

Chapter 27

Zoning

§27-201

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Height of building - see definition "building, height."

Home occupation - any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein, and no more than one employee, providing that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling, and no goods are publicly displayed on the premises other than signs as provided herein.

Hospitals - an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, including, as if an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

Hotel - a facility offering transient lodging accommodations to the general public and providing additional services such as restaurants, meeting rooms, and recreational facilities.

Impervious material - any substance placed on a lot which covers the surface in such fashion as to prevent natural absorption of surface water by the earth so covered. The following items shall be deemed to be impervious material: buildings, concrete sidewalks, paved driveways and parking areas, swimming pools and other nonporous structures or materials.

Incinerator - an approved device in which combustible material, other than garbage, is burned to ashes.

Industry - the manufacturing, compounding, processing, assembly or treatment of materials, articles, or merchandise.

Infrastructure - facilities and services needed to sustain industry, residential and commercial activities. These facilities and services may include water and sewer lines, streets and roads, communications, and public facilities (e.g., fire houses, parks, etc.).

Junkyard - a lot, land, or structure, or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discarded material, or for the collection, dismantling, storage, and salvaging of machinery or vehicles not in running condition, and for the sale of parts thereof.

Kennel - an establishment in which more than six dogs or domesticated animals are housed, groomed, bred, boarded, trained or sold. (May need to specify buffer requirement and identify noise barrier from abutting residential uses.)

Land development - any of the following activities:

(1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

displaying of information inviting attention to any product, business, service or cause not located on or related to the premises on which the sign is situated.

Sign, business - a sign which directs attention to a use conducted, product or commodities sold or service performed upon the premises.

Sign, identification - a sign or name plate, indicating the name of noncommercial buildings or occupants thereof, or describing the use of such buildings; or when displayed at a residence, indicating a home occupation legally existing thereat.

Sign, nonconforming - any sign lawfully existing on the effective date of an ordinance, or an amendment thereto, which renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.

Sign, off-premises advertising - a sign, including billboards, intended for the painting, posting or otherwise displaying of information inviting attention to any product, business, service or cause not located on or related to the premises on which the sign is situated.

Sign, real estate - a sign relating to the property upon which it is located, offering such property for sale or lease, announcing improvements or changes in connection therewith, warnings, or other similar notices concerning such property.

Sign, service - a sign which is incidental to a use lawfully occupying the property upon which the sign is located which sign is necessary to provide information to the public such as direction to parking lots, location of rest rooms; or other such pertinent facts.

Sign, temporary - a temporary sign shall be construed to mean any sign, banner, cardboard or other material carrying an advertisement or announcement, which is displayed or intended to be displayed for a period not exceeding ordinance requirements.

Sign, wall - a sign painted on or affixed to and paralleling the outside wall of a building, and extending not more than 12 inches from such wall.

Site development plan - a scaled graphical depiction of the proposed development of a lot, parcel or tract of land describing all covenants assigned, as well as, accurately depicting the use, location, and bulk of all buildings and structures, intensity of use or density of development, streets, driveways, rights-of-ways, easements, parking facilities, open space, public facilities and utilities, setbacks, height of buildings and structures, and other such data necessary for municipal officials to determine compliance with this Chapter and appropriate provisions of other such ordinances, as they may apply.

Skidding - dragging trees on the ground, by any means, from stump to the landing.

Slash - debris left after logging, including logs, chunks, bark, branches, stumps, and broken understory trees or brush.

Solar access - a property owner's right to have the sunlight shine on his land.

Solar skyspace - the space between a solar energy collector and the sun which must be free of obstructions that shade the collector to an extent which precludes its cost-effective operation.

Part 11**General Regulations**

The following regulations shall qualify or supplement the district regulations appearing elsewhere in this Chapter:

§27-1101. Use Regulations.

1. *Animals and Poultry.* In the CV Conservation District, operations involving the use of buildings and land for farming, nurseries and greenhouses, dog kennels, animal hospitals, stock raising, dairying and poultry shall be subject to the following safeguards and regulations:

A. Buildings in which animals or poultry are kept shall not hereafter be erected within 180 feet from any residential lot line.

B. Storage of manure, or odor or dust-producing substances shall not be permitted within 180 feet from any residential lot line.

2. *Apartment (Conversion).* Where permitted, any building existing at the effective date of this Chapter may be converted to a dwelling for more than one family, provided that:

A. The lot area per dwelling unit shall conform to the regulations for the district in which it is located. The minimum habitable floor area of such converted dwelling unit shall be provided in accordance with this Part.

B. There is no exterior evidence of change in the building except as required by State or local building or housing codes or regulations.

C. Fire escapes, where required, shall be in the rear of the building and shall not be located on any wall facing a street.

D. Parking shall be provided in accordance with the provisions of Part 14.

E. The plans for the conversion of said building shall be submitted to the Zoning Officer.

3. *Automobile Service Stations and Other Drive-In Type Uses.* Such uses, where permitted, shall comply with the following:

A. No street entrance or exit for vehicles and no portion or equipment of such service station or other drive-in uses shall be located:

(1) Within 500 feet of a street entrance or exit of any school, park or playground conducted for and attended by children and of any hospital, nursing home, library, or church.

(2) Within 100 feet of a lot in a residential district as established in this Chapter.

B. No equipment for the service of motor vehicles shall be closer than 25 feet to any property line or street line.

C. Canopies shall be located no less than 10 feet from the right-of-way line.

D. No two driveways leading from a public street to such service station or other drive-in use shall be within 25 feet of each other where they intersect with

the curb or street line.

E. Parking and vehicle access shall be so arranged that there will be no need for the motorists to back over sidewalks or into streets.

F. No garage shall be located within 75 feet from any stream.

G. Any salvage yard or junk vehicles shall be fenced according to applicable standards set forth in §27-1109 of this Part.

4. *Clubs, Lodges, and Fraternal Organizations.* Where permitted, these and similar uses are restricted to those not conducted primarily for gain, although a dining room may be operated for the benefit of club members, provided that no permanent sign advertising the sale of food or beverages will be permitted. Buildings or structures hereafter converted or erected for such use are subject to all applicable regulations for the district in which the facility is to be located. A planted buffer no less than 5 feet in depth shall be maintained along all property lines abutting a residential use.

5. *Commercial Greenhouses and Nurseries.* Where permitted, these uses may be established subject to the following:

A. A buffer yard/screen planting of no less than 5 feet in depth shall be maintained along all property lines abutting a residential use.

B. Greenhouse heating plants which are not contained within the structure they serve may be located to the side or rear of any main building, but not in the required side or rear yard, provided that the heating plant is not hazardous to others and does not create noise, dirt or heat flows of objectionable amounts or intensities.

C. A greenhouse operated for noncommercial purposes shall be considered as an accessory structure and shall comply with all applicable district provisions.

6. *Containment of Large Pets and Farm Animals.* In the residential agriculture and conservation districts only, such animals may be permitted when associated with a single-family residential use provided that:

A. Such animals are owned by the property owner, or property lessee with written permission of the property owner.

B. On properties of less than 5 acres, open pasture area (in addition to the minimum lot area required for the residential use) having a minimum of 1½ acres shall be set aside for the following:

One equine (horse) per 1 acre, or

One bovine (cattle) per 1 acre

and a minimum open pasture area of ½ acre for the following:

One-three ovine (sheep) per ½ acre or

One-three caprine (goat) per ½ acre, or

One-20 fowl or poultry per ½ acre.

C. The pasture area shall be enclosed with a fence of suitable construction to provide for safe and adequate confinement of all such animals. The pasture area shall not be permitted to encroach on any street right-of-way.

D. In the CV Conservation District, the storage of manure and location of animal shelter shall be located within the pasture area and no closer than 50 feet

(Ord. 12, 4/10/1992, §1110)

§27-1111. Illumination.

1. The illumination of any sign shall be arranged in such a manner that the light shall be shielded from any residential building nor fall within the right-of-way of any street or highway.

2. Outside lights must consist of a light source and reflector so that acting together, the light beam is controlled and not directed across any property lines.

(Ord. 12, 4/10/1992, §1111)

§27-1112. Performance Standards.

All uses of land, buildings and structures, or industrial processes shall be prohibited that may be noxious or injurious to the public health by reason of the production and/or emission of dust, smoke, refuse matter, odor, gas fumes, noise, vibration, or similar substances or condition; provided, however, that any uses may be permitted, except those specifically prohibited in the district regulations or general provisions, if safeguards to protect the health, safety, morals, and the general welfare of the community are established by a written agreement, between the Board of Supervisors and the property owner, subject to the securing of a permit therefore and subject to the carrying out of such provisions, restrictions, and safeguards. In the industrial and commercial districts, a reasonable amount of nuisances associated with the carrying on of normal business practices will be allowed. The occasional or periodic discharge of firearms, during normal daylight hours, shall not be construed or interpreted to mean excessive noise. General farming practices are excluded from these standards.

(Ord. 12, 4/10/1992, §1112)

§27-1113. Drainage Regulations.

1. Prior to obtaining a permit for any construction or earthmoving activities the applicant must submit an erosion and sedimentation control plan and stormwater management plan for approval by the Township Board of Supervisors upon recommendation and review of the Township Engineer.

2. Such plans shall be in conformance with those standards set forth in the Township Subdivision and Land Development Ordinance [Chapter 22], and any other applicable State, County and Township legislation or regulations, particularly the Pennsylvania Storm Water Management Act, 32 P.S. §680.1 *et seq.*

(Ord. 12, 4/10/1992, §1113)

§27-1114. Control of Traffic and Protection of Public Safety.

The application for a permit for any and all uses shall be accompanied by a site plan showing building location, service and parking areas, and access to highways. Where a **driveway** or access road gives access to a State road or highway, approval by the Pennsylvania Department of Transportation shall be required.

(Ord. 12, 4/10/1992, §1114)

required front yard depth from the exterior side lot line.

A. On a corner lot in the V Village District, an accessory building shall not be erected within 30 feet of the exterior side lot line (street line); provided, however, that when the main building exists on both the corner lot and the lot abutting the rear of the corner lot, an accessory building may be erected at the average distance from the street line established by the existing main building.

2. A carport, open on three sides, may be erected within one of the side yards or rear yard when attached to a main building existing at the effective date of this Chapter, provided that the carport shall be not less than 8 feet from the side or rear lot line.

(*Ord. 12, 4/10/1992, §1117*)

§27-1118. Driveway Regulations.

All driveways shall be at least 50 feet from a neighboring property on either side if the lot width permits; provided, however, that if a garage is built in conformity with the applicable side and rear yard minimum setback lines, then the driveway may be as close to the neighboring property as the garage door is, but no closer. Provided, further, that if two neighbors want to share a common driveway entrance and such has been permitted by the Planning Commission or is shown on an approved subdivision plan, then the edges of the driveway that meet at the common entrance may touch the property line, but shall diverge so as to achieve the minimum permitted width within 100 feet of the front property line or within the distance a garage is set back from the front property line, whichever is less.

(*Ord. 12, 4/10/1992, §1118; as added by Ord. 25, 6/19/2003*)

Part 13**Signs****§27-1301. Intended Purpose.**

Signs may be erected and maintained only when in compliance with the provisions of this Part and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices.

(*Ord. 12, 4/10/1992, §1301*)

§27-1302. Signs in CV Conservation and A Agricultural Districts.

1. Signs advertising the sale or rental of the premises upon which they are erected by the owner or broker or any other person interested in the sale or rental of such premises, may be erected and maintained, provided:

A. The area of any one side of the sign shall not exceed 6 square feet.

B. Not more than two signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street, in which event two such signs may be erected on each frontage.

C. Signs shall be removed within 7 days of final sale or rental.

2. Signs advertising the sale or development/improvement of the premises upon which they are erected, when erected in connection with the development/improvement of the premises by a builder, contractor, developer, or other person interested in such sale or development, may be erected and maintained, provided:

A. The area of any one side of the sign shall not exceed 20 square feet.

B. Not more than two signs are placed upon any property in single and separate ownership, unless such property fronts upon more than one street, in which event two such signs may be erected on each frontage.

C. After completion of the development, sign(s) shall be removed at the Zoning Officer's discretion.

3. Signs indicating the location and direction of premises available for or in process of development, but not erected upon such premises, and having inscribed thereon the name of the owner, developer, builder, or agent, may be erected and maintained, provided:

A. The area of any one side of the sign shall not exceed 6 square feet.

B. Not more than one such sign is erected on each 500 feet of street frontage, with a maximum of five such signs.

4. Signs bearing the word "sold" or the word "rented," with the name of the person effecting the sale or rental, provided the conditions in subsection .1 hereof, are complied with.

5. Signs of mechanics, painters, and other artisans during the period such persons are performing work on the premises on which such signs are erected, provided:

A. The area of any one side of any such sign shall not exceed 12 square feet.

- B. Such signs are removed promptly upon completion of the work.
6. Signs indicating the private nature of a **driveway**, or trespassing signs, provided that the area of any one side of any such sign shall not exceed 2 square feet.
7. Signs of schools, churches, sanitariums, or other institutions of a similar nature provided:
- A. The area of any one side of any such sign shall not exceed 30 square feet.
- B. Not more than one sign is placed on property in single and separate ownership, unless such property fronts upon more than one street, in which event one such sign may be erected on each frontage.
- C. In addition, one directory sign per property, not to exceed 20 square feet may be placed on each property.
8. Identification signs for permitted home occupations, provided:
- A. Such signs shall be placed only on the property for which the home occupation has been authorized.
- B. The area of any one side on any such sign shall not exceed 6 square feet.
- C. Not more than one such sign shall be placed on any property.
- D. Such signs may be illuminated if such lighting is shielded or indirect; however, neon signs shall not be permitted.
- E. Advertising statements appearing on the sign may contain a brief description of the services offered, but shall not contain any specific brand names or trademarks.
9. On-and/or off-premise signs necessary for the direction, regulation and control of traffic; street name signs; legal notices; warnings at railroad crossings; and other official signs which are similarly authorized or erected by a duly constituted governmental body. Such signs may be illuminated only as necessary or customary for traffic control or safety.
10. Public utility signs required in connection with the identification, operation, or protection of public utility, provided the area of one side of any such sign shall not exceed 8 square feet.
11. Signs indicating direction may be erected along streets to direct vehicles or pedestrians to premises or businesses not located on such streets, but the access to which is from such streets. The following regulations shall apply:
- A. Directional signs shall be ground signs with a maximum area of 6 square feet per side.
- B. The content of directional signs shall be limited to the name of the establishment and direction and distance information.
- C. Directional signs shall not be located more than 500 feet from an entrance or other street leading to the advertiser and shall be located in advance of such street or entrance and on the same side of the road as the advertiser's premises.
- D. Written permission from the landowner must be obtained before a directional sign can be erected on private property.
- E. Not more than one directional sign is authorized.

(Ord. 12, 4/10/1992, §1302)

going to be held.

(1) The area of any one side of any such sign shall not exceed 4 square feet.

(2) Only one such sign may be erected on any one piece of property, unless such property fronts on two streets, in which case one sign is authorized on each street frontage.

(3) The sign shall be installed no earlier than 2 weeks prior to the sale and shall be removed within 1 day after the activity.

B. Temporary signs advertising public auctions or sales, as differentiated from signs advertising established commercial enterprises, may be erected in any zoning district subject to the following provisions:

(1) Such signs shall be subject to the same provisions as in paragraph .A.

(2) Such signs may be erected no earlier than 1 month prior to the date of the sale and shall be removed no later than 2 days after the sale or auction.

C. Temporary political signs advertising political parties or candidates for election may be erected, provided:

(1) The area of any one side of such sign shall not exceed 6 square feet.

(2) Such sign shall not be erected earlier than 60 days prior to the election to which they pertain and shall be removed no later than 7 days after the date of the election to which they pertain.

D. Holiday decorations displayed for recognized holidays shall be exempted from the provisions of this Chapter except as they may cause glare, interfere with traffic safety or in any other way become a public safety hazard.

(Ord. 12, 4/10/1992, §1306)

§27-1307. Signs Prohibited in All Districts.

The following signs shall not be permitted, erected, constructed or maintained in any zoning district, notwithstanding anything contained in this part or elsewhere. Such existing signs which are now prohibited shall be removed or brought into conformity with the provisions of this part within 3 years after this Chapter is enacted.

A. Signs which incorporate in any manner any flashing or moving illumination, or with illumination which varies in intensity or color and signs which have any visible revolving parts or visible mechanical movement of any description, or other apparent visible movement achieved by electrical pulsation or by actions of normal wind currents. Hanging signs which simply swing in the wind and clock, time or temperature signs and barber poles shall not be considered prohibited signs as long as they comply with the other provisions of this Part.

B. Signs with light sources which cast light not shielded by opaque material. All bulbs, floodlights, or tubes are not to be visible off the property on which the signs are located.

C. Signs advertising activities that are illegal under Federal, State or local laws, regulations or ordinances as applied to the location of a particular sign or the location of such activities.

D. Signs which by reason of size, location, movement, content, coloring or

manner of illumination obstruct the vision of drivers either when leaving or entering a public street from another street or driveway, and/or obstruct or detract from the visibility or effectiveness of any traffic control device or traffic sign on a public street.

E. Signs which make use of words such as “stop,” “look,” “one-way,” “danger,” “yield,” “go slow,” “caution,” or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic or which imitate an official traffic sign or signal.

F. Signs which advertise an activity, business, product or service no longer produced or conducted. In such case, such sign shall be removed within 30 days after the same is no longer produced or conducted.

G. Signs which are placed or located within the public right-of-way, except as provided elsewhere in this Chapter.

H. Signs painted on, pasted or attached to or supported by utility poles, trees, fences, a stone cliff or other natural objects.

I. Signs which consist of pennants, spinners, banners, streamers or search-lights, except for occasions such as grand openings and then only with permission of the Zoning Officer for a use limited to a period of 15 days.

J. String lights other than temporary holiday decorations or special events or function of public service, charitable, religious, educational, and civic organizations which are unshielded from off the premises on which they are located.

K. Signs which obstruct free ingress to or egress from a fire escape, door, window or other exitway.

L. Signs which are structurally unsafe or in a state of disrepair.

(Ord. 12, 4/10/1992, §1307)

§27-1308. General Sign Regulations.

The following regulations shall apply to all sign uses.

A. Computation of Sign Area.

(1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background whether open or enclosed, on which they are displayed, and any supporting framework, but not including any bracing incidental to the display itself.

(2) Where the sign consists of individual letters or symbols attached to a building, wall or window, the area shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols.

(3) In computing square foot area of a double-face sign, only one side shall be considered, provided both faces are identical. If the interior angle formed by the two faces of the double-faced sign is greater than 45 degrees, then both sides of such sign shall be considered in calculating the sign area.

B. Signs shall be limited to three sides.

C. Signs must be constructed of durable materials, maintained in good condition, and not allowed to become dilapidated.

and two- family residential uses, and shall comply with the location, size, marking, and ingress and egress requirements set forth herein. Each reserved parking space for the physically handicapped person shall be not less than 12 feet wide. The number of accessible parking spaces required are as follows:

Total Parking in Lot	Required Accessible Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of Total
Over 1000	20 plus 1 for each 100 over 1000

(Ord. 12, 4/10/1992, §1406)

§27-1407. Drainage, Surfacing and Maintenance Standards.

1. The area of the parking lots, including driveways, shall be graded, surfaced with asphalt or other suitable material, and drained to the satisfaction of the Township Engineer to the extent necessary to prevent dust, erosion or excessive water flow across streets or adjoining property.

2. Parking areas shall be kept clean and free from rubbish and debris.

3. In all cases, such drainage, surfacing, and maintenance activities and plans shall conform to other applicable codes and ordinances enacted by the Township.

(Ord. 12, 4/10/1992, §1407)

§27-1408. Lighting.

Any lighting used to illuminate off-street parking or loading areas shall be arranged so that the direct rays from the luminaries will not fall on any residence beyond the property line.

(Ord. 12, 4/10/1992, §1408)

§27-1409. Loading and Unloading Space.

1. In addition to the off-street parking space required above, all commercial and industrial establishments, hospitals or sanitariums, and other similar uses shall provide adequate off-street area for loading and unloading of supplies to and from