a sign shall apply individually to each side of a sign, provided that only one side of a sign is readable from any location.

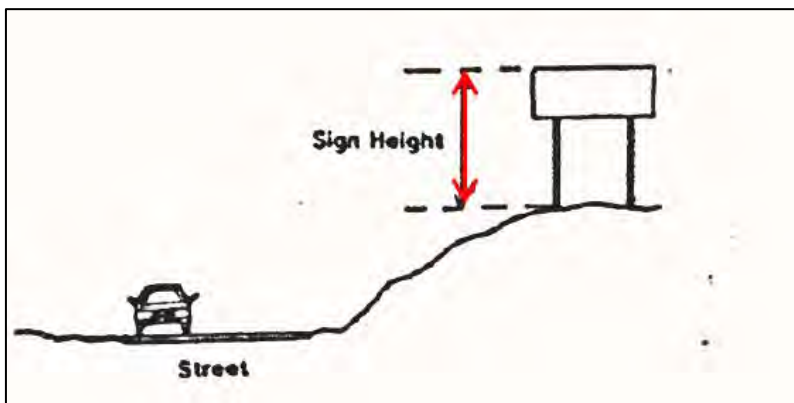
(3) Computation of Sign Height.

(a) The height of a sign shall be computed as the vertical distance from the closest street grade or the ground elevation where the sign is located, whichever is greater, to the highest point of the sign.

(b) If natural grade at the base of the sign is lower than the grade of an adjacent street, the height of the sign shall be measured from the street centerline elevation nearest the sign as shown below.



(c) If natural grade at the base of a sign is higher than the grade of the adjacent road, sign height shall be measured from the natural grade at the base of the sign as shown below.



~~(d) The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign.~~

~~(e) Normal grade shall be construed to be the lower of:~~

~~[1] existing grade prior to construction, or~~

~~[2] the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for locating the sign.~~

~~(f) In cases where the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the~~

~~elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the district lot, whichever is lower.~~

- (4) Uniform Construction Code. All signs and other advertising structures shall comply with the requirements of the Uniform Construction Code.
- (5) Attachment of Signs to Fire Escapes. No signs or any part thereof or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or standpipe and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through such door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against such building by the Fire Department.
- (6) Clear View. No sign shall violate the clear view requirements of §500-27C or otherwise be erected in such manner as would constitute a public hazard.
- (7) Public Right-of-Way. No part of any sign may be erected or maintained in the public right-of-way other than official traffic signs except in districts with a zero front setback where wall, shingle, and A-frame/sandwich board signs may be placed in the right-of-way only in accord with the applicable requirements of this Article XI.
- (8) Obstruction to Ingress/Egress. No sign shall be erected, constructed, or maintained so as to obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress.
- (9) Obstruction to Ventilation. No sign shall be erected, constructed, or maintained so as to interfere with any building opening required for ventilation.
- (10) Clearance from Electrical Power Lines and Communication Lines. All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines in accordance with the applicable provisions of the National Electrical Code. However, in no instance shall a sign be erected or constructed within eight feet of any electrical power line, conductor, or service drop, or any communication line, conductor, or service drop.
- (11) Clearance from Surface and Underground Facilities. All signs and supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.
- (12) Obstruction to Warning or Instructional Sign. No sign shall be erected, constructed, or maintained which interferes with any existing warning or instructional sign.
- (13) Traffic/Pedestrian Hazards. No sign shall be erected in such a way as to interfere with or to confuse traffic or pedestrians, to present any traffic or pedestrian hazard, or to obstruct the vision of motorists or pedestrians, and all signs shall comply with the clear sight triangle requirements of this chapter.
- (14) Protection of the Public. The temporary occupancy of a sidewalk, street, or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated.

(15) Clearance. Clearance beneath overhead signs shall be at least nine feet, measured from the ground or pavement to the bottom-most part of the sign.

(16) Wall Signs.

(a) Wall signs shall be securely attached to the wall; and each sign shall be parallel to and in the same plane as the wall to which the sign is attached and shall not extend more than six inches from the wall, nor above or beyond the top and ends of the wall.

(b) The face of a wall sign shall not project more than ~~18~~ 15 inches from the outside of the building's wall surface.

(c) No part of a wall sign shall extend above the roof eave unless it is erected on a parapet wall or fascia that extends above the roofline of a flat roof on at least three sides of a building.

C. Maintenance.

(1) Maintenance. The owner of any sign and associated landscaping shall keep it in good maintenance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition; and shall maintain the premises on which the sign is erected in a clean and sanitary condition, free and clear of all obnoxious substances, rubbish, weeds, and grass.

(2) Sign Owner's Responsibility. The sign owner shall be responsible for the maintenance of the sign. If the sign ownership should transfer, the new owner shall be responsible for the maintenance of the sign.

D. Illumination. All signs permitted by this Article may be illuminated in accord with the provisions of §500-67 and the following:

(1) Type of Illumination. Illumination may be by internal, internal/indirect or by indirect means.

(2) Flashing. Flashing signs are prohibited in accord with §500-157A(4). (See §500-164C for permitted electronic signs.)

(3) Glare. All signs shall be so designed, located, shielded, and directed to prevent the casting of glare or direct light from artificial illumination upon adjacent publicly dedicated roadways and surrounding property. No lighting from any sign shall be of such intensity to cause the distraction of drivers, create a nuisance on surrounding properties, or otherwise create a safety hazard.

E. Signs on Roof. No sign attached to a building shall be placed on nor shall extend above any part of the building roof. (See the definition of *roof sign* in §500-155.)

F. Awning and Canopy Signs.

(1) Buildings. Signs affixed to the surface of an awning or canopy on a building are permitted provided that the sign does not extend vertically or horizontally beyond the limits of such awning or canopy. In addition:

(a) Awning and canopy signs shall only display the nonresidential establishment name, logo, address

and name of the proprietor or property owner. Letters or numerals shall not exceed a height of twelve inches and shall be located only on the front and side vertical faces, except as provided for in this section. The minimum clearance above any walkway shall not be less than nine 8.5-feet.

(b) Letters and numerals shall be permitted on the sloped surface of an awning, provided that the nonresidential establishment served by the awning sign does not use a wall sign(s) and provided further that the letters and numerals on the sloped surface of an awning shall not exceed a height of 40 inches and shall not exceed more than 25 percent of the sloped surface.

(c) No awning or canopy sign shall extend into a required side or rear setback.

(d) The maximum height of an awning or canopy shall be limited to the height of the rooftop or parapet wall of the building.

(e) A name sign not exceeding two square feet located immediately in front of the entrance to an establishment may be suspended from an awning or canopy provided that the name sign is at least nine 8.5 above the sidewalk.

(2) Fuel Service Canopy Signs. Service island canopy signs over fuel service islands indicating the brand, manufacturer and/or logo, shall be subject to the following:

(a) Service island canopy signs shall be attached to the face of the canopy and shall not extend beyond the edges of the canopy.

(b) There shall not be more than one service island canopy sign on each face of the canopy.

(c) The gross surface of a service island canopy sign shall not exceed fifty percent of the surface area of the canopy face to which it is attached.

G. Window Signs. Window signs for commercial, manufacturing, industrial, public, and semi-public uses, referred to as *nonresidential establishment* in this section, shall be permitted subject to the following:

(1) Location. Signs on or inside the windows of a nonresidential establishment are permitted and no permit is required.

(2) Illumination. Window signs may be internally illuminated but shall not flash or otherwise meet the definition of an electronic sign.

H. Nonresidential Establishment Sign Message Content.

(1) Unless otherwise permitted by this article for off-premises and directional signs, the nonresidential establishment sign message shall be limited to the identification of the use and a graphic symbol or any combination thereof, and advertising products or services available on the premises.

(2) Message Substitution. A noncommercial message may be substituted for a nonresidential establishment sign message on any sign permitted by this article.

I. Freestanding Sign Landscaping/Hardscaping. All freestanding nonresidential establishment identification and nonresidential establishment and residential subdivision identification signs shall be placed in a

landscaped/hardscaped area of not less than one square foot ~~of landscaping~~ for one square foot of sign area, but in no case less than 50 square feet. Sign landscaping shall be part of the required project landscaping plan and shall be maintained in accord with §500-61.

~~J. Wood Relief Sign Area Bonus.~~

~~(1) Sign Area. The following signs shall be eligible for a 20 percent increase in size over the maximum allowed sign area only if the sign complies with the requirements of this §500-157J in addition to all other applicable requirements. [Example: 40 sf + (40 sf)(20%) = 40 sf + 8 sf = 48 sf]~~

~~(a) Residential and nonresidential development road entrance signs (§500-161).~~

~~(b) Individual nonresidential establishment identification signs (§500-164A).~~

~~(c) Shopping center, mall, and multiple-occupant nonresidential establishment identification signs (§500-164B).~~

~~(2) Wood or Simulated Wood. The sign shall be wood or simulated wood relief only. The carved pattern is raised and seems to rise out of the underlying material.~~

~~(3) Architectural Element The sign shall be designed as an integral architectural element of the building and component of the site.~~

~~(4) Restrained and Compatible. Sign colors, materials, and lighting shall be restrained and compatible with the building and site.~~

**§500-158 Incidental Signs Requiring no Permit**

The following signs are considered incidental signs on all properties and do not require a permit.

- A. Directional or Instructional Signs. On-site signs, not exceeding ~~six~~ **four** feet in aggregate gross surface area, which provide direction or instruction to guide persons to facilities intended to serve the public, providing that such signs contain no advertising of any kind. Such signs include those identifying rest rooms, public telephones, public walkways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs providing direction or instruction to persons using a facility, but not including those signs incidental to parking areas. (See §500-158I for parking area signs.) Advertising material of any kind is strictly prohibited on directional and instructional signs.
- B. Noncommercial Signs. Flags, emblems, and insignia of political, religious, educational, or fraternal organizations providing that such flags, emblems, and insignia are displayed for non-commercial purpose.
- C. Governmental Signs. Governmental signs for control of traffic, emergency response, and other public or regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger and aids to services or safety which are erected by, or at the order of a public officer or employee in the performance of the officer's or employee's duties. Such signs may be of any type, number, area, height, location, or illumination as required by law, statute, or ordinance.
- D. Holiday Decorations. Signs or other materials temporarily displayed on traditionally accepted civic, patriotic, or religious holidays related to observance of the civic, patriotic, or religious holiday.
- E. Interior Signs. Signs not affixed to a window and visible from outside and which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, and signs located

within the inner or outer lobby court or entrance of any theater, and which are not displayed to be visible from outside.

- F. Memorial Signs. Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events which are non-commercial in nature.
- G. Name and Address Plates. Wall signs, one per street frontage and not exceeding two square feet, indicating the name of the occupant, the address of the premises, and identification of any legal use or operation which may exist at the premises.
- H. No Trespassing and Other Similar Signs. No trespassing, no hunting, no fishing, no dumping, no parking, towing, and other similar signs (as set forth in Title 75 of the Pennsylvania Vehicle Code and its regulations and as set forth in Title 18 of the Pennsylvania Crimes Code and its regulations).
- I. Parking Lot Directional and Instructional Permanent Signs.
  - (a) Permanent Directional Signs. Permanent signs designating parking area entrances and exits limited to one sign for each entrance and/or exit and not exceeding four square feet. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
  - (b) Permanent Instructional Signs. Permanent signs designating the conditions of use or identity of parking areas and not exceeding eight square feet nor exceeding an aggregate surface area of 16 square feet. Parking lot instructional signs shall not project higher than 10 feet for wall signs and seven feet for ground signs, as measured from the established grade of the parking area(s) to which such signs are accessory.
- J. Patron Advertising Signs. Signs erected on the perimeter of an organizational sponsored youth athletic field for the sole purpose of sponsoring or contributing to the organized youth athletic sport. Signs erected for this purpose shall be one-sided with a maximum of 32 square feet of aggregate surface area. Sponsors advertising on score boards may not exceed 25 percent of the surface area of the score board. The signs shall be erected to be primarily visible from the interior of the athletic field with no intent to advertise to passing traffic.
- K. Public Notices. Official notices posted by public officers or employees in the performance of the officer's or employee's duties.
- L. Signs on Vehicles. Signs placed on or affixed to vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, this is not in any way intended to permit signs placed on or affixed to vehicles, trailers and/or containers, which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a use or activity located on the same or other property. [See also §500-157A(6).]
- M. Symbols or Insignia. Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies not exceeding four square feet in aggregate area.
- N. Vending Machine Signs. Permanent, non-flashing signs on vending machines, gasoline pumps, ice or milk containers, or other similar machines indicating only the contents of such devices, the pricing of the

contents contained within, directional or instructional information as to use, and other similar information as to the use, and other similar information not exceeding an aggregate surface area of eight square feet on each machine.

- O. Warning Signs. Signs warning the public of the existence of danger but containing no advertising material; to be removed within three days upon the subsidence of danger. Such warning signs may be of any type, number, area, height, location, or illumination as deemed necessary to warn the public of the existence of danger.

~~Tourist Signs. Tourist orientation directional signs when erected in accord with a permit issued by PennDOT.~~

- P. Historic Signs. Signs which memorialize an important historic place, event or person and is specifically authorized by the Borough or a county, state, or federal agency.

### **§500-159 Temporary Signs**

Temporary signs may be erected and maintained in accord with the provisions of this §500-159.

- A. Permit Not Required. A permit shall not be required. Nevertheless, failure to comply with the requirements for temporary signs is a violation of this chapter subject to enforcement action. (Anyone proposing to erect a temporary sign should contact the zoning officer.)
- B. Sign Types. Temporary signs shall be limited to non-projecting wall signs, freestanding signs, banners, or posters associated with:
- (1) An approved use being developed, constructed, repaired, or remodeled.
  - (2) An approved use identifying or announcing a campaign or drive, or event, or a special, unique, or limited service, product, or sale.
  - (3) The sale, lease, or rent of the premises upon which such sign is located.
- C. Number. There shall not be more than three temporary signs per lot but not more than one temporary sign per contractor or activity.
- D. Maximum Area.
- (1) Residential property: 16 square feet each side.
  - (2) Nonresidential property: 32 square feet each side.
- E. Location. Temporary signs:
- (1) shall be located only upon the premises to which the sign message applies.
  - (2) may be located in any required setback but shall not extend over any lot line.
  - (3) shall not be located within any public road right-of-way or within 15 feet of any point of vehicular access to a public street.

- F. Height. Temporary signs shall not project higher than 15 feet.
- G. Duration of Sign Placement. Temporary signs may be erected and maintained for a period not earlier than 30 days prior to the commencement of the temporary activity on the premises and the sign shall be removed immediately upon completion of the activity.
- H. Sign Message. The sign message shall relate only to the activity on the subject parcel.
- I. Clear Sight; Hazards. No sign shall violate the clear sight requirements of §500-27C or otherwise be erected in such manner as would constitute a public hazard.

**§500-160      Multi-Family Building Signs.**

Name and address signs of buildings containing six or more residential units indicating only the name of the building, the name of the development in which it is located, the management thereof, and/or address of the premises shall be subject to the following:

- A. Type. Building name and address signs may be either wall signs or ground signs.
- B. Number. There shall not be more than one name and address sign for each building except that where a building abuts two or more streets, one additional sign oriented to each abutting street shall be permitted.
- C. Area. Building name and address signs shall not exceed four square feet.
- D. Location. Building name and address signs shall not be located within 15 feet of any point of vehicular access to a public roadway. The location and arrangement of all building name and address signs shall be subject to the review and approval of the Zoning Officer.
- E. Height. Building name and address signs shall not project higher than 15 feet for wall signs and five feet for ground signs.

**§500-161      Development Road Entrance Signs.**

- A. Applicability. Development road entrance signs shall be permitted for:
  - (1) Residential developments with two or more buildings with a total of five or more dwelling units indicating only the name of the development, including single-family, two-family, and multi-family developments and mobile home parks, the management or developer thereof, and/or the address or location of the development.
  - (2) Nonresidential developments with two or more commercial, manufacturing, industrial, public, or semi-public buildings (referred to as *nonresidential use* in this section) indicating only the name of the development and occupants.
- (1) Type. The development road entrance signs shall be ground signs.
- (2) Number. There shall not be more than two development road entrance signs for each point of vehicular access to a development.
- (3) Area.



- (1) Residential development road entrance sign area shall not exceed 32 square feet each side.
- (2) Nonresidential use subdivision road entrance signs shall not exceed 64 square feet each side. In addition, a nonresidential development identification sign may include, affixed directly to it, a directory identifying each nonresidential use in the subdivision. The gross surface area of a directory sign shall not exceed 10 square feet for each sign side for each nonresidential use.
- (4) Location. Development road entrance signs may be located in any required setback but shall not extend over any lot line or within 15 feet of any point of vehicular access from a public roadway.
- (5) Height. Development road entrance signs shall not project higher than 15 feet.
- (6) Sign Faces. Development road entrance signs may be double-faced only when one such sign is used at a road entrance.

**§500-162      Home Occupations**

See §500-28C(10).

**§500-163      Reserved**

**§500-164      Nonresidential Uses in All Districts    Replaces old §500-30**

For all commercial, manufacturing, industrial, public, and semi-public uses (referred to as *nonresidential establishment* in this section) in all districts the following signs are permitted and then only if accessory to a permitted use, and such signs shall be subject to the requirements of this §500-164 and any other applicable provisions in this Article:

- A. Individual Nonresidential Use Identification Signs. The provisions of this §500-164A shall apply where an individual nonresidential use is located on the lot. The following signs are permitted provided all regulations are met:
  - (1) Total Square Footage Permitted. Total aggregate sign area of signs permitted by this §500-164A shall not exceed one square foot of sign area for each one foot of front width of the building on the lot, but in no case exceeding 75 square feet. For lots with no building, but with an allowed use, the same standard and limitation shall apply, but the square footage limitation shall be based upon the lot frontage. (Example. If a building front is 50 feet in width the total size of the freestanding identification sign plus the area of any wall signs cannot exceed 50 square feet. If the freestanding sign is 30 square feet, the combined area of the one or two permitted wall signs cannot exceed 20 square feet.)
  - (2) Number
    - (a) Freestanding. Only one freestanding sign is permitted per lot, except on corner lots where one may be permitted on each street frontage.
    - (b) Wall. Only two wall signs are permitted per lot and may be located on any wall of a principal building.
    - (c) Retail Fuel Signs. Retail fuel sales signs are not counted as part of the total sign square footage limitation but shall comply with §500-164D.

(3) Area and Height.

a. Freestanding Signs.

(1) The maximum area of a freestanding sign shall be 50 square feet.

(2) The maximum height of a freestanding sign shall be 25 feet and shall be a minimum of nine feet above grade. ~~Compared to old §500-30D(6): (6) No portion of a sign shall be positioned in a manner that exceeds the height of any primary structure on the property on which it is located.~~

b. Wall Signs. The area of a wall sign shall not exceed 25 percent of the area of the building face to which it is attached, with a maximum of 50 square feet.

B. Shopping Center, Mall and Multiple Occupant Nonresidential Establishment Identification Signs. The following provisions shall apply to developments, whether planned and developed on one lot or multiple lots as a group, in which two or more nonresidential establishments (commercial, manufacturing, industrial, public, or semi-public uses) are housed in one or more principal structures.

(1) Freestanding Signs.

(a) Number and Area. The maximum number and area of freestanding signs shall be one per street frontage of no more than 75 ~~150~~ square feet.

(b) Business Identification.

[1] The freestanding or wall sign identifying the development ~~identification sign~~ shall not contain the name of any individual nonresidential establishment occupant of the premises unless such tenant or occupant occupies 30 percent or more of the total development.

[2] Each permitted freestanding development identification sign may include, affixed directly to it, one sign a directory indicating only the name of each nonresidential establishment occupant of the development which is not listed on the main sign face. In the case of a wall sign identifying the development the individual occupant shall be directly below or adjacent to the main sign.

[3] The gross surface area of each individual occupant identification ~~a directory~~ sign shall not exceed 10 square feet for each exposed face. ~~for each occupant in the development.~~

(c) Height – The main identification signs shall not exceed 25 ~~32~~ feet in height.

(2) Individual Occupant Wall Signs. (See §500-164F for shingle signs.)

(a) Number. There shall be not more than one wall sign for each principal nonresidential establishment occupant except that where a principal occupant abuts two or more streets, one additional such sign oriented to each abutting street shall be permitted.

(b) Area. The surface area of a wall sign shall not exceed 35 square feet.

- (c) Location. A wall sign may be located on the outermost wall of any principal building. The location and arrangement of all wall signs shall be subject to the review and approval of the Zoning Officer.
- (d) Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.
- C. Electronic Message Signs. In addition to all other applicable regulations, the following regulations shall apply to all electronic message signs. In the case of conflict, the more restrictive standard shall apply.
- (1) Location, Number Size and Height.
- (a) Location. Electronic message signs shall be located only on parcels with a permitted nonresidential use in C-1 and C-2 Districts ~~any district~~ and as off-premises advertising signs and billboards otherwise in compliance with §500-165.
- ~~Separation from Residential Uses. The face of the electronic message sign shall be situated so that it is not visible within a sight distance of 350 feet of any residential zoning districts or residential uses.~~
- (b) Number. Each development parcel shall be limited to one electronic message sign which is used in lieu of another permitted sign. In the case of a shopping center, mall or multiple occupant nonresidential establishment comprised of several parcels, one electronic message sign shall be permitted for the entire development.
- (c) Height. The electronic message sign shall not exceed the permitted height of the sign it replaces.
- (2) Nonconforming Sign Conversion.
- (a) Any nonconforming sign which is converted to an electronic message sign shall be made conforming to the requirements of this article.
- (b) A sign which is nonconforming as to zoning district location shall not be converted to an electronic message sign.
- (3) Message Display.
- (a) Hold Time. Any portion of the message shall have a minimum duration (hold time) of five seconds and shall be a static display. Messages shall completely change to the next message within one second.
- (b) Hours of Display. ~~Electronic message signs may be illuminated 24 hours per day with allowable message changes from 6:00 a.m. until 9:00 p.m., but message changes shall not be permitted between 9:00 p.m. and 6:00 a.m. Electronic message signs may be illuminated from 5:00 a.m. until 11:00 p.m., or until 0.5 hour past the close of business of the facility being identified or advertised, whichever is later. If a business is open 24 hours, the sign may remain illuminated. OR Electronic message signs shall remain static with no message changes from 11:00 p.m. to 5:00 a.m.~~
- (c) Motion. The images and messages displayed shall be complete in themselves without continuation in content to the next image or message or to any other sign. The image shall be static, with no animation, streaming video, flashing, scrolling, fading, or other illusions of motion.

- (d) Malfunction. All signs shall be equipped with a properly functioning default mechanism that will stop the sign in one position and lock the luminance level to the nighttime setting should a malfunction occur.
- (e) Projection. Images or messages projected onto buildings or other objects shall be prohibited.
- (f) Brightness. (See also §500-67 for lighting and glare.)

- [1] No sign may display light of such intensity or brilliance to cause glare, hazard or impair the vision of the motorist, or interfere with the effectiveness of an official traffic sign, device, or signal.
- [2] The maximum brightness level for electronic message signs measured at five feet above grade and 150 feet from the sign face shall not exceed:

- [a] 0.3 footcandles above ambient light between sunrise and sunset.
- [b] 0.2 footcandles above ambient light between sunset and sunrise.

- ~~[a] \_\_\_\_\_ footcandles when measured at the sign's face between sunrise and sunset.~~
- ~~[b] \_\_\_\_\_ footcandles when measured at the sign's face during nighttime hours.~~

- ~~[c] \_\_\_\_\_ footcandles when measured at the sign's face between sunrise and sunset.~~
- ~~[d] \_\_\_\_\_ footcandles when measured at the sign's face during nighttime hours.~~

~~Signs shall have a maximum brightness of no more than 0.3 footcandles above ambient light levels as measured at 150 feet from the sign. OR~~

~~[a] The maximum brightness level for such signs shall not exceed \_\_\_\_\_ footcandles when measured at the sign's face between sunrise and sunset.~~

~~[b] The maximum brightness level for such signs shall not exceed \_\_\_\_\_ footcandles when measured at the sign's face during nighttime hours.~~

- [3] All signs shall be equipped with both a dimmer control and a photocell that automatically adjusts the display's brightness according to natural ambient light conditions. The sign shall also be equipped with an automatic malfunction shut off switch.
- [4] Signs shall comply with light trespass regulations set forth in §500-67.
- [5] Prior to issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the sign is equipped to comply with this §500-164C.

D. Retail Fuel Sales.

- (1) Permitted Sign. Retail fuel sales establishments shall, in addition to the other permitted signs, be permitted one sign with up to four fuel prices attached to the nonresidential establishment identification sign. The height of the letters/numerals shall not exceed the following and the sign shall

be no larger than necessary to encompass the letters/numerals, but in no case shall exceed the width of the nonresidential establishment sign. The prices shall be stationary but may be electronically controlled in accord with §500-164C.

# of Products Advertised	1 or 2	3	4
Maximum Letter Height	24 inches	15 inches	12 inches

(2) Height. The sign shall be installed below the nonresidential establishment identification sign.

E. Changeable Panel Signs. One changeable panel sign per lot may be incorporated into a permitted freestanding sign, monument sign or wall sign to identify special, unique, limited activities, services, products, or sale of limited duration occurring on the premises on which the changeable panel sign is located. The changeable panel sign shall be counted in the sign area of the sign in which it is incorporated.

F. Shingle Signs. In addition to the other signs permitted by this chapter each establishment with a separate entrance to the outside shall be permitted one shingle sign in accord with this §500-164F.

(1) A shingle sign shall not exceed six square feet and the area of the shingle sign shall count toward the total square footage permitted for individual nonresidential establishment identification signs by §500-164A(1) and toward the wall sign permitted for individual occupant occupants by §500-164B(2)(b).

(2) Shingle signs shall be limited to two sign faces installed perpendicular to the building facade.

(3) No portion of a shingle sign shall be less than nine eight feet above any pedestrian walkway or the grade below the sign.

(4) No portion of a shingle sign shall project above the top of an eave or parapet.

(5) Shingle signs suspended from the underside of a building overhang shall be centered under the overhang and shall not project beyond the overhang.

~~A shingle sign shall maintain a ten-foot separation from another shingle sign.~~

(6) Shingle signs shall be located at the nonresidential establishment entrance.

(7) Shingle signs shall not be more than six inches ~~or less than one inch~~ thick.

G. A-Frame or Sandwich Board Signs. A-frame or sandwich board signs shall be permitted for retail/service/wholesale commercial establishments subject to the following:

(1) Each nonresidential establishment shall be limited to two one provided the signs are separated by a minimum of six feet. In addition, not more than an additional five A-frame or sandwich board signs may be placed on the property provided the signs are not less than 20 feet from the edge of the adjoining road surface and 10 feet from adjoining property lines.

(2) The sign shall be comprised of two boards of durable material with no attachments.

- (3) The sign shall not exceed eight square feet for each exposed face and shall not exceed 30 inches in width or four feet in height.
- (4) The sign shall not be illuminated.
- (5) The sign shall be displayed only during the hours when the establishment is open for nonresidential establishment and shall include advertising pertaining only to the establishment of location.
- (6) Sign placement shall not restrict pedestrian passage to less than four feet nor impede vehicle traffic or the opening of vehicle doors.
- (7) The sign shall be sufficiently secured or weighted to resist overturning.
- (8) The sign shall not be displayed at any time when snow has accumulated on or has not been completely removed from the sidewalk in front of the premises where the sign is permitted.

~~H. **Nonresidential Establishment Directional Signs.** The intent of this section is to allow commercial, manufacturing, industrial, public, and semi-public uses, referred to as *nonresidential establishment* in this section, located in the Borough and which do not front on \_\_\_\_\_ to erect signs directing the public to the *nonresidential establishment*.~~

~~(1) **Location/Number.** One such sign shall be permitted at each location of direction change and there shall not be more than a total of two directional signs for each parcel of land eligible for such signs. In the case of multi-nonresidential establishments on the same parcel, each nonresidential establishment shall not be eligible for signs; instead, the directional signs shall refer to the parcel as a whole.~~

~~(2) **Area.** The surface area of each sign shall not exceed six square feet for each exposed face.~~

~~(3) **Height.** A directional sign shall not project higher than 10 feet, as measured from the average grade at the base of the sign or the grade of the nearest adjacent roadway, whichever is lower.~~

~~(4) **Sign Information.** The information on the sign shall be limited to the nonresidential establishment name, logo, telephone number and directional information.~~

~~(5) **Property Owner Permission.** The person making application for the erection of a nonresidential establishment directional sign shall provide a written statement of permission signed by the owner of the property upon which the sign is proposed.~~

~~(6) **Permit.** A permit shall be required for the placement of the directional signs and shall establish the number and location of all the signs.~~

**§500-165 Off-Premises Advertising Signs and Billboards** Updates old §500-30C

Off-premises advertising signs and billboards (referred to as *advertising sign*) are permitted only in the R-1 District on lots which front on PA Route 903-C-1, C-2, and C-3 Districts subject to the following:

- A. **Spacing.** The minimum distance required between any advertising signs shall be 300 feet.
- B. **Right-of-Way.** Advertising signs shall not encroach on any road right-of-way and shall not be erected more than 100 feet from the edge of the right-of-way.

C. Setbacks.

(1) All advertising signs shall be located a minimum distance of 100 feet from any residential use.

~~Advertising signs shall not be permitted within 100 feet of the Parks or S Districts, unless the advertising surface of such sign is not visible therefrom, in which instance the sign shall be no closer than 50 feet to such district.~~

(2) Advertising signs shall meet the setback requirements for nonresidential uses in the district where proposed.

D. Size. The surface of any advertising sign shall not exceed 150 square feet in area ~~14 feet in height, 48 feet in length, and 672 square feet in area.~~ ~~except that the total area of any such sign shall not exceed one square foot for each two feet of lineal lot frontage.~~

E. Height. No portion of the advertising sign shall be more than 35 feet from the ground.

F. Intersection Setback. All advertising signs shall be located no closer than one 100 feet from any public road intersection.

F. Landscaping. Advertising signs shall be exempt from the landscaping requirements of §500-157I.

G. Signs on Buildings/Structures. Advertising painted upon, or displayed upon, a barn or other building or structure shall be regarded as an advertising sign and the regulations pertaining thereto shall apply.

~~H. Electronic Signs. An advertising sign may be an electronic sign in compliance with §500-164C. [See §500-164C(2) for permitted and prohibited conversions to electronic signs.]~~

#### **§500-166      Nonconforming Signs**

A. Legal, Nonconforming Signs. Any sign lawfully existing or under construction on the effective date of this chapter, which does not conform to one or more of the provisions of this chapter, may be continued in operation and maintained as a legal nonconforming use.

B. Maintenance and Repair.

(1) Area. The total area of any nonconforming sign shall not be increased.

(2) Removal and Reconstruction. The removal and reconstruction of a nonconforming sign shall only be permitted in accord with the requirements of Article IX applicable to other nonconforming structures.

(3) Damage or Destruction. A nonconforming sign which is damaged or destroyed may be rebuilt in a nonconforming fashion only in accord with Article IX applicable to other nonconforming structures.

(4) Improvements and Maintenance. Nonconforming signs may be repainted, repaired, or modernized, provided such improvements do not increase the dimensions, height or position of the existing nonconforming sign or change the sign, message or nonresidential establishment being advertised.

(5) Conversion to Electronic Message Sign. See §500-164C(2).

**§500-167      Removal of Certain Signs**A. Abandoned Signs.

- (1) Removal. Any sign, whether existing on or erected after the effective date of this chapter, which advertises a nonresidential establishment no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located, shall be presumed to be abandoned and shall be removed within one year from the cessation of such nonresidential establishment or sale of such product by the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located.
- (2) Enforcement. Enforcement of a violation of §500-167A shall be in accord with §500-184.

B. Nuisance Signs.

- (1) Violation. The maintenance of any sign which is unsafe or insecure, or is a public nuisance, shall be considered a violation of this Article.
- (2) Enforcement. Enforcement of a violation identified in §500-167B(1) shall be in accord with §500-184.
- (3) Immediate Peril. Notwithstanding, the foregoing provisions, the Zoning Officer is authorized to cause any sign to be removed summarily and without notice, at the expense of the owner, agent, or person having the beneficial interest in the building or premises on which such sign is located, whenever the Zoning Officer determines that such sign is an immediate peril to persons or property.
- (4) Property Owner Permission Required. No person shall post or locate any informational, personal, temporary, political, special event, or development sign upon public or private property, ~~tree, utility pole~~, traffic control device or sign, road sign, street sign, or upon any other existing sign, without the permission of the owner of the same and compliance with other applicable requirements.
- (5) Removal. Any such sign not removed within the time required by this chapter is deemed to be abandoned and may be removed and disposed of by the Borough and the owner of such sign shall be liable for cost incurred by the Borough in taking such remedial action.

C. Illegal Signs. If the Zoning Officer finds that any sign is displayed in violation of this chapter, he/she shall proceed with an enforcement action in accord with §500-184.



**Much of this article is dictated by the Pennsylvania Municipalities Planning Code**

**ARTICLE XII  
ADMINISTRATION**

**§500-168 Applicability **NEW****

- A. Conformance. Any activity regulated by this chapter shall only occur or be undertaken and be continued in conformance with the requirements of this chapter.
- B. Authorization. This chapter regulates all matters and activities authorized by Article VI of the Pennsylvania Municipalities Planning Code, as amended.
- C. Regulated Activities. Any of the following activities or any other activity or matter regulated by this chapter shall only be undertaken after the required permit or approval has been obtained in full compliance with this chapter:
- (1) Erection, construction, movement, placement, extension, or demolition of a structure, building or regulated sign;
  - (2) Change in the type of use or expansion of the use of a structure or area of land; and/or,
  - (3) Creation of a lot or alteration of lot lines.
- C. Repairs and Maintenance. (Note: A Uniform Construction Code permit may be required in cases where a zoning permit is not required.) Ordinary repairs, structural strengthening, facade improvements and maintenance to existing structures that do not infringe upon a required setback may be made without a zoning permit provided such activity does not involve 1) a change in use; 2) an expansion, construction, or placement of a structure; 3) an increase in the number of dwelling units or boarding house units; and/or any other activity regulated by this chapter.

**§500-169 General Procedure for Permits **Updates old 500-58****

- A. Applications. Within 20 calendar days of receiving any application the Zoning Officer shall:
- (1) Principal Permitted and Accessory Uses.
    - (a) Issue the permit.
    - (b) Deny the permit, indicating the reasons in writing to the applicant or his/her representative.
    - (c) Provide written notice to the applicant or his/her representative that a permit cannot be issued or denied. The notice shall include instructions regarding the information necessary to bring the application to a point where the Zoning Officer can act on the application. The notice shall also include a time period for submission of the information to complete the application for Zoning Officer action. If the requested information is not provided by this deadline, the Zoning Office shall issue or deny the permit, as appropriate.
  - (2) Conditional Uses and Zoning Hearing Board Matters.
    - (a) Accept the application as complete and forward conditional use applications to the Planning

Commission and Borough Council and applications for Zoning Hearing Board matters to the Zoning Hearing Board.

- (b) Refuse to accept the application as complete indicating in writing to the applicant or his/her representative the reasons why the application is not complete. See §500-170C for application requirements.

- B. Reviews. Certain activities require review and/or approval of the Zoning Hearing Board and/or of the Borough Council, and/or the recommendations of the Planning Commission. In such case, the Zoning Officer shall not issue a Zoning Permit until such required review or approval occurs.
- C. Appeal. See §500-173B(2).
- D. Timing. After a zoning permit has been received by the applicant, the applicant may undertake the action permitted by the permit under this chapter provided the work complies with other Borough ordinances. However, it is recommended that applicants wait 30 days to begin construction if there is a possibility of an appeal by another party to have the permit revoked. Any commencement of construction or use within this 30 day appeal period shall be at the risk of the applicant.

**§500-170 Permits and Certificates Updates old 500-59**

- A. Applicability. See §500-168.
- B. Types of Uses.
- (1) Principal Permitted and Accessory Uses. If a use is classified listed as a principal permitted use or an accessory use by this chapter and meets the requirements of this chapter, the Zoning Officer act on the application in accord with §500-169A(1). ~~shall issue a permit in response to a complete application.~~
  - (2) Special Exception Use (§500-176C) or Application Requiring a Variance (§500-175). A permit under this chapter for a use requiring a special exception or variance shall be issued by the Zoning Officer only upon the written order of the Zoning Hearing Board after a hearing.
  - (3) Conditional Use. A permit under this chapter for a conditional use shall be issued by the Zoning Officer only upon the written order of the Borough Council, after the Planning Commission has been given an opportunity to review the application.
- C. Applications.
- (1) Applications. Any request for ~~action a decision, interpretation or variance~~ by the Zoning Hearing Board, application for a conditional use, or for a permit under this chapter shall be made in writing on a form provided by the Borough and in accord with the procedures established by the Borough. The completed application, with any required fees, and with any required site plans or other required information, shall be submitted to the Borough employee responsible for processing such application. The applicant is responsible to ensure that a responsible Borough official notes the date of the official receipt on the application.
  - (2) Number of Copies. Two copies of the site plan shall be submitted if action by the Zoning Officer is required, and eight copies of the site plan shall be submitted if action by the Zoning Hearing Board or Borough Council is required.

- (3) Information Required. Any application to the Zoning Officer, Zoning Hearing Board, Planning Commission or Borough Council shall include the following information.

In the case of an application involving the construction of any new structure or any addition to an existing structure, all of the information required in this §500-170C shall be provided by the applicant. However, the Zoning Officer, Planning Commission, Borough Council, or the Zoning Hearing Board, as the case may be, may determine, as part of the review process, that certain information is not required for a particular application, and upon such determination, the specified information need not be provided by the applicant.

In the case of an application which does not involve the construction of any new structure or any addition to an existing structure, a narrative providing details of the project shall be provided as required by this section. However, a plot plan, as required §500-170C(3)(f) shall not generally be required unless the Zoning Officer, Planning Commission, Borough Council, or the Zoning Hearing Board, as the case may be, deems such plot plan necessary to evaluate and make a decision on the application. The Zoning Officer, Planning Commission, Borough Council, or the Zoning Hearing Board, as the case may be, shall determine, as part of the review process, the type of information and level of detail of the plot plan if such plot plan is required.

In any case, the Zoning Officer, Planning Commission, Borough Council, or the Zoning Hearing Board, as the case may be, may require any other additional information or any level of detail deemed necessary to determine compliance with this chapter or to identify any impacts of the proposed use.

- (a) Names and address of the applicant, or appellant; and the name and address of the owner of the affected property.
- (b) A description of the existing and proposed use(s) of the property, including numbers of dwelling units, minimum square feet of proposed dwelling units and number of proposed business establishments, if any.
- (c) A description of any proposed non-residential operations and storage in sufficient detail to indicate potential nuisances and hazards regarding noise, large truck traffic, glare, odors, dust, fire or toxic or explosive hazards or other significant public health and safety hazards.
- (d) If a principal non-residential use is proposed within close proximity to dwellings, a description of hours of operation and proposed methods of storing garbage outdoors on-site.
- (e) A listing of any specific sections of this chapters being appealed, with the reasons for any appeal and
- (f) A plot plan legible in every detail and drawn to scale but not necessarily showing precise dimensions, and including the following information as needed to document compliance with this chapter:

- [1] Name of the development
- [2] Name and address of landowner and/or land developer. (if corporation give name of officers.)
- [3] Location map
- [4] North arrow, true or magnetic
- [5] Graphic scale
- [6] Written scale

- [7] Date plot plan was completed
- [8] Names of adjacent property owners and tax map numbers, including across adjacent roads.
- [9] Proposed and existing street and lot layout including street names and right-of-way widths.
- [10] Existing and proposed man-made and/or natural features.
  - [a] Water courses, lakes, and wetlands (with names)
  - [b] Significant rock outcrops, ledges, and stone fields
  - [c] Buildings, structures, signs and required setbacks
  - [d] Approximate location of tree masses
  - [e] Utility lines, wells, and sewage system(s)
  - [f] Entrances, exits, access roads and parking areas including the number of spaces
  - [g] Drainage and storm water management facilities
  - [h] Plans for any required buffer plantings
  - [i] Any and all other significant features.

- (g) Location of permanent and seasonal high water table soils and 100 year flood zones.
  - (h) Tract boundaries accurately labeled. The Zoning Officer, in his discretion, may require a survey prepared by a Pennsylvania Registered Land Surveyor for any application
  - (i) The total acreage of the tract and extent of the areas of the site to be disturbed and percentage lot coverage when the project is completed.
  - (j) Location and type of rights-of-way or other existing restrictive covenants which might affect the subdivision and/or development.
  - (k) A statement of the type of water supply and sewage disposal proposed.
  - (l) The present zoning district and applicable lot size, setback, lot coverage, building height and other requirements.
- (4) Other Laws. The Zoning Officer may withhold issuance of a permit under this chapter if there is clear knowledge by the Zoning officer that such a use would violate another Borough, State or Federal law or regulation.
- (5) Ownership. No person other than a landowner or their specifically authorized agent or a tenant or lessee with written permission of the landowner shall submit a zoning application. (See definition of "landowner" in Article III.)
- (6) Advisory Reviews. The Zoning Officer may submit a copy of any plan and application to any appropriate agencies and/or individuals (such as the Planning Commission, the Carbon County Planning Commission, the County Conservation District or Borough Engineer) for review and comment.
- (7) Subdivision Approval. Applications for uses which also necessitate approvals under Chapter 390 (Subdivision and Land Development) shall be processed in the manner provided for plat approval under that chapter. Such applications shall also contain all information or data normally required for a submission under Chapter 390 (Subdivision and Land Development).

D. Issuance and Posting of Permit.

- (1) At least two copies of any permit required under this chapter shall be made.

- (2) One copy of any such permit shall be retained in Borough files and one copy shall be retained by the applicant. A copy of the permit shall be ~~posted by the applicant at the entrance to the subject property in a conspicuous location until a certificate of use is issued. shown by the applicant to the Zoning Officer upon the Zoning Officer's request.~~

~~The Zoning Officer shall issue or deny a permit for a principal permitted use within a maximum of 45 days after a complete, duly filed application and fees are submitted. **ADDRESSED BY §500-169A**~~

- (3) No owner, contractor, worker or other person shall perform building or construction activity of any kind regulated by this chapter unless a valid zoning permit has been issued for such work, nor shall such persons conduct such work after notice that a zoning permit has been revoked.

E. Revocation of Permits. If a zoning permit is revoked, the person holding the permit shall immediately surrender such permit and all copies to the Zoning Officer. The Zoning Officer shall revoke a permit or approval issued under the provisions of this chapter in case of:

- (1) Any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based (The Pennsylvania Crimes Code provides for penalties for providing false information to a municipal employee in the carrying out of his/her duties.); or
- (2) Upon violation of any condition lawfully imposed upon a special exception, variance, or conditional use; or,
- (3) Any work being accomplished, or land or structures being used in such a way that does not comply with this chapter or an approved site plan or approved permit application; or
- (4) For any other just cause set forth in this chapter.

F. Changes to Approved Plans.

- (1) After the issuance of a permit and/or approval under this chapter, no changes shall be made to the project without approval of Zoning Officer, Zoning Hearing Board or Borough Council as applicable.
- (2) Changes to an approval by the Zoning Hearing Board as a special exception use or by the Borough Council as a conditional use shall require re-approval of the changes by such bodies if the Zoning Officer determines that such changes affect matters that were within the scope of approval of such body. Such approval by the Zoning Hearing Board or the Borough Council is not required for clearly minor technical adjustments or matters that are solely corrections of information that do not affect any of the significant features of the site plan or the intensity of the use, as determined by the Zoning Officer
- (3) A copy of such adjustment or correction shall be provided in writing to the Planning Commission, the Borough Council or the Zoning Hearing Board if the change concerns a plan approved by such bodies.

G. Certificate of Use.

- (1) A Certificate of Use shall be required by the Borough upon a change of use or completion of work authorized by a permit or approval under this chapter. It shall be unlawful to use and/or occupy a structure, building and/or land or portions thereof until such Certificate has been issued. A new Certificate of Use shall be required if a change in use of the property is proposed, and then such Certificate shall be issued only after all required approvals are obtained.

- (2) An application for such Certificate shall be made on an official Borough form. If such use is in conformance with Borough ordinances and approvals, such Certificate should be issued in duplicate within 14 days of a properly submitted and duly filed application. A minimum of one copy shall be retained in Borough records.
- (3) The Zoning Officer shall inspect such structure or land related to an application for such Certificate. If the Zoning Officer determines, to the best of his/her current knowledge, that such work conforms with this chapter and applicable Borough codes, approvals and permits, then the Certificate of Use shall be issued.
- (4) The applicant shall show a valid Certificate of Use to the Zoning Officer upon request.

H. Expiration of Permits and Approvals.

- (1) Zoning Permits: When authorized by the issuance of a zoning permit, any permitted building construction shall be initiated within one year of the permit issuance date and be completed within two years of the permit issuance date. The zoning permit shall automatically expire for failure to comply with the required initiation and completion periods.
- (2) Conditional Use Approval or Special Exception Approval - See §500-176E.

**§500-171 Fees Updates old 500-66**

- A. Application Fees. As authorized by §603(c)(3), §617.2(e), and §908(1.1) of the Pennsylvania Municipalities Planning Code, the Borough Council shall establish a uniform schedule of fees, charges, and expenses, as well as a collection procedure, for zoning applications and permits, conditional use applications and permits, Zoning Hearing Board proceedings and other matters pertaining to the administration of this chapter. Permits, certificates, conditional use permits, special exception permits, and variances shall be issued only after fees have been paid in full, and the Zoning Hearing Board shall take no action on appeals until all fees have been paid in full.
- B. Stenographer Fees. The appearance fee for a stenographer shall be shared equally by the applicant and the Borough. The cost of the original transcript shall be paid by the Borough if the transcript is ordered by the Borough or shall be paid by the person appealing the decision of the Borough if such appeal is made, and in either event the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.

**§500-172 Zoning Officer Updates old 500-560**

- A. Appointment. The Zoning Officer(s) shall be appointed by the Borough Council. The Zoning Officer(s) shall not hold any elective office within the Borough but may hold other appointed offices not in conflict with the State Planning Code.
- B. Duties and Powers. The Zoning Officer shall:
  - (1) Administer this chapter.
  - (2) Provide information to applicants regarding required procedures.
  - (3) Receive and examine all applications required under the terms of this chapter, and issue or refuse

permits within this chapter.

- (4) Receive written complaints of violation of this chapter and issue a written notice of violation to any person violating any provision of this chapter.
- (5) Keep records of applications, permits, certificates, written decisions and interpretations issued, of variances and special exception granted by the Zoning Hearing Board, of conditional uses approved by the Borough Council, of complaints received, of inspections made, of reports rendered, and of notice or orders issued.
- (6) Make all required inspections and perform all other duties as called for in this chapter.
- (7) Not have the power to permit any activity which does not conform to this chapter, or all other ordinances of the Borough known to the Zoning Officer.

~~C. Reporting Violations. Police officers, firefighters, construction inspectors, other Borough staff and Borough officials and the general public may report possible zoning violations to the Zoning Officer for his/her determination.~~

#### **§500-173 Zoning Hearing Board Updates old 500-61A-D**

##### A. Appointment and Qualifications.

- (1) Appointment - The Borough Council shall appoint a Zoning Hearing Board, which shall have the number of members and alternate members with such powers and authority, and which shall conduct all proceedings as set forth in Article IX of the Pennsylvania Municipalities Planning Code as enacted or amended.
- (2) Recommended Qualifications - Each Zoning Hearing Board member should: NEW
  - (a) Demonstrate a working knowledge of zoning prior to appointment.
  - (b) Become familiar with the Pennsylvania Municipalities Planning Code.
- (3) Vacancies. The Zoning Hearing Board shall promptly notify the Borough Council of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of a term.
- (4) Removal of Members. See §905 of the Pennsylvania Municipalities Planning Code.
- (5) Organization.
  - (a) Officers. The Zoning Hearing Board shall elect officers from its own membership. Officers shall serve annual terms and may succeed themselves.
  - (b) Quorum. For the conduct of any hearing and taking of any action a quorum shall be not less than a majority of all members of the Zoning Hearing Board, except that the Zoning Hearing Board may appoint a hearing officer in accord with the PA MPC to conduct any hearing on its behalf and the parties may waive further action by the Board, as provided by the PA. Municipalities Planning Code. The quorum may be met by alternate members, serving as permitted by the PA Municipalities Planning Code.

- (c) Rules. The Zoning Hearing Board may make, alter, and rescind rules and forms for its procedure, consistent with all applicable Borough ordinances and State law.
- B. Jurisdiction. The Zoning Hearing Board shall have exclusive jurisdiction to hear and render final adjudications in the following matters:
- (1) Substantive challenges to the validity of any land use ordinance, except those brought before the governing body pursuant to §609.1 (Curative Amendments) and §916.1(a)(2) (Ordinance Validity) of the Pennsylvania Municipalities Planning Code.
  - (2) Appeals from the determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefor, the issuance of any cease and desist order or the registration or refusal to register any nonconforming use, structure, or lot.
  - (3) Applications for variances from the terms of this chapter pursuant to §910.2 of the Pennsylvania Municipalities Planning Code.
  - (4) Applications for special exceptions under this chapter pursuant to §912.1 of the Pennsylvania Municipalities Planning Code and the requirements of this chapter.
  - (5) Appeals from the Zoning Officer's determination under §916.2 (Preliminary Opinion) of the Pennsylvania Municipalities Planning Code
  - (6) Appeals from the determination of the Zoning Officer or municipal engineer in the administration of any land use ordinance or provision thereof with reference to sedimentation and erosion control and storm water management insofar as the same relate to development not involving subdivision and land development applications
  - (7) The Zoning Hearing Board shall not, under any circumstances, have the authority to order any specific change in or amendment to the Zoning Map or to allow any use of property substantially different from those permitted under the Schedule of Use Regulations for the particular district.

**§500-174 Zoning Hearing Board -- Hearings and Decisions Updates old 500-62**

The Zoning Hearing Board shall conduct hearings and make decisions in accordance with §908 of the Pennsylvania Municipalities Planning Code, as amended, and the provisions of this §500-174. The hearings shall be conducted by the Board, or the Board may appoint any member or an independent attorney as a hearing officer. The decision, or, where no decision is called for, the findings shall be made by the Board; however, the appellant or the applicant, as the case may be, in addition to the Borough, may, prior to the decision of the hearing, waive decision or findings by the Board and accept the decision or findings of the hearing officer as final. (For the purposes of this §500-174, *Board* shall mean *Board or Hearing Officer*, if a hearing officer is appointed.)

- A. Notice of Hearings. Notice of all hearings of the Board shall be given as follows:
- (1) Advertisement. Public notice shall be published, as defined by §107 of the PA. Municipalities Planning Code. The notice shall state the time and place of the hearing and the particular nature and property address of the matter to be considered.
  - (2) Posting. Notice of such hearing shall be conspicuously posted by the Borough on the affected tract of land and within 100 feet of all neighboring properties at least one week prior to the hearing. Such



notice shall state the time and place of the hearing and a general description of the request.

(3) Persons Given Notices. All notice under this §500-174A are intended to be received or posted at least five days prior to the hearing date.

(a) Written notice shall be mailed or personally delivered to the Applicant or his/her representative listed on an official application form.

(b) Notice shall be mailed or personally delivered to the zoning officer, chairperson of the planning commission or borough secretary, and the last known address of owners of record of property abutting or directly across the street from the boundaries of the subject property. The applicant shall provide the Borough with a list of such property-owners. Failure of the Borough to notify all such persons shall not invalidate any action by the Board.

(c) Also, such notice shall be mailed or delivered to the address of any other person or group (including civic or community organizations) who has made a written timely request (including an address) for such notice.

(4) Adjacent Municipalities. In any matter which relates to a lot which lies within 250 feet of the boundary of another municipality, and where the Zoning Officer determines the proposed activity may have significant impact on that municipality, the Borough staff may transmit to the offices of the adjacent municipality a copy of the official notice of the public hearing on such matter prior to the hearing date. Representatives of such adjacent municipality shall have the right to appear and be heard at the public hearing. Failure of the Borough to notify such municipality shall not invalidate any action by the Board.

(5) Fees. The Borough Council may, by resolution, establish a reasonable fee schedule, based on cost, to be paid by: a) the Applicant for any notice required by this chapter and b) those persons requesting any notice not required by this chapter.

B. Parties in Hearings. The Zoning Hearing Board shall have the authority, if it chooses to exercise it, to determine who has standing on each case before the Board. (Note: Standing generally means a party being sufficiently affected or threatened by effects of controversy to obtain judicial resolution of that controversy.)

(1) The parties to a hearing shall be the Borough Council, the Planning Commission, any person affected by the application who has made timely appearance of record before the Board, representatives of any legitimate civic or community organization, and any other person permitted to appear before the Board.

(2) The Board shall have power to require that all persons who wish to be considered parties enter appearances in writing on forms provided by the Board for that purpose.

(3) The Board shall determine that a person or business does not have standing if the Board finds that such person or business is apparently motivated primarily by an attempt to inhibit competition in an area of business, and that such person or business would not otherwise be threatened with substantive harm from the application.

C. Oaths and Subpoenas. The Chairperson of the Board or Hearing Officer shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents reasonably needed by and requested by the parties.

- D. Representation by Counsel. The parties shall have the right to be represented by legal counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on relevant issues.
- E. Evidence and Record. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded. The Board or the Hearing Officer, as applicable, shall keep a record of the proceedings as required by State law.
- F. Communications Outside of Hearings.
- (1) The Board shall not meet with, visit the site with or directly communicate specifically on the matter with the applicant or any officially protesting party or their representatives in connection with any issue involved, except if opportunity is provided for the applicant and any officially protesting party to participate.
  - (2) The Board shall not take notice of any communications, reports, staff memoranda, or other materials directly affecting a proposed application unless the parties are afforded an opportunity to examine and contest the material so noticed or unless such materials are already a matter of public record. This restriction shall not apply to advice from the Board's solicitor.
- G. Advisory Review. The Zoning Hearing Board may request that the Planning Commission, County Conservation District or Borough Engineer provide an advisory review on any matter before the Board.
- H. Hearings and Decision. The Zoning Hearing Board shall conduct hearings and make decisions in accord with §908 of the Pennsylvania Municipalities Planning Code, as amended.
- I. Solicitor Conflict.
- (1) The Zoning Hearing Board Solicitor shall not represent private clients in cases before the Zoning Hearing Board.
  - (2) If a conflict of interest exists for the Zoning Hearing Board Solicitor on a particular application, the Zoning Hearing Board Solicitor shall notify the Chairperson of the Board at least seven days before the scheduled hearing date.
  - (3) The Zoning Hearing Board may appoint an Alternate Solicitor to serve as needed for a specific application or for a term of office.

**§500-175 Variances Updates old 500-61D(3)**

The Board shall hear requests for variances filed with the Board in writing by any landowner (or any tenant with the permission of such landowner).

- A. Standards. The Board may grant a variance only within the limitations of the Pennsylvania Municipalities Planning Code. The applicant shall have the burden of proof to show compliance with such standards. The Municipalities Planning Code provides that all of the following findings must be made, where relevant in a particular case:
- (1) There are unique physical circumstances or conditions (including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to

the particular property) and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located; and,

- (2) Because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and a variance is therefore necessary to enable the reasonable use of the property; and,
- (3) Such unnecessary hardship has not been created by the appellant; and,
- (4) The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not be detrimental to the public welfare; and,
- (5) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

B. Reserved

C. Variance Conditions. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Municipalities Planning Code and this chapter, and to protect the public health, safety, and welfare.

#### **§500-176 Conditional Uses and Special Exceptions**

A. Applications. Applications for conditional uses and special exceptions shall, at a minimum, include the information required in §500-176F. The Borough Planning Commission, Borough Council, or the Zoning Hearing Board shall require any other information deemed necessary for the review of the proposal.

B. Conditional Uses. Uses specified as conditional uses shall be permitted only after review and approval pursuant to the express standards as provided for specific conditional uses in this chapter and in §500-176D and any other applicable standards in this chapter. **NEW**

(1) Expansions. Expansions or additions to uses classified as conditional uses shall also be considered conditional uses. The addition of an accessory structure shall not be considered a conditional use.

(2) Procedure.

(d) Submission. The applicant shall submit the application as follows:

[1] Eight complete copies of any required plan with the information required by §500-176F shall be submitted to the Zoning Officer and the time for the Borough Council to conduct the required public hearing shall not begin to run until a complete application has been accepted by the Zoning Officer.

[2] The Zoning Officer shall refuse to accept an incomplete application which does not provide sufficient information to determine compliance with this chapter.

(e) Distribution. The Zoning Officer shall distribute copies of the site plan to the Planning Commission and the Borough Council. A minimum of one copy shall be retained in the Borough files. The

Borough Fire Company should be given an opportunity for a review, if deemed appropriate by the Planning Commission.

(f) Zoning Officer Review. The Zoning Officer shall report in writing or in person to the Planning Commission and the Borough Council stating whether the proposal complies with this chapter. The Zoning Officer may request a review by the Borough Engineer

(g) Planning Commission Review.

[1] The Planning Commission shall be provided with an opportunity to review any proposed conditional use at a regular meeting prior to a decision by the Borough Council. The Commission, at its option, may provide a written advisory review.

[2] If such review is not received within the time limit within which the Council must issue a decision, or within 30 days of such application being sent to the Planning Commission, then the Council may make a decision without having received comments from the Planning Commission.

(h) Agency/Organization Review. The Zoning Officer, Planning Commission and/or the Borough Council may refer the application to any other agency or organization deemed appropriate for review and comment.

(i) Borough Council Action. The Borough Council shall conduct hearings and make decisions in accord with §908 and §913.2 of the Pennsylvania Municipalities Planning Code, as amended. In granting a conditional use, the Council may attach such reasonable conditions and safeguards (in addition to those expressed in this chapter) as it determines are necessary to implement the purposes of the PA Municipalities Planning Code and this chapter, and to protect the public health, safety and welfare.

C. Special Exceptions. Uses specified as special exceptions shall be permitted only after review and approval by the Borough Zoning Hearing Board pursuant to the express standards as provided for specific special exceptions in this chapter and in §500-176D. **Updates old 500-61D(4)**

(1) Expansions. Expansions or additions to uses classified as special exceptions shall also be considered special exceptions. The addition of an accessory structure shall not be considered a conditional use.

(2) Procedure.

(a) Eight complete copies of any required plan with the information required by §500-176F shall be submitted to the Zoning Officer and the time for the Zoning Hearing Board to conduct the required public hearing shall not begin to run until a complete application has been accepted by the Zoning Officer.

(b) All plans shall contain the information required in §500-176F.

(c) Borough Procedures.

[1] The Zoning Officer shall forward the application to the Zoning Hearing Board and the Zoning Hearing Board solicitor. A minimum of one copy shall be retained in the Borough files.

[2] The Zoning Officer shall, prior to the next Zoning Hearing Board meeting where the application will be discussed, review the Plan to determine compliance with this chapter and report these

findings to the Zoning Hearing Board. The Zoning Officer may request a review by the Borough Engineer.

~~(d) Planning Commission Review of Special Exception Uses.~~

~~[1] — The Planning Commission shall be provided with an opportunity to review any proposed special exception use at a regular meeting prior to a decision by the Zoning Hearing Board. The Commission, at its option, may provide a written advisory review.~~

~~[2] If such review is not received within the time limit within which the Board must issue a decision, or within 30 days of such application being sent to the Planning Commission, then the Board may make a decision without having received comments from the Planning Commission.~~

(d) Agency/Organization Review. The Zoning Hearing Board may refer the application to any other agency or organization deemed appropriate for review and comment.

(e) Zoning Hearing Board Action on Special Exception Uses.

[1] The Zoning Hearing Board shall hear and decide such request for a special exception use under the procedures in §500-174.

[2] In granting a special exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards (in addition to those expressed in this chapter) as it determines are necessary to implement the purposes of the PA Municipalities Planning Code and this chapter, and to protect the public health, safety, and welfare.

D. Standards and Criteria. The standards and criteria applied to conditional uses and special exceptions are intended to ensure that the proposed use will be in harmony with the purposes, goals, objectives and standards of this chapter and other ordinances of the Borough. In addition to the applicable general provisions of this chapter and to the standards provided in this chapter for specific conditional uses and special exceptions, the following standards and criteria shall be applied in the review of applications for conditional uses and special exceptions.

- (1) The proposed use shall be in harmony with purposes, goals, objectives and standards of the Borough Comprehensive Plan, this chapter, and all other ordinances of the Borough.
- (2) The proposal shall also be evaluated as to the degree to which the proposed location may be particularly suitable or unsuitable for the proposed use in terms of the physical characteristics of the site.
- (3) The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, adjacent property values, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of this chapter, or any other plan, program, map or ordinance of the Borough or other government agency having jurisdiction to guide growth and development
- (4) The proposed use shall not impose an undue burden on any of the improvements, facilities, utilities, and services of the Borough, whether such services are provided by the Borough or some other entity. The applicant shall be wholly responsible for providing such improvements, facilities, utilities, or services as may be required to adequately serve the proposed use when the same are not available or are

inadequate to serve the proposed use in the proposed location. As part of the application and as a condition of approval of the proposed use the applicant shall be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities and services in sufficient time and in a manner consistent with this and other ordinances of the Borough. The permit approval shall be so conditioned

- (5) In reviewing an application, the following additional factors shall be considered:
- (a) Location, arrangement, size, design and general site compatibility of buildings, lighting and signs
  - (b) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
  - (c) Location, arrangement, appearance and sufficiency of off-street parking and loading.
  - (d) Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
  - (e) Adequacy of storm water and drainage facilities.
  - (f) Adequacy of water supply and sewage disposal facilities.
  - (g) Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation
  - (h) Adequacy of fire lanes and other emergency zones and the provision of fire hydrants
  - (i) Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
- (6) No application shall be approved unless it is found that, in addition to complying with each of the standards enumerated above, any of the applicable standards contained in this chapter shall be met. In instances where the standards do not adequately protect the general health, safety, and welfare of parties effected, all conditions and safeguards deemed necessary to protect the general health, safety and welfare and implement the purposes of this chapter and the Pennsylvania Municipalities Planning Code shall be imposed as conditions of approval in accord with §912.1 or §913.2 of the Pennsylvania Municipalities Planning Code, as the case may be. Conditions which might be imposed shall include (but not be limited to) provisions for additional parking, traffic control, submission of landscaping plans for screening, setbacks, special measures addressing sales period activities, environmental controls and other measures which mitigate any potential adverse impact the use may have on adjoining uses.
- (7) The applicant shall supply evidence regarding compliance with the applicable express standards and criteria; and data or evidence may be accepted from protestants. Such evidence shall be evaluated relative to the injurious impact on the health, safety, and welfare of the Borough; and the proposed use shall be approved with appropriate conditions or denied based on said evaluation.

**Per Solicitor:**

- E. Limitation of Approval. Any conditional use approval granted by the Borough Council and any special exception approval granted by the Zoning Hearing Board shall expire 18 months ~~one year~~ from the date such

approval was granted if ~~no building construction as approved has taken place or~~ the use is not otherwise established as a functional and constructive activity prior to the expiration date. Upon such expiration, the said approval, and any permit issued subsequent thereto, shall be deemed null and void and the developer shall be required to submit another application for the same. The Borough Council or Zoning Hearing Board as the case may be, however, may grant an extension of the time limitations, for good cause.

- F. Information Required. The applicant shall supply the information required by §500-170C and evidence regarding compliance with the applicable express standards and criteria; and data or evidence may be accepted from protestants. Such evidence shall be evaluated relative to the injurious impact on the health, safety, and welfare of the Borough; and the proposed use shall be approved with appropriate conditions or denied based on said evaluation.

#### **§500-177 Reserved**

#### **§500-178 Mediation NEW**

Parties to proceedings authorized by this chapter and the Pennsylvania Municipalities Planning Code may use the Mediation Option as authorized by and in accord with §908.1 of said Code.

#### **§500-179 Time Limits for Appeals Updates old 500-61F**

The time limitations for appeals shall be as follows:

- A. Zoning Hearing Board -- County Court. No person shall be allowed to file any appeal with the Zoning Hearing Board later than 30 days after the officially issued decision by the Zoning Officer, or appeal with the County Court of Common Pleas later than 30 days after the officially issued decision of the Borough Council or the Zoning Hearing Board, except as may be provided under §914.1 of the Pennsylvania Municipalities Planning Code.
- B. Temporary Permits. This 30-day time limit for appeal shall not apply to the revocation of a permit under §500-170E.

#### **§500-180 Appeals to Court and Other Administrative Proceedings**

Appeals to court and other administrative proceedings shall be governed by Article X-A and Article IX of the Pennsylvania Municipalities Planning Code, respectively.

#### **§500-181 Public Utility Exemptions**

See §619 of the Pennsylvania Municipalities Planning Code.

#### **§500-182 Limited Borough Exemption**

The minimum lot area requirements of this chapter shall not apply to uses or structures owned by the Borough for uses and structures that are intended for a legitimate governmental, recycling, public recreation, storm water control or public health and safety purpose.

#### **§500-183 Amendments**

The Borough Council may amend this chapter by complying with the requirements set forth in Article VI of the Pennsylvania Municipalities Planning Code. A landowner who desires to challenge on substantive grounds the validity of an ordinance or map or any provision thereof, which prohibits or restricts the use or development of land in which he has an interest may submit a curative amendment to the governing body with a written request that his challenge and proposed amendment be heard and decided on as provided in §609.1 and §916.1 of the Pennsylvania Municipalities Planning Code.



**§500-184** Violations

- A. Compliance. Failure to comply with any provision of this chapter, failure to secure or comply with a decision of the Borough Council or Zoning Hearing Board or the failure to secure a permit, when required, prior to or (when ordered) after the erection, construction, extension, or addition to a building or prior to or after the use or change of use of land; or failure to secure a Certificate of Use Permit, shall be violations of this chapter.
- B. Complaints regarding violations. Whenever a violation of this chapter occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Zoning Officer. The Zoning Officer shall record the complaint, investigate immediately, and take action thereon as provided by this chapter. The Zoning Officer shall provide a written response to the complainant stating his factual findings regarding the alleged violation and the follow up actions taken. **old ord 500-67C**
- C. Enforcement Notice. When written notice of a violation of any of the provisions of this chapter has been sent in the manner prescribed by §616.1 of the Pennsylvania Municipalities Planning Code and set forth in this §184C, such violation shall be discontinued or corrected as set forth in said notice.
- (1) If it appears to the Borough that a violation of this chapter has occurred, the Borough shall initiate enforcement proceedings by sending an enforcement notice as provided in this §500-184C.
  - (2) The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.
  - (3) An enforcement notice shall state at least the following:
    - (a) The name of the owner of record and any other person against whom the municipality intends to take action.
    - (b) The location of the property in violation
    - (c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this chapter.
    - (d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
    - (e) That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time in accordance with procedures set forth in this chapter
    - (f) That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.
    - (g) In any appeal of an enforcement notice to the Zoning Hearing Board, the Borough shall have the responsibility of presenting its evidence first
    - (h) Any filing fee paid by a party to appeal an enforcement notice to the Zoning Hearing Board shall be returned to the appealing party by the Borough if the Zoning Hearing Board, or any court in



subsequent appeal, rules in the appealing party's favor.

#### **§500-185 Penalties and Remedies**

- A. Causes of Action. In case any building, structure or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of any provisions of this chapter, the Borough Council or, with the approval of the Borough Council, an officer of the municipality, or any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the Borough at least 30 days prior to the time the action is begun by serving a copy of the complaint on the Borough Council. No such action may be maintained until such notice has been given.
- B. Enforcement Remedies.
- (1) Any person, partnership, or corporation who or which has violated or permitted the violation of any of the provisions of this chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Borough, pay a judgment of not more than \$500 (state law) plus all court costs, including reasonable attorney fees incurred by the Borough as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the District Magisterial Judge. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Magisterial Judge determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this chapter to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Magisterial Judge and after the five days thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this chapter shall be paid over to the Borough.
  - (2) The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
  - (3) Nothing contained in this §500-185 shall be construed or interpreted to grant to any person or entity other than the Borough, the right to commence any action for enforcement pursuant to this §500-185.

#### **§500-186 Liability From old 500-61D(3)**

- A. Neither the approval nor the granting of any review, issuance of permit or approval related to construction, activity within the flood plain, site plan review, subdivision or land development approval erosion control, storm water runoff, activity on steep slopes or any other review or permit of this chapter, by an officer, employee, consultant or agency of the Borough, shall constitute a representation, guarantee or warranty of any kind by the Borough, or its employees, officials, consultants or agencies, of the practicality or safety of any structure, use or subdivision, and shall create no liability upon, nor a cause of action against such public body, official, consultant nor employee for any damage that may result pursuant thereto.

~~B. If the Zoning Officer mistakenly issues a permit under this chapter, the Borough shall not be liable for any~~

~~later lawful withdrawal of such permit for valid cause shown. Ask Solicitor if this should be included.~~

**ARTICLE XIII  
ADOPTION**

This Ordinance ordained and enacted this \_\_\_\_\_ Day of \_\_\_\_\_, 2023, by the Borough Council of Jim Thorpe Borough, Carbon County, Pennsylvania, to be effective five days from adoption.

JIM THORPE BOROUGH

\_\_\_\_\_  
Gregory Strubinger, President of Council

ATTEST:

\_\_\_\_\_  
Brooke Klotz, Secretary

APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Michael Sofranko, Mayor