**ARTICLE 4**

**SUPPLEMENTARY USE REGULATIONS**

1. **PURPOSE AND APPLICABILITY**

The purpose of this Article is to supplement the District Regulations contained in Article 3 with additional requirements applicable to certain specific uses. Therefore, in addition to those standards outlined in Article 3, the following regulations shall pertain to the identified uses.

1. **USES NOT PROVIDED FOR**

Any use not otherwise expressly permitted in any district shall be prohibited. If an individual desires to undertake an activity not expressly permitted, he may request the Township Board of Supervisors to consider amending the Ordinance to permit such a use. In addition, the use may only be permitted if:

* 1. it is similar to and compatible with the other uses permitted in the zone where the subject property is located;
	2. it in no way is in conflict with the general purposes of this Ordinance; and
	3. all criteria in 1101 must be met.

The burden of proof shall be upon the applicant to demonstrate that the proposed use meets the foregoing criteria and would not be detrimental to the public health, safety and welfare of the neighborhood where it is to be located.

1. **DWELLING UNITS**

All dwelling units, including single family, two-family, and multi-family units shall adhere to the following requirements.

* 1. Every dwelling unit shall conform to all applicable building; housing, electrical and plumbing codes in effect in the State or as may hereafter be enacted.
	2. Every dwelling unit shall be placed upon and firmly anchored to a permanent foundation except as may be provided in Section 404 C. A permanent foundation shall consist of masonry construction placed upon footers set below the frost line or other technique or methodology of demonstrated capability.
	3. Every dwelling unit which is to be located in the Flood Fringe or General Flood plain District shall comply with all applicable District Regulations in Article 3 and the Flood plain management provisions contained in Article 6 of this Ordinance.
	4. Every single family dwelling unit (whether attached or detached, including mobile homes and manufactured housing) must contain a minimum of 700 square feet of gross floor area. In the case of multi-family dwellings, each unit must contain a minimum of 700 square feet of gross floor area, except for efficiency apartments, where 600 square feet of gross floor area must be provided for each unit.
1. **CONVERSION APARTMENTS**
	1. The lot area upon which a conversion apartment is located shall meet the minimum lot area requirements set forth in the District Regulations (Article 3) for the district in which it is to be located.
	2. Conversions may only be authorized for structures which were erected prior to the adoption of this Ordinance 86-01.
	3. Conversions in the Residential District shall be limited to two (2) dwelling units per structure. In the Agricultural District, conversions may accommodate as many as four (4) dwelling units per structure. Additional dwelling units may however be considered as a Special Exception in either District.
	4. All conversions shall be subject to the gross floor area requirements set forth in Section 402 D.
	5. Sewage facilities shall be provided which are capable of treating the volume of effluent anticipated from the conversion. Where connection to a community sewage system cannot be made, certification, from the Township Sewage Enforcement Officer, verifying the acceptability and/or suitability of an existing sub-surface system or a sewage permit for the installation of a new system shall be submitted as part of an application for such a use.
	6. No structural alterations or increase in external dimensions shall be made to the exterior of the building, except as may be necessary and required for safety purposes.
	7. The yard, height, off-street parking, and other applicable requirements of this Ordinance shall be met.
2. **MOBILE HOMES ON INDIVIDUAL LOTS**

A mobile home may be permitted to be placed on an individual lot as a permanent independent dwelling unit only as outlined in Article 3. (See Section 433 B. for mobile homes to be used as temporary quarters.) When reviewing applications for such proposals, the Township shall utilize the following criteria and may require additional information to be submitted where it is necessary to adequately protect the health, safety, and welfare of the Township residents.

* 1. Every lot to be used for the placement of a permanent mobile home shall have a gross area at least equal to the minimum lot size for the district in which it is located. In addition, the unit must be situated on the lot to meet the applicable minimum setback requirements.
	2. Every permanent mobile home shall meet the minimum standards of all local building, housing, electrical, plumbing, and other codes in effect in the Township or as may hereafter be enacted.
	3. Each permanent mobile home shall be placed upon a foundation. One of the following types of foundations must be utilized. (See also Sections 404 D. & E. below.)
		1. Permanent Foundation. A permanent foundation shall consist of no less than footers or masonry construction set well below the frost line. Such foundation shall be constructed to leave no unnecessary open space between the mobile home and the foundation, except for windows or other openings as might be necessary for purposes such as flood proofing.
		2. Mobile Home Pad. Where a permanent foundation is not practical, a mobile home pad may be utilized. Such a pad shall be designed to be level, but shall provide for adequate surface drainage, and shall be durable and capable of supporting the maximum anticipated loads. The pad shall be constructed of concrete or other acceptable permanent material set on masonry pillars set below the frost line.
	4. Every permanent mobile home shall be firmly anchored to its foundation prior to the unit being occupied or used in order to prevent overturning or uplift. The mobile home foundation shall be provided with anchors and tie-downs, such as cast-in-place concrete "deadman" eyelets embedded in concrete or runways, screw augers or arrow head anchors. The anchoring system shall be designed to resist a minimum wind velocity of at least 90 miles per hour.
	5. Every permanent mobile home shall have a continuous wall around its entire perimeter. The wall shall be constructed in accordance with one of the following methods:
		1. Wall. A permanent wall shall be constructed of concrete or masonry and shall extend from the unit floor system to concrete footing below the sub­grade frost line; i.e. the extension of a permanent foundation.
		2. Skirting. If a permanent wall is not used, every mobile home shall be encircled with skirting designed to complement its appearance. Skirting shall include materials which have been prefabricated for this purpose or

other impervious, moisture-resistant materials, and shall not include bales of hay, straw, interior plywood, or other like materials.

* 1. Access to crawl space created by the installation of a wall shall be provided by means of a locked panel or door.
	2. Every unit which is to be placed in the Flood Fringe or General Flood Plain District must comply with all applicable provisions contained in Article 6 of this Ordinance.
	3. Every unit to be used as a dwelling unit must contain a minimum of 600 square feet of habitable floor area.
1. **SINGLE FAMILY ATTACHED DWELLING STRUCTURES**

Single family attached dwelling structures (i.e. townhouses) shall be permitted only where specified in the District Regulations, Article 3. Every application for such a use shall meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance. (Applications proposing to locate more than one single family attached dwelling structure on a single tract of land shall meet the requirements of Section 407 and 407 of this Ordinance governing multi-family housing developments.)

* 1. Minimum Area and Density Requirements
		1. The minimum gross lot area required for each single family attached dwelling structure shall be as specified in the District Regulations, Article 3. Single family attached dwelling structures shall contain no more than four (4) dwelling units.
		2. Where individual dwelling units of a single family attached dwelling structure and portions of land on which the structure is located are proposed to be subdivided and conveyed as separate lots, a minimum of 7,650 square feet shall be conveyed with each dwelling unit provided arrangements are made for adequate sewage and water supplies. In such cases the applicant shall submit sufficient documentation along with subdivision plans which demonstrates that satisfactory arrangements have been made regarding the ownership and maintenance of all common ground or open space not proposed for conveyance. (See also Sub-Section I.)
		3. Where individual dwelling units of a single family attached dwelling structure are to be conveyed independently of any land area, the applicant shall demonstrate that all other requirements of the Uniform Condominium Act will be met. (See also Sub-Section I.)
		4. Where individual dwelling units of a single family attached dwelling structure are proposed to be subdivided, whether or not such subdivision includes any land area, all dwelling units contained in the structure shall be part of the proposed division.
	2. Minimum Lot Width

The minimum lot width for each single family attached dwelling unit shall be as specified in the District Regulations, Article 3. The minimum width required for a lot containing a single family attached dwelling structure shall vary depending upon the number of units proposed. In no case however, shall the lot width for a single family attached dwelling structure be less than the minimum required for a single family detached dwelling in the district where such structure is located.

* 1. Minimum Yard Requirements

The minimum yard requirements for single family attached dwelling structures shall be as specified in the District Regulations, Article 3.

* 1. Traffic Access and Off-Street Parking Facilities

Each single family attached dwelling structure must access onto a private internal street. All new streets or access drives shall be. Designed and constructed in accordance with the road standards outlined in the applicable Subdivision and Land Development Ordinance. The number of off-street parking spaces available on the site shall equal no less than 2.0 stabilized spaces per dwelling unit.

* 1. Sewage and Water Facilities

Adequate sewage .and water facilities must be provided by the developer in accordance with the standards of the PA Department of Environmental Protection.

* + 1. Sewage Facilities. A community sewage system or a private package sewage treatment facility shall be utilized to provide sewage disposal for such developments.
		2. Water Supply. The preferred method of water supply shall be by public or community facilities. However, if the developer can produce sufficient permits and/or documentation that an individual on-site well(s) will be adequate, then this means of water supply is permitted.
	1. Solid Waste Collection, Storage and Disposal

Arrangements for the collection, storage and disposal of solid wastes generated by the proposed development shall be made by the developer and submitted to the Township for approval as a part of his application for such a use. If not sufficient then an alternate means must be presented.

* 1. Grading and Landscaping (Soil Erosion and Sedimentation Control)

Where excavation or grading is proposed or where existing trees, shrubs or other vegetative cover is to be removed, plans shall be submitted showing what steps are to be taken to avoid soil erosion. Exposed ground surfaces shall be stabilized or otherwise protected with a vegetative cover. (See also Section 504 G. of this Ordinance.) And where adjacent land use dictates, screen plantings or buffer yards 25 feet may be required. (See also Sections 505 and 506.)

* 1. Drainage Control Requirements

All plans for single family attached dwelling structures shall include information indicating what types of drainage control facilities will be installed to handle runoff produced by the new structure and the grade of the site. The plans should also indicate where the drainage is to be ultimately channeled. (See also Section 504 H. of this Ordinance.) As per the requirements of Act 167 of 1978, the post­ development runoff rate of the site shall not exceed the pre-development runoff rate.

* 1. Common Open Space Ownership & Maintenance

Where the conveyance of title to individual dwelling units of a single family attached dwelling structure does not include the conveyance of any land area or does not include conveyance of the entire site, the developer shall submit a plan of the arrangements to be made for ultimate ownership of and maintenance responsibilities for the common open space/land area associated with the building (including access drives and driveways) as a part of his application for such a use. Copies of such arrangements shall be recorded as part of every deed for such conveyances. Where no conveyance is proposed, the developer shall supply the Township with a copy of his plan for the maintenance of all common open space areas associated with the structure.

1. **MULTI-FAMILY DWELLING STRUCTURES**

Multi-family dwelling structures (i.e. apartment buildings, but excluding single family attached dwellings) shall be permitted only as specified in the District Regulations, Article 3. Every such application shall also meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance. (Applications proposing to locate more than one multi-family dwelling structure on a single tract of ground shall meet the requirements of Section 407 below governing multi-family housing developments.)

* 1. Minimum Area and Density Requirements

The minimum lot area required for each multi-family dwelling structure shall be as specified in the District Regulations, Article 3. Such structures shall contain no more than four (4) minimum and six (6) maximum dwelling units.

* 1. Minimum Lot Width

The minimum width required for a lot containing a multi-family dwelling structure shall be as specified in the District Regulations, Article 3.

* 1. Minimum Yard Requirements

The minimum yard requirements for multi-family dwelling structures shall be as specified in the District Regulations, Article 3.

* 1. Other Requirements

All design requirements set forth in Sections 405 D., E., F., G., H., and I. of this Ordinance shall also be met.

1. **MULTI-FAMILY HOUSING DEVELOPMENTS**

Multi-family housing developments (the placement of more than one multi-family dwelling structure or more than one single family attached dwelling structure on a single tract on ground) shall be permitted only as specified in the District Regulations, Article 3. Every such application shall also meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance.

* 1. Minimum Area and Density Requirements

Each multi-family housing development shall contain a minimum of five (5) contiguous acres of land suitable for development. The density requirements set forth in Sub-Sections 405 A. and 406 A. for single family attached dwelling structures and multi-family dwelling structures, respectively, shall apply to the type of development proposed. Overall density shall not exceed 7 dwelling units per acre.

* 1. Minimum Lot Width

The minimum required lot width shall vary with each individual application and shall be dependent upon the number of units proposed in each structure and the proposed arrangement of buildings in the development. For developments involving single family attached dwelling structures, each dwelling unit shall maintain the minimum width required in the District Regulations.

* 1. Minimum Yard Requirements

The minimum yard requirements for multi-family housing developments shall be as specified in the District Regulations, Article 3.

* 1. Design Standards
		1. Traffic Access. All proposed site access ways must be adequate, but not excessive in number; adequate in grade, width, alignment and visibility, and not located too near street comers, entrances to schools or places of public assembly and other similar considerations. (See Section 802)
		2. Circulation and Off-Street Parking. The interior traffic circulation system must be adequate, and all required parking spaces must be provided and be easily accessible. No less than 2.0 stabilized off-street parking spaces per dwelling unit shall be available on the site.
		3. Streets and Drainage System Requirements. All structures within a multi­ family housing development must access directly onto a public street or onto a street in the internal road system of the development. All new streets and drainage control systems shall be designed and constructed in accordance with the road and drainage control standards outlined in the applicable Subdivision and Land Development Ordinance. (See also Section 504 G. of this Ordinance.)
		4. Sewage Treatment and Water Supply. Adequate public or community sewer AND water facilities must be available or be provided by the developer in accordance with the standards .of the PA .Department of Environmental Protection. The developer shall provide sufficient documentation along with his development plans to indicate that such facilities will be available. No on­ site, subsurface sewage disposable system or private wells will be permitted.
		5. Solid Waste Collection, Storage and Disposal. Arrangements for the collection, storage and disposal of solid wastes generated by the proposed development shall be made by the developer and submitted to the Town-ship for approval as a part of the development plan evaluation process. If such a method is not deemed sufficient, an alternate method must be proposed by the applicant.
		6. Grading and Ground Cover (Soil Erosion and· Sedimentation Control). Where excavation or grading is proposed or where existing trees, shrubs or other vegetative cover is to be removed, plans shall be presented showing what steps are to be taken to avoid soil erosion. Exposed ground surfaces shall be stabilized or otherwise protected with a vegetative cover. (See also Section 504 G. of this Ordinance.)
		7. Landscaping. The proposed site shall be properly landscaped in order to further enhance the natural qualities of the land. Where adjacent land use dictates, screen plantings or buffer yards of 25 feet may be required. (See also Sections 505 & 506.)
		8. Common Open Space Requirements. For proposals involving 10 or more dwelling units, a minimum of ten (10) percent of the gross area of the development shall be reserved by the developer as common open space for the use of all residents of the complex. Such open space may include areas of land and water, but shall exclude all roads, parking areas, structures, or service lanes. This area shall also be easily accessible to all units. Applications for multi-family housing developments shall include a proposal regarding the ultimate ownership and maintenance responsibilities for such common open space areas. Copies of such arrangements shall be included in each deed or lease for a unit in such a development.
	2. Building Relationships
		1. Arrangement of Buildings. Adequate provision must be made for light, air, access and privacy in the arrangement of the buildings to each other. Each dwelling unit shall have a minimum of two (2) exterior exposures.
		2. Maximum Length of Rows. The maximum length of any group of attached dwelling units shall not exceed 150 feet. A building group must be arranged in order to be accessible by emergency vehicles.
		3. Distance Between Buildings.
			1. The front or rear of any building shall be no closer to the front or rear of any other building than 40 feet.
			2. The side of any building shall be no closer to the side, front, or rear of any other building than 40 feet.
		4. Distance Between Buildings and Driveways.
			1. No driveway or parking lot shall be closer than 15 feet to the front of any building, nor ten (10) feet to the side or rear of any building.
			2. If an enclosed garage is a portion of the main structure, distance requirements for driveways providing access to these accommodations shall not apply.
1. **MOBILE HOME PARKS**

Mobile home parks are permitted only in those zoning districts as specified in the District Regulations, Article 3. All proposed mobile home parks and extensions to existing parks shall also meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance.

Every mobile home placed in an approved mobile home park in Piatt Township, including replacement units, shall secure a Certificate of Occupancy as required by this Ordinance prior to being used as a dwelling unit. All additions proposed for mobile homes located in mobile home parks shall require a Building/Zoning Permit from the Township prior to being initiated.

Further, for the purposes of this Ordinance, the regulations outlined below shall not apply to the placement of up to two (2) independent mobile homes on a property which is associated with an existing or proposed agricultural activity 25 acres or more in size and shall not include commercial rentals.

* 1. Design Standards
		1. Minimum Park Area. Each mobile home park shall have a gross area of at least five (5) contiguous acres of land suitable for development.
		2. Mobile Home Park Lot Requirements.
			1. Gross Density. The maximum number of mobile home lots within a mobile home park shall be no more than four (4) lots per acre of gross area of the mobile home park, so long as all other applicable requirements of this Ordinance can be met.
			2. Minimum Lot Sizes. The minimum mobile home lot shall contain no less than 7500 square feet. The minimum width of any mobile home lot shall be not less than 60 feet. The minimum length of every - mobile home lot measured from the edge of the right-of-way line of the mobile home park internal street shall be not less than 125 feet or shall be equal to the overall length of the mobile home located on the lot plus 40 feet, whichever length is greater.
			3. Mobile Home Lot Access. All mobile home lots shall abut and have frontage on a street of the mobile home park internal street system. (See also Section 408 A.7 below.) In .addition, at the entrance intersection of the mobile home park, a cartway with a width of 50 feet shall be provided for a distance of 100 feet to accommodate the safe movement of vehicles or units into and out of the facility.
		3. Setbacks, Buffer Yards and Screening Requirements.
			1. Setbacks from Public Roads. All mobile homes and auxiliary park buildings shall be located at least 50 feet from the centerline of any abutting public road or street or 25 feet from the edge of the road right-of-way, whichever is greater.
			2. Park Perimeter Buffer Yards. All mobile homes, auxiliary park buildings and other park structures shall be located at least 50 feet from the mobile home park boundary lines·. If a suitable, attractive screening, either man-made or of natural plantings, is provided along the perimeter, this minimum buffer yard may be reduced to 25 feet. (See also Sections 505 and 506.)
			3. Screening Requirements Within the Mobile Home Park. Repair, maintenance, and storage areas or buildings shall be effectively and attractively screened from the mobile home lots, park streets and public roads or streets by man-made screenings or natural plant materials. (See also Section 506.)
			4. Minimum Distances Between Structures Within the Mobile Home Park. All mobile homes shall be located at least 50 feet from any auxiliary park buildings and repair, maintenance, or storage areas or buildings.
			5. Minimum Distance Between Mobile Homes. Each mobile home shall be located at least 30 feet from any other mobile home in the mobile home park and no less than 15 feet from any side lot line.
		4. Grading and Ground Cover Requirements (Soil Erosion and Sedimentation Control Plans). The ground surface in the park shall be graded and equipped to drain all surface water in a safe, efficient manner. Exposed ground surfaces in the park shall be covered with stone screenings, or other solid material, or be stabilized or otherwise protected with a vegetative cover capable of preventing soil erosion. (See also Section 504 G.)
		5. Common Open Space Requirements. A minimum of ten (10) percent of the gross park area or 1,000 square feet per unit, whichever is greater, shall be reserved by the developer as common open space for the use of all residents of the park. At least a portion of this area shall be set aside for recreation use. Such recreation area shall be suitable for outdoor recreational activities and shall be easily accessible to all units. Applications for mobile home parks shall include a proposal regarding the ultimate ownership and maintenance responsibilities for such common open space and recreation areas.
		6. Off-Street Parking Requirements. A minimum of two (2) stabilized off-street parking spaces shall be provided for each mobile home lot within the mobile home park. These parking spaces shall be located on the mobile home lot which they are intended to serve.
		7. Mobile Home Park Internal Street and Drainage System Requirements. Streets and drainage control systems shall be constructed in accordance with the street standards outlined in the applicable Subdivision and Land Development Ordinance except that street widths shall be as follows:
			1. Where parking is permitted on both sides, a minimum road right-of­ way width of 36 feet shall be required.
			2. Where parking is limited to one side, a minimum road right-of-way width of 28 feet shall be required.
			3. Where no parking is permitted on either side of the street, a minimum road cartway width of 20 feet shall be required.
		8. Mobile Home Lot Improvements. All mobile home lots within the mobile home park shall be improved for use by independent mobile homes. This shall include the provision of a durable pad or stand (not less than 12' x 60' in size and provided with one frost-proof footer for each 10 feet of proposed mobile home length), properly graded, compacted and surfaced to provide support for maximum anticipated loads during all seasons; all necessary utility hook-ups; ·facilities for anchoring the unit··in accordance with the specifications outlined in Section 404 D. of this Ordinance; an all-weather patio with a minimum area of 200 square feet for each mobile home; and a storage shed containing a minimum of 150 square feet of storage space. All such improvements shall be maintained in satisfactory condition by the park owner or developer.
	2. Utilities and Park Facilities
		1. Water Supply System. An adequate supply of water shall be provided by the developer for mobile homes, service buildings and other accessory facilities. Where a public water supply system of satisfactory quantity, .quality and pressure is available, connection shall be made to it and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the developer shall design, install, and maintain a private water supply system according to the standards of and with the approval of the PA Department of Environmental Protection.
		2. Sewage Disposal System.· An adequate and safe sewage system shall be provided by the developer in all mobile home parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. Mobile home parks shall be connected to public sewer systems, where possible. Where a satisfactory public sewage disposal system is not available, the developer shall design, install and maintain an approved private sewage system according to the standards of the PA Department of Environmental Protection.
		3. Other Utility Systems. Telephone, electric, television cable, natural or bottled gas, fuel oil or other utilities shall be provided in accordance with plans approved by the Township and the appropriate utility company. Underground installation of the utility distribution and service lines is required for approval of the mobile home park proposal.
		4. Solid Waste Collection, Storage and Disposal. Arrangements for the collection, storage, and disposal of solid wastes generated by the residents of the proposed facility shall be made by the developer and submitted for approval as a part of the development plan evaluation process.
		5. Service and Other Auxiliary Park Buildings. Service, maintenance and management buildings, recreation or community buildings and commercial sales buildings required for the management, servicing and maintenance of the park and for the well-being of park residents shall be allowed within the mobile home park boundaries. The entire area of these buildings however, shall be used for the management, servicing and maintenance requirements of the park and park residents.
		6. Park Management. Each mobile home park shall have a resident manager designated by the developer/owner who shall be responsible for maintaining the park in accordance with the requirements of this Ordinance and the terms and conditions of the park's approval.
	3. Rules and Regulations of the Park

The developer shall submit a copy of the proposed rules and regulations to be followed by tenants of the mobile home park as a part of his application for such a use. Included shall be regulations requiring that:

* + 1. Each mobile home shall be skirted. (Skirting shall include materials which have been prefabricated for this specific purpose or similar materials, but shall not include bales of hay, straw, interior plywood, or like materials.)
		2. Garbage and trash shall be placed in appropriate receptacles.
		3. Each mobile home shall be anchored to prevent the structure from being overturned or blown from its foundation or supports. This anchoring shall comply with the specifications outlined in Section 404 D.
1. **RECREATION OR VACATION HOMES**

Recreation or vacation homes may be permitted in only those zoning districts as specified in Article 3, the District Regulations. Every such structure shall meet the requirements outlined below.

* 1. For the purposes of this Ordinance, recreation or vacation homes shall be construed to mean permanent structures used only periodically during the year. Such use may include shelter during hunting and fishing seasons, private vacation and/or weekend or holiday uses, or other similar periodic visits at any time of the year.
	2. Every lot to be utilized for such use shall contain a gross area at least equal to the minimum lot size for the district in which it is located and shall provide a width equal to the minimum required in the applicable district.
	3. Every recreation or vacation home shall be provided with adequate sewage disposal and water supply systems subject to the applicable rules and regulation of the PA Department of Environmental Protection. Satisfactory evidence that all necessary permits of this type have been obtained shall be submitted as a part of an application for such a use.
	4. A recreation or vacation home shall not be converted to a permanent, full-time dwelling unit unless the same shall conform to all applicable Township codes and ordinances. Where seasonal structures are proposed for conversion to full-time occupancy, all habitable floor area requirements contained in Section 401 must be met and adequate sewage and water supply systems must be provided.
	5. Where recreation or vacation homes are proposed to be located in a Flood Fringe or General Floodplain District, all requirements regarding floodproofing contained in Section 602 shall be met.
	6. No more than one permanent recreation or vacation home shall be erected on an individual lot, unless part of an approved land development.
	7. No buses, trucks, or similar vehicles shall be permitted as recreation or vacation homes, except as may be authorized by the Zoning Hearing Board.
	8. Recreational vehicles may not be permitted as permanent recreation or vacation homes when proposed to be located in the Floodway District of the Township. They may be used and permitted however on individual parcels in the Floodway District for temporary purposes, for a period of time not exceeding 179 days in any calendar year. Annual, seasonal Building/Zoning Permit shall be required for each such unit and the standards outlined in Section 433 shall also apply. ·
	9. The owner(s) of such recreation or vacation home(s) shall be solely responsible for year-round maintenance of their structures and surrounding lands. This maintenance shall include grass cutting and snow removal, where applicable. Land owners shall also be responsible for all activities occurring on or in their property.
1. **BOARDING OR ROOMING HOMES**

Boarding or rooming homes may be permitted only in those zoning districts as specified in the. District Regulations, Article 3. All applications for such uses shall also meet the requirements outlined below.

* 1. Boarding or rooming facilities shall be accessory to a single family dwelling unit and such uses may or may not include arrangements for meals. And, for the

purposes of this Ordinance, the owner of the single family dwelling must occupy the unit as its legal resident.

* 1. Accommodations may be provided for up to six (6) additional persons, with a maximum of two (2) persons per bedroom. Such accommodations shall be for periods of one (1) week or more in duration.
	2. The lot upon which the boarding or rooming home is situated shall meet the minimum area requirements established in the District Regulations for the district in which the use.is to be located.
	3. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the proposed facility and shall be meet all requirements set forth by the PA Department of Environmental Protection. Where applicable, all requirements of the PA Department of Labor and Industry shall also be met. Satisfactory evidence that the necessary permits or approvals have been obtained shall be submitted by the developer as a part of his application for a boarding or rooming home.
	4. The off-street parking requirements set forth in Article 8 and all other applicable standards of this Ordinance shall be met.
	5. Where adjacent land use dictates, adequate buffer yards and/or screen planting shall be provided in accordance with Sections 505 and 506 of this Ordinance.
1. **GROUP HOMES OR INSTITUTIONAL RESIDENCES**

Group homes or institutional residences may be permitted only in those zoning districts as specified in the District Regulations, Article 3. All applications for such activities shall meet the requirements outlined below.

* 1. Each lot to be occupied by a group home or institutional residence shall meet the minimum area requirements set forth in this Ordinance for the district in which the facility is to be located.
	2. Residents of a group home shall maintain a single household unit with shared use of rooms. (There shall however be a maximum of two (2) persons per bedroom.)
	3. Accommodations in a group home shall be provided for no more than eight (8) residents, excluding staff, at any one time. For purposes of this Ordinance, group homes providing accommodations for more than eight (8) residents shall be considered to be institutional residences. Applications for group homes shall specify the number of residents or occupants to be housed or cared for at the facility.
	4. Adult supervision shall be provided at the facility on a 24-hour basis.
	5. Applications for group homes or institutional residences shall indicate the type of care, counseling or treatment to .be provided at the site. In each instance, medical attention shall be incidental in nature and shall not be a major element of the care being provided at the facility.
	6. The applicant for an institutional residence shall provide a copy of the complete license application from the PA Department of Public Health, including drawings, as a part of their application for such a use. Revocation or suspension of the State permit shall constitute an automatic revocation of the Township Building/Zoning Permit.
	7. Any Building/Zoning Permit issued for a group home or institutional residence shall apply only to the facility and applicant named, the premises designated, and for the activities or purposes listed or identified in the application. Said Permit shall be non­transferable.
	8. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the proposed facility and shall meet all requirements set forth by the PA Department of Environmental Protection. Where applicable, all requirements of the PA Department of Labor and Industry shall also be met. Satisfactory evidence that the necessary permits or approvals have been obtained shall be submitted by the developer as a part of his application for such a use.
	9. Arrangements for the collection, storage and disposal of solid waste generated by the facility shall be made by the applicant and submitted to the Township for approval as part of the application for such use.
	10. Where adjacent land use dictates, adequate buffer yards and/or screen planting shall be provided in accordance with Sections 505 and 506 of this Ordinance.
	11. The requirements set forth in Article 8 regarding off-street parking, loading and access drives, and all other applicable standards of this Ordinance shall also be met.
1. **PERSONAL CARE OR NURSING HOMES**

Personal care or nursing homes may be permitted only in those zoning districts as specified in the District Regulations, Article 3. Every application for such a use shall meet the requirements outlined below.

* 1. Each lot to be occupied by a personal care or nursing home shall meet the minimum area requirements set forth in this Ordinance for the district in which it is to be located.
	2. Satisfactory evidence shall be provided by the applicant indicating that the proposed facility will conform to all applicable State and local regulations (including regulations of the PA Department of Health and the PA Department of Labor and Industry.)
	3. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the facility and shall be approved by the PA Department of Environmental Protection.
	4. Access to the facility shall be provided which meets the requirements set forth in Section 802 of this Ordinance for multi-family residential uses. Adequate off-street parking facilities, meeting the standards of Section 800, shall also be provided. In addition, pedestrian access ways shall be designated which are distinguished and separated from vehicular drives and parking areas.
	5. Arrangements for the collection, storage and disposal of all solid wastes generated by the personal care or nursing home shall be made by the applicant and submitted to the Township for approval as a part of his application for such use. Where determined appropriate, the Township may request review of the proposed arrangements by the PA Department of Environmental Protection prior to granting approval.
1. **GROUP DAY CARE HOMES OR DAY CARE CENTERS**

State-licensed group day care homes providing care for 7-12 children; or day care centers, nursery schools, kindergartens, or similar operations which are licensed by the PA Department of Public Welfare to provide care for more than 12 children outside of a family residence; or those facilities providing limited daytime care for adult, elderly, or handicapped persons may be permitted only as set forth in the District Regulations, Article 3. All such uses shall meet the requirements outlined below.

* 1. Each lot to be occupied by a group day care home or a day care center shall meet the minimum area requirements set forth in this Ordinance for the district in which it is to be located.
	2. Outdoor recreation areas of at least 100 square feet per child and 50 square feet per adult being tended shall be provided. Such areas shall be completely enclosed with at least a six (6) foot chain-link or solid fence located no less than 50 feet from the edge of any adjoining street right-of-way. A dwelling or accessory building may be used as part of the required enclosure.
	3. Outdoor recreation areas shall be sufficiently screened and sound insulated to protect the neighborhood from noise and other disturbances.
	4. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the facility and shall be approved by the PA Department of Environmental Protection.
	5. All other applicable codes, ordinances or laws (including regulations of the PA Department of Public Welfare, PA Department of Labor. and Industry, and PA Department of Education) shall be met. Satisfactory evidence that all necessary

permits or approvals have been obtained shall be submitted as part of an application for a group day care home or day care center.

1. **BED AND BREAKFAST ESTABLISHMENTS**

Bed and breakfast establishments may be permitted only in those zoning districts as specified in the District Regulations, Article 3. In addition, the following standards shall be met.

* 1. Each lot to be occupied by a bed and breakfast establishment shall meet the minimum area requirements set forth in this Ordinance for the district in which it is to be located.
	2. The operator of the facility shall reside in the establishment on the premises containing the establishment.
	3. Overnight lodging accommodations shall not exceed 14 continuous nights per patron.
	4. Lodging accommodations may or may not include arrangements for breakfast only.
	5. Dining facilities and services shall be available only to lodgers. No alcohol beverages may be served.
	6. Exterior alterations to existing structures shall be limited to those customarily associated with residential uses.
	7. Newly constructed establishments shall provide satisfactory evidence by the applicant indicating that the proposed facility will conform to all applicable State and local regulations (including regulations of the PA Department of Health and PA Department of Labor and Industry).
	8. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the facility and shall be approved by the PA Department of Environmental Protection.
	9. Arrangements for the collection, storage and disposal of solid wastes generated by the facility shall be made by the applicant and submitted to the Township for approval as part of his application for such use.
	10. Adequate off-street parking and loading facilities shall be provided in accordance with Section 800 of this Ordinance.
	11. Signs advertising the facility shall meet the requirements of Article 7 of this Ordinance.
1. **RETAIL ESTABLISHMENTS**

Retail establishments shall include those facilities and personal service uses specified in the District Regulations, Article 3. In addition, every proposed retail establishment shall meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance.

* 1. Applications for retail establishments shall include the following information:
		1. A sketch plan showing the tract of ground on which the use is proposed and the location of all buildings or structures existing or to be situated on the site;
		2. An indication that the use will not have a detrimental effect on the character of the area or neighborhood where it is proposed to be located;
		3. An indication that adequate sewage disposal facilities and a safe water supply will be provided;
		4. An indication that access to the proposed establishment will be adequate and as required by this Ordinance (Section 802) and that the number of off-street parking spaces required by this Ordinance (Section 800) will be provided;
		5. An indication that a buffer yard or screen planting as required by this Ordinance (Sections 505 and 506) will be provided;
		6. An indication that arrangements have been made for the collection, storage and disposal of solid wastes generated by the commercial use;
		7. An indication that all signs used to advertise such facilities will meet the requirements of Article 7 of this Ordinance; and
		8. An indication of the establishment's proposed hours of operation.
	2. No perpetual outside displays or retail sales shall be permitted for approved commercial uses, except where such display is a necessary part of the use, and no merchandise shall be placed on a sidewalk except as part of a periodic sidewalk sale.
	3. On-lot storage associated with an approved commercial use shall meet the requirements set forth in Section 436 of this Ordinance.
1. **AUTOMOTIVE SERVICE STATIONS AND/OR REPAIR SHOPS; AUTO BODY SHOPS**

Automotive service stations and/or repair shops and auto body shops may be permitted only in those zoning districts as specified in the District Regulations, Article 3. All applications for such uses shall meet the criteria established for retail uses in Section 415 of this Ordinance as well as the standards outlined below.

* 1. No automotive service station or repair shop, or auto body shop shall have an entrance or exit for vehicles within 300 feet of any school, playground, church or public place of assembly, nor within 30 feet of any intersection.
	2. Gasoline pumps or other fuel dispensing devices shall be no closer than 30 feet to any street right-of-way line.
	3. All fuel, oil, propane gas, or other similar substance shall be stored at least 30 feet from any street right-of-way or property line. (Additional permits may be necessary to meet State and Federal requirements regarding the location of storage tanks for such purposes.)
	4. All associated repair work shall be carried out within a structure when possible. All repair materials, including new, used, discarded or unusable parts of any vehicle, shall be stored within a building or screened from view.
	5. Body work or painting of vehicles may be permitted only where the operation is to be conducted within an enclosed structure when possible and where such structure meets the PA Department of Labor and Industry regulations and is designed to contain all noise, vibrations, dust, and odor generated by the activity.
	6. Automatic car wash facilities may be permitted in conjunction with an automotive service station or repair shop provided that the applicant can show that his sewage treatment facilities can accommodate the additional loading.
	7. Vehicles may be offered for sale at an automotive service station or repair shop as permitted by law.
	8. Where adjacent land use dictates (i.e. residential home sites, churches or similar uses), screen plantings or buffer yards of 25 feet shall be provided. (See also Sections 505 and 506 of this Ordinance.)
1. **PUBLIC ENTERTAINMENT FACILITIES**

For the purposes of this Ordinance, public entertainment facilities shall include, but need not be limited to, bowling alleys, roller skating rinks, motion picture theaters, health clubs and similar types of enclosed establishments. Such uses may be permitted only as provided in Article 3, the District Regulations. In addition, all applications for public entertainment

facilities shall meet the criteria established for retail uses in Section 415 of this Ordinance as well as the standards outlined below, and all other applicable State or local requirements.

* 1. All such uses shall be conducted entirely within an enclosed structure.
	2. Off-street parking spaces shall be provided in accordance with Section 800 of this Ordinance.
	3. Illuminated signs or other outdoor lighting shall be installed and shielded to avoid causing glare on adjacent properties or creating a hazard for passing motorists. (See also Article 7 of this Ordinance.)
	4. Adequate measures shall be taken to prevent noise or other noxious influences from disturbing nearby residential properties.
1. **ADULT ENTERTAINMENT ESTABLISHMENTS**

An adult entertainment established as defined shall be permitted to operate in the township only in a CM (Commercial) district and only as a special Exception, following approval by the Township Supervisors. In determining whether or not any such establishment shall be granted special exception approval or whether or not any establishment consists of being an adult book store or adult theater if such a question is raised, the Township supervisors shall apply and be guided by the provisions of this Section in addition to any other applicable Sections of the Zoning Ordinance or applicable laws.

* 1. Whether or not any such film or book contains any matter that consists of being an appeal to the prurient interest, or whether or not the same contains any significant redeeming social value, shall be matters to be determined by the Township Supervisors in accordance with the applicable law applying thereto in matters relating to the grant of special exception uses. In addition, the applicable law of the Commonwealth of Pennsylvania insofar as the same are .defined under the Pennsylvania Crimes Code as then in effect shall be considered so that any material that is regarded as being obscene or lewd or otherwise prohibited or restricted under the terms of the Pennsylvania Crimes Code, shall be deemed to be material that is restricted under the reference to adult films and adult book stores hereunder. The Township supervisors, in determining such matters, shall consider the attitude of the community which for the purposes of this Ordinance, unless otherwise prohibited by any state of federal law, shall be that of the citizens and residents of Piatt Township. Evidence may be received by the Township Supervisors in determining these matters as they deem appropriate and as permitted under the applicable law to determine standards of the community of Piatt Township or the standards of any other community that may be relevant or applicable to their decision.
	2. In reaching their decision, the Township Supervisors shall apply the standards outlined in Section 1001D for conditional uses and further shall deny the special exception if the premises upon which said activity is carried on shall be located within any of the following distances of any district; said distances being measured in a straight line from the nearest boundary line of the said premises.to the nearest boundary line of the said premises from which they are restricted:
		1. Within one thousand (1000) feet of any residential district or residential premises being used as a residence at the time the permit is applied for, regardless of the district in which it is situated;
		2. Within two thousand (2000) feet of any church or school;
		3. Within one thousand (1000) feet of any establishment licensed by the Pennsylvania Liquor Control Board to sell any alcoholic beverages;
		4. Within five hundred (500) feet of any fire or police station;
		5. Within one thousand (1000) feet of any restaurant, eating establishment or food store;
		6. Within two thousand (2000) feet of any premises used as a theater, club or lodge, service club, public park or recreational facility where persons seventeen (17) years old or younger congregate; and
		7. Within five hundred (500) feet from US 220, Route 287 and I-99 or any exits thereto.
	3. Advertisements, displays, or other promotional materials for an adult book store or an adult theater shall not be shown or exhibited so as to be visible to the public from any street, sidewalk or other public place.
	4. All building openings, entries, exists or windows, for an adult theater or adult book store shall be located, covered, or screened in such a manner as to prevent a view into the interior from any street, sidewalk or other public place.
	5. An adult book store shall not be permitted to show any film that is included under the definition of adult theater and shall not be permitted to conduct any business activity or otherwise engage in any activity that is included in the definition of and allowed as an adult theater. An adult theater shall not be permitted to engage in any business activity defined as or allowed as an adult book store.
	6. Where an applicant for a special exception use permit to operate or maintain an adult book store or adult theater has met all of the provisions of this Ordinance, all zoning laws and regulations of the Township and all other ordinances and laws applicable thereto, the supervisors shall use and consider the following criteria, guidelines and matters in determining whether such applicant shall be issued the special exception permit for which application has been made. Such special exception use permit shall be issued upon the Supervisors' making all of the following findings:
		1. That the proposed adult book store or adult theater will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of the Ordinance will be observed;
		2. That the proposed adult book store or adult theater will not enlarge or encourage the development of a "Skid Row" area;
		3. That the establishment of an additional adult book store or adult theater will not be contrary to deleterious to any program of neighborhood conservation such as historic preservation, residential preservation, nor will it interfere with any program or neighborhood revitalization; and
		4. That all applicable provisions of this Ordinance will be observed.
1. **LIGHT INDUSTRIAL OR MANUFACTURING USES**

Industrial uses shall include those manufacturing, assembly, or processing operations and activities specified in the District Regulations, Article 3. Applications for such activities shall meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance. Additional documentation may also be required where it is deemed necessary by the Township to protect the health, safety and welfare of its residents.

* 1. Industrial operations shall abut and/or provide direct access to a street or highway which is capable of accommodating the anticipated levels and types of industrial and employee traffic. Applicant to obtain permit must demonstrate suitability of street access.
	2. Every industrial or manufacturing operation must be contained within building, except as may be provided in Article 3 of this Ordinance.
	3. All on-lot storage associated with an industrial or manufacturing use shall meet the requirements set forth in Section 434 of this Ordinance.
	4. Adequate sewer and water facilities shall be provided by the developer in accordance with the standards of the PA Department of Environmental Protection. The developer shall provide sufficient documentation along with development plans to indicate that such service will be provided.
	5. Arrangements for the collection, storage and disposal of all solid wastes generated by the industrial operation shall be made by the developer and submitted to the Township for approval as a part of his application for such a use. Where determined appropriate, the Township may request review of the proposed arrangements by the PA Department of Environmental Protection prior to granting approval.
	6. Off-street parking spaces shall be provided in accordance with Section 800 of this Ordinance and off-street loading areas shall meet the requirements of Section 801.
	7. Accessory sales or retail outlets may be permitted to be associated with approved principal uses, but shall be clearly incidental to the industrial use of the subject site.
	8. Where in the opinion of the approving authority it would be appropriate, buffer yards of 50 feet and screen planting shall be provided along the entire perimeter of the site in accordance with the standards set forth in Sections 505 and 506.
	9. Compliance with the following minimum performance standards, in addition to all applicable local; State or Federal codes or regulations (including DEP's air, water and noise pollution control standards) shall be required.
		1. Sound. The volume of sound inherently and recurrently generated shall be controlled so as not to cause a nuisance to adjacent uses.
		2. Vibration. No vibrations shall be discernible beyond the property lines of the industry.
		3. Odor. No emission of odorous gas or other odorous matter shall be permitted in such quantity as would be readily detectable along or beyond the lot lines of the industrial operation without the use of instruments.
		4. Toxic or Noxious Matter. No discharge beyond lot lines of any toxic or noxious matter in such quantity as would be detrimental or dangerous to public health, safety, comfort or welfare, or would cause injury or damage to property or businesses shall be permitted.
		5. Glare. No direct or reflected glare shall be detectable at any point along or beyond the property lines of the industry.
		6. Heat. No direct or reflected heat shall be detectable at any point along or beyond the property lines of the industry.
		7. Dust and Fly Ash. No solid, liquid or vapor particles shall be emitted in such quantities as would be readily detectable at any point along or beyond the property lines of the industry or as would produce a public nuisance or hazard.
		8. Smoke. No smoke shall be emitted in such quantity as would be become a nuisance.
		9. Fire and Explosion Hazards. In all activities involving, and in all storage of flammable and explosive materials, the owner or operator of such use shall provide adequate safety devices against the hazard of fire and explosion, and adequate firefighting and fire suppression equipment and devices standard in the industry. Burning of industrial waste materials shall be prohibited.
		10. Radioactivity or Electrical Disturbances. No activities shall be permitted which emit dangerous radioactivity or electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.
1. **CONTRACTOR'S SHOPS AND YARDS**

Contractor's shops and yards may be permitted only in those zoning districts as specified in the District Regulations, Article 3, and shall be subject to the following requirements.

* 1. Construction, fabricating and fitting activities shall be conducted within an enclosed building or structure, unless approved otherwise by the Township Supervisors.
	2. Storage yards shall be buffered and screened from adjacent areas in accordance with the requirements of Sections 505 and 506 of this Ordinance.
	3. All precautions deemed necessary shall be taken to minimize potentially noxious, hazardous or nuisance occurrences within the I District or to any adjacent property.
1. **JUNK YARDS OR AUTO SALVAGE OPERATIONS**

All junk yards or auto salvage operations in operation after the effective date of this Ordinance shall comply with the following provisions, as well as all other municipal, state and federal regulations which may be in effect or may hereafter be enacted. ·

* 1. The minimum area required for a junk yard or auto salvage operation shall be 5 acres. However, non-conforming junk yards or auto salvage operations may not be expanded beyond a total of 50% of the then size at the time the non-conforming junk yard or auto salvage operation became non-conforming.
	2. Such uses shall be conducted within a building or shall be entirely enclosed within a fence or wall not less than eight (8) feet in height and made of a suitable, permanent material. In addition, a buffer yard and screen planting as set forth in Sections 505 and 506 of this Ordinance may be required. No part of any buffer yard may be used for the storage of any materials or parts associated with the operation.
	3. On addition, a buffer yard and screen planting as set forth in Sections 505 and 506 of this Ordinance shall be required. No part of any buffer yard may be used for the storage of any materials or parts associated with the operation. No portion of a vehicle shall be used in whole or in part as the fence.
	4. No junk material, accessory structure, related activity or other enclosure shall be stored, placed, located or conducted within 50 feet of any adjoining property line or public street right-of-way.
	5. All junk shall be stored or arranged so as to permit access by fire-fighting equipment and to prevent the accumulation of water. No junk shall be piled to a height exceeding eight (8) feet.
	6. No oil, grease, tires, gasoline or other similar material shall be burned at any time, and all other open burning shall be prohibited at all times.
	7. All junk yards shall be maintained in such a manner to avoid causing public or private nuisances; causing any offensive or noxious odors; or causing the breeding or harboring of rats, flies, or other vectors that could be hazardous to public health.
	8. All vehicles held for junk or salvage must be drained of gas, oil and other environmentally hazardous materials such as, but not limited to, batteries, air conditioning coolants and all others deemed by the DEP.

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1. **RESOURCE EXTRACTION OPERATIONS**

Resource extraction operations, such as quarries, strip mines, borrow pits or other commercial excavation of sand, gravel, clay, shale, rock or other natural mineral deposit as may be defined by State or Federal regulations, may be permitted only as specified in the District Regulations, Article 3. Such operations shall comply with PA Department of Environmental Protection and/or applicable Federal permit requirements and evidence of such compliance must be submitted with any application for an extraction operation. In addition, the following standards shall be met.

* 1. The minimum area required for a resource extraction operation shall be 5 acres.
	2. Resource extraction operations shall abut on or provide direct access to a street or highway capable of accommodating heavy trucks and employee traffic. Truck access to any excavation site shall be arranged to minimize danger to traffic and nuisance to surrounding properties.

The Township Supervisors may require the applicant to post a highway performance bond in order to assure the maintenance of local municipal roads used for access and transportation of resources, materials and products of the operation. The amount of the bond shall be set by the Township Supervisors and shall be valid for one (1) year. An annual renewal and update of the Building/Zoning Permit for the activity, including the amount of the bond, shall be required. The bond shall be administered in accordance with the provisions of Article 5 of the PA Municipalities Planning Code, as amended, relating to improvement agreements.

* 1. The applicant shall submit plans which indicate what precautions will be taken to avoid soil erosion and sedimentation problems wherever any excavation is proposed. The applicant shall consult the County Conservation District concerning these plans and shall obtain a report on the soil characteristics of the site and the acceptability of his erosion control plans. Exposed ground surfaces shall be stabilized or protected with a vegetative cover to prevent soil erosion, unless other erosion control techniques are approved. (See also Section 504 G. of this Ordinance.)
	2. Screen plantings, buffering, and fencing shall be provided along the perimeter of the excavation site as may be required by State or Federal regulations. Where not specifically regulated by State or Federal standards, a buffer yard of 50 feet and screening in accordance with Section 506 of this Ordinance shall be provided. In addition, in the case of open excavation, a fence, at least six (6) feet in height, shall completely surround the excavation area.
	3. The minimum performance standards contained in Section 419 I. of this Ordinance shall be met by such operations.
	4. No extraction activities, stockpiling or storage of extracted material shall be located closer than 100 feet to any property line, street right-of-way line, or residential dwelling, nor less than 250 feet from any stream or body of water.
	5. Where permitted, rock crushers, batching or mixing plants, or other grinding, polishing or cutting machinery shall be setback a minimum of 150 feet from all property lines and public rights-of-way and shall be subject to such additional conditions and safeguards· deemed necessary by the Township Supervisors to protect the public health, safety and welfare.
	6. Following the extraction operation, the applicant shall restore the area to a contour satisfactory to the Township Supervisors. The applicant shall provide plans and proposals indicating the process to be followed to bring about this restoration as a part of his application for such a use. If it is determined appropriate by the Supervisors, they may require a performance bond from the applicant to ensure that such restoration will take place. Such bond shall be administered in the same fashion as the highway performance bond discussed in Sub-Section B. above.
1. **COMMERCIAL TIMBER HARVESTING OPERATIONS (See definition P. 13.26)**

Commercial timber harvesting operations may be permitted only as set forth in Article 3, the District Regulations. Such operations shall involve the cutting or removal of trees for commercial purposes by a commercial logging firm or individual on tracts of ground 10 acres or more in size or any timber harvesting activity involving vehicles exceeding 26,000 pounds gross vehicle weight. (The harvesting of timber for personal use on tracts of ·groundless than 10 acres in size shall not be regulated by this Section.) All commercial timber harvesting operations shall meet the following standards.

* 1. Applications for harvesting activities shall include the following information.
		1. A sketch plan showing the outline of the tract from which the timber is to be removed and the portion of the tract where the logging is to occur;
		2. An indication where access to public roads, including Township roads, will be made;
		3. An indication of where staging and loading areas will be located;
		4. A soil erosion and sedimentation control plan reviewed and approved by the County Conservation District;
		5. An indication of the length of time anticipated to complete the harvesting activity and the time of year when the activity is scheduled; and,
		6. A site restoration plan.
		7. In a flood way district, all tops and loose debris must be removed.
	2. The Township Supervisors shall also require the applicant to post a highway performance bond in order to ensure the integrity of local, municipal roads used for access to the timbering site and transportation of materials or products from the operation. The amount of the bond shall be set by the Township Supervisors and shall be valid for one (I) year. Where necessary however, the life of the bond may be set for a longer period of time. The bond shall be administered in accordance with the provisions of Article 5 of the PA Municipalities Planning Code, as amended, relating to improvement guarantees.
	3. Building/Zoning Permits issued for timber harvesting operations shall be valid for one (1) year unless otherwise extended by the Township Supervisors.
	4. The landowner and contract agent shall be responsible for damage to public roads or other public facilities caused by their timber harvesting operations.
	5. Timber harvested by owner for his own use shall be excluded from definition of community timber harvesting and shall not require a permit in any zoning district.
1. **AGRICULTURAL USES**

Irrespective of the specific uses listed or permitted in any of the Township's zoning districts, agricultural programs shall be permitted and encouraged as an interim use until such time as the property owner sells or transfers his property interests to persons, agents or others interested in developing a use in conformance with the District Regulations set forth in Article 3. All agricultural uses initiated after the effective date of this Ordinance shall be subject to the following safeguards and regulations.

* 1. General Use Requirements
		1. Private gardens are permitted in all zoning districts.
		2. Commercial animal husbandry activities may be permitted only in the Agricultural Districts.
		3. Buildings in which animals and/or poultry are to be housed (temporarily or permanently) shall not hereafter be erected within 50 feet of a property line nor within 25 feet of a public street right-of-way. Where adjacent lands contain a residence, buffer yards or screening plantings shall be provided in accordance with Sections 505 and 506 of this Ordinance.
		4. Household animals kept in the household shall be exempt from these regulations.
		5. No outdoor feedlot, compost, manure or other storage shall he located closer than 200 feet to any residential use, other than the owner's residence, and not closer than 200 feet to any property line or stream.
		6. Nothing contained in this Ordinance shall prohibit a farmer from carrying out normal farming activities, including the spreading of manure.
		7. Paragraphs A-3 and A-5 shall relate to low density farming, which shall be defined as farming with one animal equivalent per 150 square feet of housing space. An animal equivalent unit is defined as 1000 pounds of animal weight.
	2. Intensive Agricultural Use
		1. Intensive agricultural use shall be animal husbandry and shall be such uses as high density or concentrated intensive livestock farming operations such as pig or hog farms, veal farms, poultry operations and feed lots and the like.
		2. All such activities as herein defined shall be conduct d within the principal building and must be completely enclosed.
		3. All such activities as herein defined shall have manure management lagoons to contain all animal waste until brought in conformity with all state and federal and nutrient management laws and regulations and other township criteria set forth hereinafter.
		4. Lagoons and holding tanks for waster or nutrient management or manure containment shall comply with all state and federal regulations and shall not be closer to than 600 feet of any stream or public community water sour e or supply or any well which is used for human consumption.
		5. The owners and occupiers of land upon which intensive agricultural use is maintained shall provide to the township nutrient testing, geological testing from qualified and reliable geological hydrogeologist or geologist showing that the water sources are safe from contamination and to provide that the placement for such lagoon or holding tank or building is in a safe location and safe distance from natural or manmade features to which it could pose a hazard such as sink holes, streams, private well. This shall be a pre-requisite before any permit for this use being granted.
		6. All buildings housing such operations shall be set back a minimum of 150 feet from any property line or any road other than private drive owned by the applicant for the use except where such buildings are in the vicinity of a residential zone. Where buildings abut a residential zone the setback shall be 600 feet for any property line in the residential zone.
		7. All lagoons or holding tanks shall be set on the side of the building or other area of the farm furthest away from the nearest property line, but in no event closer than 600 feet from the nearest property line or private well source, including the landowners.
		8. The applicant for this use as herein defined shall provide a natural solid evergreen screen planting that shall grow to a minimum of 10 feet on his property or any sensitive farming operation, building or lagoon or holding tank or manure where nutrient management is located closer than 600 feet to the neighboring property line.
		9. Each year the owner must post a bond to guarantee a cleanup in the event of contamination affecting health, welfare, environment by high density farming operations.
		10. All manure storage facilities, including lagoons, must have an internal environmental protective liner as well as a surrounding external liner with permanent monitors to detect any seepage.
		11. All holding tanks must be located in enclosed structures with no leaching fields.
1. **ROADSIDE STANDS**

Temporary or permanent roadside stands or shelters may be permitted in the Commercial and General Agricultural Districts. Roadside stands may be used for the sale of farm, nursery or greenhouse, or similar products, provided the following criteria can be met.

* 1. Temporary stands shall not exceed 400 square feet in size, shall not exceed 180 consecutive days within a 365 calendar year and shall be removed during the time when not in use for the sale or display of products.
1. **KENNELS**

Kennels may be permitted only as specified in the District Regulations, Article 3, and shall be subject to the requirements of the Act 1982-225, the PA Dog Law, and the regulations promulgated thereunder. In addition, the following requirements shall be met.

* 1. The applicant shall provide proof of issuance of a kennel license from the PA Department of Agriculture prior to the issuance of a Building/Zoning Permit by the Township. Such licenses shall be renewed annually, a copy of which shall be supplied to the Township's Zoning Officer by the operator.
	2. The lot upon which the kennel is located shall meet the minimum area requirements established in the District Regulations, Article 3, for the district in which the use is to be located.
	3. All kennels shall be effectively screened from adjacent residential properties and shall not be detrimental to any abutting use.
	4. Any and all outdoor lighting shall be mounted and shielded in such a way so as to avoid causing glare on adjacent lots or properties.
	5. All outdoor kennel areas shall be completely enclosed with a chain link fence or other suitable fence or wall.
	6. Outdoor kennel areas shall be located at least 100 feet from all property lines.
	7. Adequate arrangements shall be made by the applicant for the collection, storage and disposal of excrement, animal parts and other solid waste generated by the use to the satisfaction of the Township and the PA Department of Environmental Protection. Such arrangements shall be submitted to the Township for review as a part of the application evaluation process. Such wastes shall not create odor, dust or other noxious effects that could be considered public nuisances.
	8. The applicant must indicate proposed technical/methodology to control nuisance barking.
1. **CAMPGROUNDS OR RECREATIONAL VEHICLE PARKS**

Campgrounds or recreational vehicle parks may be permitted only in those zoning districts as specified in Article 3, the District Regulations. Every proposed campground or recreational vehicle park must meet the requirements outlined below as well as the standards set forth in the applicable Subdivision and Land Development Ordinance.

* 1. General Requirements

Building/Zoning Permits for new campgrounds or recreational vehicle parks or expansions of existing facilities must be obtained annually by the park owner. Where such facilities are located in a designated Flood plain District, each campground shall also be required to obtain an annual, Seasonal Building/Zoning Permit. (See Sub-Section D. below regarding Campgrounds in flood prone areas.)

* 1. Design Standards
		1. Minimum Campground Area. A campground shall have a gross area of at least one (1) acre.
		2. Camping Space Requirements.
			1. Gross Density. The maximum number of camping spaces within each campground shall be no more than 10 per acre of gross area of the campground.
			2. Minimum Camping Space Sizes. Each camping space shall contain a minimum of 2,000 square feet. The minimum width shall be not less than 40 feet and the minimum depth not less than 50 feet.
			3. Camping Space Access. All camping spaces shall abut and have frontage on a street of the campground internal street system.
			4. Camping Units. No more than one (1) camping unit (recreational vehicle, tent, motor home or other similar unit) shall be located on each camping space.
			5. Accessory Structures. No permanent accessory structures, including sheds, storage buildings, porches, privies, etc. shall be placed on camping spaces located in Flood plain areas.
		3. Setbacks, Buffer Yards and Screening Requirements.
			1. Park Perimeter Buffer Yard. All camping spaces and auxiliary park structures shall be located at least 10 feet from the campground boundary lines, including public road rights-of-way. If a suitable, attractive screening of natural plantings is provided along the perimeter, this minimum buffer may be reduced to 5 feet. Where a campground has frontage along a waterway (including streams, drainage ways, wetlands, or similar areas), all camping spaces shall be setback at least ten (10) feet from the high water mark, top of the bank whichever is farther of such waterway.
			2. Minimum Distance Between Structures and Camping Spaces. All camping spaces shall be located at least 10·feet from any auxiliary building.
			3. Minimum Distance. Between Camping Units. Individual camping units shall be separated by a minimum of 20 feet.
		4. Grading and Ground Cover Requirements (Soil Erosion & Sedimentation Control Plans). Where any excavating or grading is proposed or where any existing trees, shrubs, or other vegetative cover will be removed, plans shall be presented showing what steps will be taken to avoid soil erosion. Exposed ground surfaces shall be stabilized or otherwise protected with a vegetative cover. (See also Section 504 G. of this Ordinance.)
		5. Off-Street Parking Space Requirements. A minimum of two (2) vehicle off­ street parking space shall be provided on each camping space. One (1) additional off-street parking space shall be provided within the campground for every five (5) camping spaces in the facility.
		6. Campground Internal Street System Requirements. The internal street and drainage system shall consist of private streets designed and constructed according to the right-of-way and construction standards outlined in the applicable Subdivision and Land Development Ordinance. (See also Section 504 H. of this Ordinance.) In addition, at the entrance intersection of the campground, a cartway with a width of 50 feet shall: be provided for a distance of 100 feet to accommodate the safe movement of vehicles or units into and out of the facility.
	2. Utilities and Park Facilities

Where campgrounds or recreational vehicle parks are to be open to the general public, the following standards shall apply to the provision of utilities and facilities throughout the park.

* + 1. Water Supply and Sewage Disposal Systems. The standards of the Department of Environmental Protection for the provision of water supply and sewage disposal shall be met. Documents and approvals indicating that these standards have been met along with notations on the campground plan showing the location of water sources and restrooms shall be presented to the Township by the developer. Separate restroom facilities shall be provided for men and women.
		2. Other Utility Systems. Where electric or other utilities are to be provided, plans shall be provided by the developer and approved by the applicable utility company and the Township.
		3. Solid Waste Collection, Storage and Disposal. Arrangements for the collection, storage, and disposal of solid wastes generated by the users of the proposed campground shall be made by the developer and submitted to

the Township for approval as part of the development plan evaluation process.

* + 1. Service and Other Campground Buildings. Service, maintenance and management buildings and commercial sales buildings required for the management, servicing and maintenance of the campground may be allowed provided that such buildings are used exclusively for said purposes. No structures may be located within a Floodway District, but may be located within any Flood Fringe or General Floodplain District as long as they are adequately flood proofed. (See Article 6.)
		2. Campground Management. During times of operation, each campground shall have a resident manager who shall be responsible for maintaining the facility in accordance with the requirements of this Ordinance and the terms and conditions of the campground's approval.
	1. Campgrounds in Flood prone Areas

Campgrounds proposed to be located in flood prone areas of the Township shall be situated so that they create no rise in elevation of the 100 year flood.

* + 1. Permit Requirements and Conditions.
			1. Each existing or proposed campground which is to be located within any designated Floodplain District, shall be required to obtain an annual, Seasonal Building/Zoning Permit. The owner of the campground or owner of the lot upon which the campground is located, as applicable, shall be responsible for obtaining the Seasonal Permit and shall be considered the Permittee. (Where the Permittee is other than the owner of the campground property, the application shall bear the signature of the land owner in addition to the applicant's signature as a verification of the information provided.) Such Permits shall be valid from April 15 through October 15 of each year.
			2. All units within such a campground must be removed from the flood-plain between October 16 and April 14 by the owner of the unit or Permittee As part of the Permit application, the Permittee shall provide written assurance to the Township that all of the units in his facility will be removed from the Flood plain prior to the expiration of the Seasonal Permit. The Permittee shall be ultimately responsible for removal of all units from the site at the conclusion of the season.
			3. The Permittee shall also submit a workable evacuation plan for the campground as a part of his application for a Seasonal Permit. Said plan must insure that all units will be removed from the Floodplain should there be imminent danger of flooding, by whom they will be evacuated, and the temporary storage site that will be utilized for such evacuation purposes. The Permittee shall be ultimately responsible for evacuation of all units within the park if there is a flood emergency.
			4. Nothing contained in this Section shall prohibit a Permittee from moving a unit(s) on and off the site during a single season for any reason.
			5. The Seasonal Permit shall be valid for only that individual whose name appears on the application and for only those units identified in the application. No Permittee may assign his rights under the Permit, or any portion thereof, to any other person or other entity at any time.
			6. In obtaining a Seasonal Permit, all applicants acknowledge that it shall be their primary responsibility to be aware of all declared flood· emergencies, and any other situation in-which it appears reasonable that flooding may occur and to take whatever steps are necessary to implement the emergency evacuation plan submitted to the Township. The Township, in issuing such permits, assumes no liability or responsibility for providing such information to permit holders.
			7. The failure of any Permittee to remove a permitted unit(s) from the campground during a flood emergency shall result in an immediate revocation of the current permit for the balance of the season, and the unit(s) must be removed from the site as soon as conditions allow. In addition, this failure shall result in an automatic forfeiture of the Permittee's right to lease or use the subject lot for the following season plus the cost of cleanup.
			8. Where a Permittee fails to remove a unit(s) at the end of any season, but does so before the Township must take legal steps to enforce removal, the Permittee shall forfeit the right to lease or use the subject lot for the next season. In the event that the Township must take legal steps to enforce removal of a unit(s), this shall result in an automatic forfeiture of the Permittee's right to lease or use the lot for the next two seasons plus the cost of cleanup.
			9. There shall be no storage of camping units, pallets, wood piles or other materials on the campground lot during the off-season. The Permittee shall be responsible for compliance with this requirement. Failure to do so will result in the forfeiture of the Permittee's right to lease or use the subject lot for the following season. (See Section 436 regarding storage of docks, etc.)
		2. Design Standards. In addition to meeting the design standards set forth in Sub-Section B. of this Section, units being placed in a campground in a designated floodplain area shall also meet the following requirements.
			1. Units being placed in campgrounds located within any designated floodplain area must remain on wheels and be capable of being towed or transported from the site at all times. Such units may not be placed on blocks or similar supports and no activity may take place on the site which would interfere with the prompt and safe evacuation of the unit in time of flood danger. Units shall also be fully licensed and shall be ready for highway use at all times.
			2. Where determined appropriate or necessary by the Township or its Zoning Officer, units placed in such campgrounds may be required to be placed on a suitable, at-grade pad, designed to be level, durable and capable of supporting the maximum anticipated loads. When required, pads shall be constructed of compacted crushed stone or other suitable material and shall be approved by the Township prior to installation.
			3. Where determined appropriate or necessary by the Township or its Zoning Officer, a camping space may also be required to be provided with an all-weather driveway or service road connecting the site's pad to the campground's internal road system in order to facilitate removal of the unit during all seasons of the year. Where required, such access shall be designed to be durable and capable of supporting the maximum anticipated loads.
			4. Where on-lot sewage disposal facilities were permitted and were in use in campgrounds located in a designated flood plain area prior to the enactment of these regulations, such facilities may continue to be used. In all other circumstances, the applicable requirements of the PA Department of Environmental Protection shall be met with respect to the provision of sewage facilities. Conventional sub-surface sewage disposal systems, cesspools and outhouses shall be prohibited in the Floodway District. Privies may however be provided subject to all applicable Township and DEP regulations.
1. **PARKS, PLAYGROUNDS OR RECREATION FACILITIES**

If specific recreational facilities are not specified or regulated elsewhere in this Ordinance, the following standards shall apply.

* 1. All such uses shall meet the minimum area and yard requirements set forth in the District Regulations, Article 3, for the district in which they are to be located.
	2. A plan showing the proposed facilities and/or design of the recreational facility shall be provided by the developer with his application for the use.
	3. Off-street parking facilities shall be provided in accordance with the requirements of Section 800 of this Ordinance.
	4. Sewage disposal facilities shall be provided by the applicant in accordance with the standards of the PA Department of Environmental Protection.
	5. Arrangements for the collection, storage and disposal of all solid wastes generated by the facility shall be made by the developer and submitted to the Township for approval as part of his application for the use.
	6. Outdoor security lighting shall be provided for the facility. Such lighting shall be installed and shielded however to eliminate direct glare on adjacent properties or upon public streets.
	7. All buildings, structures or active recreation activities shall be appropriately screened in accordance with the requirements of Section 506 of this Ordinance and shall be setback at least 25 feet from all property lines.
	8. Where the proposed activity involves a commercial recreational or institutional development or presents a potentially hazardous situation, additional precautions shall be taken by the developer to ensure the safety of the public and such uses shall require Conditional Use approval from the Township Supervisors. In all such circumstances, the Supervisors shall review the precautions being proposed and shall determine their adequacy before authorizing the Conditional Use.
	9. The proposed hours, rules, and security arrangements for the facility shall be included with the application for any such use. Consideration shall be given not only to the convenience of the users, but the convenience, safety and welfare of the neighborhood or area in which the facility is to be located.
1. **ESSENTIAL UTILITY DISTRIBUTION SERVICES**

For the purposes of this Ordinance, essential utility distribution services shall include the placement, construction, alteration, use and maintenance by municipal or governmental agencies, public utilities, or public service corporations of such facilities as are necessary for the furnishing of adequate service by such agencies, utilities, or corporations for public health, safety or general welfare, including under-ground or overhead electrical, telephone, television, gas, water or sewage disposal systems, including poles, wires, lines, mains, drains, sewers, conduits, cables, fire alarm or police call boxes, traffic signals, hydrants, gas regulator and measuring devices, including the structures in which they are housed, and other similar equipment. Such facilities shall meet the following additional standards.

* 1. Public utility structures, including substations, water pumping stations, and/or sewage treatment facilities shall be designed and constructed to be compatible with the general character (appearance and structural material) of the other structures within the district in which they are located.
	2. Structures may be permitted for the housing of transformers, pumps and similar equipment subject to the standards set forth in the District Regulations. Such structures shall house only those vehicles or equipment necessary to provide normal maintenance and repair for the systems. Office space may be provided in the Commercial District.
	3. Outdoor, unenclosed storage areas associated with utility services may only be permitted as set forth in the District Regulations. Where permitted, such storage areas shall be enclosed with a fence and shall be shielded from view by adequate screen planting. In addition, where adjacent land use dictates, buffer yards of 25 feet may also be required to provide sufficient separation of uses. (See also Sections 505 and 506 of this Ordinance.)
1. **SWIMMING POOLS**
	1. Private Swimming Pools

Private swimming or bathing pools (pools used by the occupant and his guests) may be permitted as accessory uses in all zoning districts, but must comply with the following requirements.

* + 1. Every outdoor private swimming pool of permanent construction, whether above or below ground, shall be completely surrounded by a fence or wall not less than four (4) feet in height to prevent uncontrolled access. (No additional fence or wall shall be required where a minimum of four (4) feet of the walls around the entire perimeter of the pool are located above the ground; provided, that steps, ladders and other means of access to the pool are removed or secured to a minimum of four (4) feet above ground level when the pool is not in use.) All gates or locks in the fence or wall shall have self-latching or locking devices.
		2. A dwelling or accessory structure may be used as part of the required enclosure.
		3. The pool shall not be located within any required front yard nor closer to any side or rear property line than is established for accessory structures in the district where the pool is located.
	1. Public Swimming Pools

Public swimming or bathing pools shall be defined as those facilities available for use by the public, including pools owned and operated by municipal governments, private organizations, or pools provided in conjunction with motels, transient lodging facilities, or mobile home parks. Such pools shall be subject to all requirements established by the PA Department of Environmental Protection and any other·· applicable agencies. And, for the purposes of this Ordinance, such uses shall be considered to be Recreational Facilities and shall be governed by the provisions of Section 428.

1. **HOME OCCUPATIONS**

Home occupations may be permitted as accessory uses in all Zoning Districts, unless such activities are prohibited by special deed restrictions. All such activities shall comply with the following requirements.

* 1. The area devoted to the permitted home occupation shall be located wholly within the operator's dwelling or a building accessory thereto and shall not occupy more than 25% of the gross floor area of the dwelling, except for family day care homes.
	2. The home occupation shall be clearly secondary to the principal residential nature or use of the dwelling.
	3. There shall be no change in exterior dimension of the dwelling to accommodate the home occupation, except as may be necessary for safety purposes.
	4. Persons engaged in a permitted home occupation shall be limited to the members of the household of the operator residing on the premises and not more than two (2) additional non-resident employees.
	5. A home occupation shall not in any way alter the residential character of a neighborhood nor in any way adversely affect the safe and comfortable enjoyment of individual property rights of the neighborhood in which the use is located.
	6. There shall be no exterior display or sign, except as may be permitted in Article 7, and no outside, unenclosed storage of materials associated with the business on the premises.
	7. There shall be no retail sales associated with a home occupation, except where such sales are clearly incidental or related to the activity.
	8. No offensive or objectionable noise, vibration, smoke, dust, odor, heat or glare shall be produced or detected at or beyond the property line of the lot containing the home occupation.
	9. A minimum of two (2) additional off-street parking spaces shall be provided for all home occupations.
	10. The use shall not create any adverse impact on existing traffic or circulation patterns in the neighborhood.
	11. Home occupations may include, but need not be limited to, any of the following activities provided that such use is clearly incidental and secondary to the principal residential use of the structure. (In the Agricultural Districts, home occupations shall also include facilities for the sale of seed, feed, fertilizer, farm equipment sales and repair, welding and maintenance shops, or other farm-related products or services.)
		1. Secondary medical, dental, insurance, real estate and other secondary professional offices;
		2. Custom dressmaking, tailoring and milliner facilities;
		3. Artist or musician shops or studios;
		4. Family day care homes;
		5. Tutoring facilities;
		6. Barber and beauty shops;
		7. Arts and crafts or antique shops;
		8. Custom furniture or carpentry shops; and
		9. Small appliance or small equipment repair facilities.
		10. Catering or bakery.

Other home occupations not specified above may be permitted upon finding of the Zoning Hearing Board that such use complies with the criteria of this Section, other applicable codes and ordinances, and that the proposed use would not be detrimental to the health, safety and welfare of the residents of the neighborhood where it is to be located, or affect the increase in traffic flow.

1. **ACCESSORY RESIDENTIAL USES**

Accessory residential uses, including apartments or dwelling units above or adjoining a commercial use, may be permitted in the Commercial District. Every such proposed use shall also meet the requirements outlined below.

* 1. All such uses must remain secondary to the principal commercial use of the structure.
	2. The minimum gross floor area requirements set forth in Section 402 of this Ordinance shall be met.
	3. The off-street parking requirements set forth in Section 800 of this Ordinance shall be met for both the commercial and residential uses.
	4. Sewage and water facilities shall be sufficient to handle the anticipated loading created by the addition of the dwelling unit(s) and shall meet the requirements of the PA Department of Environmental Protection.
1. **TEMPORARY USES AND STRUCTURES**
	1. Circuses, Carnivals or Open-Air Cultural, Religious, or Sporting Events

A Temporary Building/Zoning Permit may be issue d by the Zoning Officer for a temporary use such as a carnival, circus or open-air cultural, religious, or sporting event in any Floodplain District. Such Temporary Permit shall be valid for no more than 14 days and shall be issued only after the applicant has met the following requirements.

* + 1. If the temporary use is to take place on land not owned by the applicant, the applicant shall present a written statement from the owner of the property in which he agrees to the temporary use of his property.
		2. The applicant shall provide sufficient insurance coverage to adequately protect the Township against any damage, accident or other claim resulting from the event. Evidence of such insurance shall be submitted as a part of the Permit application.
		3. The site of such temporary use shall not be left unattended by the applicant or agents of the applicant at any time while the use is located on the site.
		4. Information concerning water supply and sewage disposal facilities to be used shall be presented by the applicant with assurance from the PA Department of Environmental Protection that these arrangements are adequate.
		5. Any solid waste generated by the temporary use shall be collected and disposed of in an acceptable fashion by the applicant.
		6. The applicant shall assure the Township that all vendors intending to dispense food or beverages to the public will be properly licensed or approved by the PA Department of Health to do so.
		7. Assurance shall be given by the applicant to guarantee that there is adequate space to satisfy the parking demands that will be generated by the use and that adequate traffic control precautions will be taken.
		8. All wagons, tents, temporary structures, animals and any other materials brought to the site, as well as all debris or refuse generated by the event, shall be removed by the applicant within the time limit stated on the Temporary Permit and prior to vacating the site.
		9. If there is a threat of flood, all wagons, tents, temporary structures, animals or other materials shall be removed completely from the 100 year floodplain. This shall be done promptly before the threat of a flood becomes a reality. In addition, all other floodplain management regulations contained in Article 6 of this Ordinance shall be met, where they are applicable.

The Zoning Officer shall note on the Temporary Permit or attach to the Permit application, information that demonstrates that the applicant has agreed to or complies with the requirements of Section A. above. The Zoning Officer shall inspect the site as necessary to ensure that the provisions of the Permit are adhered to.

* 1. Mobile Homes

Mobile homes providing temporary quarters, either for residential or construction use, may only be authorized by the Township Zoning Hearing Board and only for limited periods of time. When so authorized, such units shall be subject to the following standards.

* + 1. A Temporary Building/Zoning Permit shall be required, and-when issued, shall indicate the specific period of time for which the authorization is granted. No Temporary Permit for such uses shall be issued for a period of time exceeding six (6) months, except as provided in Sub-part 2 below.
		2. The Zoning Hearing Board may grant an extension to or renew the Temporary Permit for as many as two (2) additional 90 day periods, if in their opinion the applicant encountered unforeseen circumstances in carrying out the operation for which the original Temporary Permit was issued; or if the Permit covered residential use, the refusal of an extension would cause an undue hardship to the applicant.
		3. Information concerning water supply and sewage disposal facilities to be used shall be presented by the applicant as part of his Building/Zoning Permit application, along with assurance from the PA Department of Environmental Protection or Township Sewage Enforcement Officer that these arrangements are adequate.
		4. All such mobile homes shall be removed from the site by the applicant upon expiration of the Permit at no cost to the Township.
		5. Such mobile homes shall not be placed in the Floodway District.
1. **ON-LOT STORAGE** FOR RESIDENTIAL USES

For the purposes of this Ordinance, the storage of man-made materials, vehicles, equipment, merchandise, or similar items on any lot, in any zoning district, may only be authorized as accessory to an approved, principal use and shall be subject to the following standards.

* 1. Such storage shall be located on a lot occupied by the owner of the material, vehicle, or item or on a lot immediately adjacent to the owner's lot.
	2. On-lot storage shall not occupy more than 400 square feet of any one parcel of land in any zoning district.
	3. Such storage shall not exceed eight (8) feet in height.
	4. Such storage shall not constitute a nuisance nor create a safety hazard.
	5. No such storage shall be permitted in a front yard and shall be situated so as to meet the applicable side and rear yard setback requirements of the district in which it is located.
	6. No part of a street right-of-way, sidewalk or other area intended or designated for pedestrian use, and no required parking area shall be used for such storage.
	7. Except in the Agricultural District, all permanent, unenclosed on-lot storage areas shall be screened or shielded from view by a fence, wall or screen planting which is open or broken only where necessary for vehicle entrances and exits and to avoid obstructing a clear sight triangle, or the material or unit being stored shall be covered with a non-transparent or opaque tarp.
	8. No on-lot storage shall be permitted in the designated flood way district.
	9. One (1) unoccupied recreational vehicle, camper, or similar unit may be stored on a lot occupied by the owner of the unit, provided that placement of the unit meets all dimensional requirements of the district in which it is located. On-street parking of such vehicles shall be prohibited.
1. **DOCKS, PIERS AND OTHER WATER-RELATED USES**

Docks, piers, and other similar types of water-related uses may be permitted in or along the Susquehanna River in Piatt Township, as provided in the District Regulations, but shall be subject to all applicable rules and regulations of the Federal Emergency Management Agency, the PA State Fish and Boat Commission, and the PA Department of Environmental Protection. In addition such uses must adhere to the following standards.

* 1. Docks and other similar water-related uses shall be installed so that they create no rise in the I00 year flood level. When there is a threat of a flood, docks shall be removed from the flood plain whenever possible. The Township accepts no responsibility or liability however for damage caused to docks or by docks not removed from the flood plain during times of high water.
	2. Docks shall be situated or placed in the watercourse in accordance with all applicable requirements of the PA Department of Environmental Protection. A copy of the appropriate DEP-issued permit shall be submitted to the Township as a part of the application for a municipal dock permit. (See Part C. below.)
	3. For the purposes of this Ordinance, a municipal Dock Permit shall be required for each recreational lot where direct access is to be provided to the River for boats or other similar water craft. Municipal dock permits shall be valid from April 15 through October 15 of each year. The applicant shall be responsible for supplying the Township with details and/or documentation regarding the dock's installation and removal so that the Zoning Officer can verify that the proposal meets the requirements of this Section. Once issued, the municipal dock permit shall remain valid as long as the DEP-issued permit is valid and shall be renewed by the Township as a part of the applicant's annual Seasonal Building/Zoning Permit application.
	4. Docks must be removed from the watercourse by their owner during the off-season (between October 16 and April 14 of each year). There shall be no off-season storage of docks in a Floodway District. Where however, off-season or temporary storage of docks is proposed in a Flood Fringe or General Floodplain district, such docks must be secured or anchored in such a fashion as will meet the Township Engineer's requirements.
	5. No variance shall be granted to any of the requirements of this Section which would cause a rise in elevation of the 100-year flood or be contrary to the requirements of the National Flood Insurance Program. Where the Zoning Officer or Zoning Hearing Board is unable to determine if a specific proposal or request meets the requirements of this Section, the Township may refer the application to the Federal Emergency Management Agency for their review prior to taking action
1. **FAMILY CARE UNIT**
	1. All family care units shall furnish a valid Registration Certificate issued by the PA Department of public Welfare, where required by State Regulations.
	2. Limitations and conditions for occupancy or continuation of occupancy may be established by the Zoning Hearing Board including, but not limited to life tenure of the resident family member(s), prohibition of commercial rental or compensation, etc.
	3. Where a family care unit is to be connected to the existing sewage system for the principal residence, the applicant shall secure a permit for the modification to connect such unit or shall secure a temporary sewage permit
	4. Where a live-in attendant is necessary, notification of the Zoning Administrator and the Municipal Sewage Enforcement Officer is required in advance of such occupancy.
	5. Where medical care is to be provided on-site, a certificate from a licensed physician or other medical professional licensed to practice in PA may be required to document the need.
	6. Where applicable, the Zoning Permit shall be issued as a Temporary Permit only, with the duration of the Permit, as approved in the Special Exception by the Zoning Hearing Board, specifically noted on the Permit.
	7. If the duration of the Zoning Permit is limited to a specific use or family circumstance, when that circumstance no longer exists the Permit shall thereupon become null and void.
	8. Where a free-standing temporary structure is proposed, the Zoning Permit may be limited to a specified structural type which will facilitate removal of the structure upon expiration of the Zoning Permit.
	9. Restoration of the site to preexisting conditions may be required by the Zoning Hearing Board and/or the Zoning Officer, where appropriate.
	10. Family care units shall comply with all other standards for principal residences. If compliance with the standards of this Ordinance is not achieved, a variance approval from the Lycoming County Zoning Hearing Board shall be required prior to issuance of a building/zoning permit.
	11. The County Zoning Administrator shall conduct a periodic compliance review of Family Care Unit Permits.
2. **WIRELESS TELEPHONE COMMUNICATION FACILITIES, TOWERS AND ANTENNAS**

Wireless communication facilities, communications antennas, communications equipment buildings, communication towers, and public utility transmission towers are declared to be conditional uses in all permitted zones and are subject to the general criteria of this ordinance for conditional uses set forth in Section 1101 C. and also subject to the specific criteria: hereinafter set forth in Section 3 of this Ordinance.

The following specific criteria shall be considered and applied by the Piatt Township Supervisors upon hearing or consideration of an application for conditional use or an alteration to telephone communications and other uses referred to in this Ordinance.

* 1. The facility or tower antenna, communications equipment building and public utility tower shall comply with all state and federal laws, rules and regulations, including height regulations in area where airport flight regulations apply, and the standards of the FCC governing human exposure to electromagnetic radiation.
	2. The tower antenna or facility shall be of monopole construction, which shall mean that the tower shall be constructed without guy wires or ground anchors and shall be fixed to another building, pole, roof top, water tank or existing towers.
	3. The maximum height of any tower antenna or facility shall not exceed 75 feet unless it can be shown by clear and convincing evidence that a higher tower is needed for reception. The bottom of the pole or antenna shall be the top of the structure it is connected to.
	4. The tower or associated facilities shall not display any advertising or other signs unless required by state or federal regulations, excepting only business identification signs.
	5. The tower shall bear lighting as is necessary for safety or required by FAA or other state or federal regulations or designated by the Piatt Township Board of Supervisors as a condition at the hearing.
	6. Screening, landscaping and fencing shall be required. ·
	7. Utilities serving telephone communication towers, antennas or structures shall be underground.
	8. If the telephonic communication facility tower or other structure is to be erected or altered on leased ground, a valid written lease shall be furnished at the hearing for conditional use, and such lease shall make provision for safety during lease period, and removal of the leases or non-use of the structure, and further, performance guarantees and bond shall be included guaranteeing financial responsibility and access to public roads through good cartways shall be required.
	9. As part of the application, an applicant must provide a site plan, proof of liability insurance, and all other government approvals that may be required, an erosion and sedimentation plan and specifications.
	10. The applicant must present a scientific certificate signed by an appropriate expert or engineer that the tower facility construction poses no safety hazard, and that the towers will not interfere with other nearby transmissions.
	11. The applicant must present a plan suitable to show continuing inspection and maintenance of the tower.
	12. The applicant must certify that the tower antenna will be designed and constructed in accordance with the current National Standards for Steel Towers. Such standards shall include the Structural Standards for Steel Antenna Towers and Antenna Support Structures published by the electrical Industrial Association/Telecommunications Industry Association.
	13. The applicant must provide a security fence at least eight feet around the tower and communications equipment building. The \_applicant must prove its legal right of access to public streets or adequate private right of way with an improved cartway.
	14. A setback of 75 feet for any right-of-way, house, barn, or other structure (excluding the communication equipment building) shall be required at a minimum. However, should a higher tower be allowed by the Supervisors, the setback shall be a least the height of the tower.

No restrictions of this ordinance or any finding by the Board of Supervisors in a conditional use hearing shall deny any application that shall prohibit or have the effect of prohibiting the providing personal wireless service.

Any tower continuing unused for a 12-month continuous period shall be dismantled and removed by the provider or applicant, or by the owner of the leased land.