

**CHAPTER 27**

**ZONING**

**PART 1**

**GENERAL PROVISIONS**

- § 27-101. Short Title.
- § 27-102. Purpose.
- § 27-103. Zoning Hearing Board.
- § 27-104. Uses Not Provided For.
- § 27-105. County Authority.

**PART 2**

**COMMUNITY DEVELOPMENT OBJECTIVES**

- § 27-201. Community Development Objectives.

**PART 3**

**GLOSSARY OF ZONING TERMS**

- § 27-301. Application and Interpretation.
- § 27-302. Definition of Terms.

**PART 4**

**DESIGNATION OF DISTRICTS**

- § 27-401. Classification of Districts.
- § 27-402. Zoning Map.
- § 27-403. Interpretation of District Boundaries.
- § 27-404. Amendments to the Official Zoning Map.
- § 27-405. Use Permitted.
- § 27-406. Uses With Nuisance Effect.
- § 27-407. Dimensional Requirement Conflict.

**PART 5**

**AGRICULTURAL-CONSERVATION DISTRICT (AC)**

- § 27-501. Purpose of the Agricultural Conservation District.

- § 27-502. Statement of Legislative Intent.
- § 27-503. Permitted Uses.
- § 27-504. Conditional Uses.
- § 27-505. Dimensional Requirements.

#### **PART 6**

#### **RESIDENTIAL-AGRICULTURAL DISTRICT (RA)**

- § 27-601. Purpose of the Residential-Agricultural District.
- § 27-602. Statement of Legislative Intent.
- § 27-603. Permitted Uses.
- § 27-604. Conditional Uses.
- § 27-605. Dimensional Requirements.

#### **PART 7**

#### **RESIDENTIAL-SUBURBAN DISTRICT (RS)**

- § 27-701. Purpose of the Residential-Suburban District (RS).
- § 27-702. Statement of Legislative Intent.
- § 27-703. Permitted Uses.
- § 27-704. Conditional Uses.
- § 27-705. Dimensional Requirements.

#### **PART 8**

#### **COMMERCIAL-INDUSTRIAL DISTRICT (CI)**

- § 27-801. Purpose of the Commercial-Industrial District (CI).
- § 27-802. Statement of Legislative Intent.
- § 27-803. Permitted Uses.
- § 27-804. Conditional Uses.
- § 27-805. Dimensional Requirements.
- § 27-806. Industrial and Commercial Standards.

#### **PART 9**

#### **FLOODPLAIN DISTRICT (FP) (AN OVERLAY DISTRICT)**

- § 27-901. Purpose of the Floodplain District.
- § 27-902. Statement of Legislative Intent.
- § 27-903. Abrogation and Greater Restrictions.

- § 27-904. Relationship to Other Parts.
- § 27-905. Lands In District Defined.
- § 27-906. Boundary Disputes.
- § 27-907. Permitted Uses.
- § 27-908. Conditional Uses.
- § 27-909. Prohibited Uses.
- § 27-910. Nonconforming Uses and Structures.
- § 27-911. Zoning Permits.
- § 27-912. Township Liability.

## PART 10

### GENERAL REGULATIONS

- § 27-1001. General Intent and Application.
- § 27-1002. Accessory Buildings.
- § 27-1003. Alternative Energy Sources.
- § 27-1004. Architectural Projections.
- § 27-1005. Buffering, Landscaping and Screening.
- § 27-1006. Conversion of Dwelling to More Units.
- § 27-1007. Corner Lots and Visibility.
- § 27-1008. Detached Accessory Buildings on Nonconforming Lots.
- § 27-1009. Drainage Regulations.
- § 27-1010. Driveways and Access.
- § 27-1011. Environmental Conservation.
- § 27-1012. Erection of More Than One Principal Structure on a Lot.
- § 27-1013. Fences and Walls.
- § 27-1014. Floor Area, Habitable.
- § 27-1015. Height Regulations.
- § 27-1016. Lot of Record, Lot Areas, Add-Ons.
- § 27-1017. Modular and Mobile Homes as Dwelling Units.
- § 27-1018. Ornamental Ponds and Wading Pools.
- § 27-1019. Off-Street Parking, Loading and Unloading.
- § 27-1020. Patios, Paved Terraces, Decks and Open Porches.
- § 27-1021. Recycling Collection Facilities.
- § 27-1022. Setback Requirements for Corner Buildings.
- § 27-1023. Signs.
- § 27-1024. Special Uses.
- § 27-1025. Storage of Explosives, Commercial Use.
- § 27-1026. Swimming Pools, Spas and Whirlpools, In-Ground and Above-Ground.

- § 27-1027. Temporary Buildings.
- § 27-1028. Tennis Courts.
- § 27-1029. Trash Areas.
- § 27-1030. Traffic Impact Study Standards.
- § 27-1031. Unenclosed Storage.
- § 27-1032. Uses Not Provided For.
- § 27-1033. Vision Obstruction.
- § 27-1034. Yards.

**PART 11**  
**USE REGULATIONS**

- § 27-1101. General Intent and Application.
- § 27-1102. Adult Oriented Businesses.
- § 27-1103. Airstrip, Airport, Heliport, Helistop.
- § 27-1104. Amusement Arcades.
- § 27-1105. Animal Hospitals and Veterinary Clinics.
- § 27-1106. Antique Sales.
- § 27-1107. Banks and Similar Financial Institutions.
- § 27-1108. Bed-and-Breakfast Establishments.
- § 27-1109. Beekeeping.
- § 27-1110. Boarding Houses.
- § 27-1111. Boarding Schools or Colleges.
- § 27-1112. Campgrounds.
- § 27-1113. Car Washes.
- § 27-1114. Cemeteries.
- § 27-1115. Churches and Related Uses.
- § 27-1116. Clubhouses, Club Grounds, Meeting Halls.
- § 27-1117. Cluster Developments.
- § 27-1118. Commercial Animal Laboratories.
- § 27-1119. Communication Tower and Antennas.
- § 27-1120. Condominiums, Townhouses and Multifamily Dwellings.
- § 27-1121. Conversion, Residential to Nonresidential.
- § 27-1122. Conversion, Single-Family Detached to Two-Family Dwelling.
- § 27-1123. Day Care Facilities.
- § 27-1124. Drive-In Theaters.
- § 27-1125. Drive-Through and Fast Food Restaurants.
- § 27-1126. Dry Cleaners, Laundries and Laundromats.
- § 27-1127. Feed or Grain Mills.

- § 27-1128. **Funeral Homes.**
- § 27-1129. **Golf Courses (Including Driving Ranges and Par 3 Courses).**
- § 27-1130. **Group Facilities.**
- § 27-1131. **Heavy Equipment Sales, Service and/or Repair Facilities.**
- § 27-1132. **Home Improvement and Building Supply Stores.**
- § 27-1133. **Home Occupations and Home Businesses.**
- § 27-1134. **Hospital.**
- § 27-1135. **Hotels and Motels.**
- § 27-1136. **Hunting Facilities, Sportsmen's Clubs, Shooting Ranges.**
- § 27-1137. **Concentrated Animal Operations (CAO) and Concentrated Animal Feeding Operations (CAFO).**
- § 27-1138. **Junkyards.**
- § 27-1139. **Kennels.**
- § 27-1140. **Liquor (State) Stores.**
- § 27-1141. **Manufacturing.**
- § 27-1142. **Medical/Dental Clinic.**
- § 27-1143. **Migrant Worker Camps.**
- § 27-1144. **Mini Storage Facilities.**
- § 27-1145. **Mobile Home Parks.**
- § 27-1146. **Nightclubs.**
- § 27-1147. **Public and Private Schools.**
- § 27-1148. **Public Utilities Service Structures.**
- § 27-1149. **Quarries and Other Extractive Industries.**
- § 27-1150. **Recreation and Entertainment Facilities.**
- § 27-1151. **Recreation Vehicle and Recreation Vehicle Parks.**
- § 27-1152. **Recycling and Resource Recovery Facilities.**
- § 27-1153. **Research Laboratory.**
- § 27-1154. **Restaurants, Taverns and Eating Establishments.**
- § 27-1155. **Retail Stores, Supermarkets, Business Offices in Excess of 10,000 Square Feet of Gross Floor Area.**
- § 27-1156. **Retirement Home or Community.**
- § 27-1157. **Riding School, Riding Club or Horse Boarding Stable.**
- § 27-1158. **Sales, Repair and Service of Agricultural Equipment, Vehicles or Supplies.**
- § 27-1159. **Sawmill Operations.**
- § 27-1160. **Semidetached Buildings in a Commercial-Industrial District.**
- § 27-1161. **Shopping Centers or Malls in Excess of 50,000 Square Feet of Gross Floor Area.**
- § 27-1162. **Solid Waste Disposal and Processing Facilities (Landfills and Mass Burn Facilities).**
- § 27-1163. **Storage Services, Areas.**

- § 27-1164. **Truck, Bus or Motor Freight Terminal.**
- § 27-1165. **Vehicle Service Station and Repair Facilities.**
- § 27-1166. **Wholesale Distributing of Industrial Products, Including Lumber and Coal Yards, Building Material Storage Yards, Contractor's Equipment and Storage Yards (For Operations In Excess of Four Employees) and Commercial Warehouses.**
- § 27-1167. **Echo Housing.**
- § 27-1168. **Forestry.**
- § 27-1169. **Private Solar Energy Systems.**
- § 27-1170. **Commercial Solar Energy Systems.**
- § 27-1171. **Geothermal Wells.**
- § 27-1172. **Commercial Greenhouses.**
- § 27-1173. **Greenhouses.**
- § 27-1174. **High-tunnel Greenhouses.**
- § 27-1175. **Lighting.**

## **PART 12**

### **NONCONFORMING USES**

- § 27-1201. **General.**
- § 27-1202. **Alterations and Reconstruction.**
- § 27-1203. **Extensions, Expansions and Enlargement.**
- § 27-1204. **Change of Use.**
- § 27-1205. **Discontinuance.**
- § 27-1206. **Nonconforming Lots.**
- § 27-1207. **Nonconforming Signs.**

## **PART 13**

### **ADMINISTRATION AND ENFORCEMENT**

- § 27-1301. **Appointment and Powers of the Zoning Officer.**
- § 27-1302. **Enforcement.**
- § 27-1303. **Permits.**
- § 27-1304. **Fees.**
- § 27-1305. **Inspection by the Zoning Officer.**
- § 27-1306. **Certificate of Nonconformance.**
- § 27-1307. **Conditional Uses, Application.**
- § 27-1308. **Hearings on Conditional Use Applications.**
- § 27-1309. **Appeals and Applications.**
- § 27-1310. **Violations.**

- § 27-1311. **Appointment of a Zoning Hearing Board.**
- § 27-1312. **Organization of the Zoning Hearing Board.**
- § 27-1313. **Hearings.**
- § 27-1314. **Jurisdiction.**
- § 27-1315. **Variances.**
- § 27-1316. **Parties Appellant Before the Zoning Hearing Board.**
- § 27-1317. **Time Limitations.**
- § 27-1318. **Stay of Proceedings.**

**PART 14**  
**LEGAL PROVISIONS**

- § 27-1401. **Interpretation.**  
**Zoning Map**

**PART 1**  
**GENERAL PROVISIONS**

**§ 27-101. Short Title. [Ord. 35, 11/11/1999, § 101]**

This Chapter shall be known and may be cited as the "Huntington Township Zoning Ordinance."

**§ 27-102. Purpose. [Ord. 35, 11/11/1999, § 102]**

This Chapter has been prepared in accordance with the Adams County Comprehensive Plan of 1973, with consideration for the character of the Township, its various parts and the suitability of the various parts for the particular uses and structures and is enacted for the following purposes:

- A. To promote, protect and facilitate one or more of the following; the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, airports and national defense facilities, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements, as well as the preservation of quality agricultural lands, they being the Township's most important natural resource.
- B. To prevent one or more of the following; overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers.

**§ 27-103. Zoning Hearing Board. [Ord. 35, 11/11/1999, § 103]**

In accordance with Article IX of Act 247 of the Commonwealth of Pennsylvania, a Zoning Hearing Board is hereby created and shall have the number of members and such powers and authority as set forth in said Act and this Chapter. The duly established Zoning Hearing Board may, from time to time, be herein referred to as the Board and unless otherwise clearly indicated, the term "Board" shall refer to such Zoning Hearing Board.

**§ 27-104. Uses Not Provided For. [Ord. 35, 11/11/1999, § 104]**

Any use not specifically permitted in any district of the five districts created by this Chapter shall be allowed by special exception in the district or districts, where, and to the extent that similar uses are permitted or allowed; provided, that said use meets the requirements for a special exception and does not constitute a public or private nuisance.

**§ 27-105. County Authority. [Ord. 35, 11/11/1999, § 105]**

The Adams County Planning Commission is empowered under §§ 304 and 607 of the Pennsylvania Municipalities Planning Code (Act 247) to submit its

recommendations on the proposed adoption, amendment or repeal of any Township Zoning Ordinances or part thereof. Proposals shall be submitted to the Adams County Planning Commission at least 30 days in advance of public hearing.

**PART 2**  
**COMMUNITY DEVELOPMENT OBJECTIVES**

**§ 27-201. Community Development Objectives. [Ord. 35, 11/11/1999, § 201]**

1. This Chapter provides a legal basis and framework for future Township development. Its provisions are guided by the policies and proposals contained within the Adams County Comprehensive Plan and include, but are not limited to, the following:
  - A. To ensure that the land uses of the Township are logically situated in relation to one another.
  - B. To provide adequate space for each type of development in the Township so as to avoid overcrowding of land.
  - C. To provide for the control of development density so that the populace can be serviced adequately by such facilities as the street, school, recreation and utilities system.
  - D. To protect existing property by requiring that development afford adequate light, air and privacy for persons living and working within the Township.
  - E. To facilitate the efficient movement of traffic.
  - F. To secure the preservation and prudent use of natural resources, in particular the preservation and prudent use of agricultural lands.
  - G. To strive for a variety in housing types.
  - H. To provide for equal opportunities in all facets of Township living.
  - I. To strive for coordination between policies, plans and programs in the Township through cooperation among governing officials, community interests groups and the general populace.
  - J. To encourage development to occur in the less desirable agricultural lands rather than the more productive agricultural lands.
2. To implement and carry out these foregoing objectives, this Chapter divides the Township into districts by giving special consideration for the present character and the suitability of the land for particular uses and structure. Specific purposes and objectives along with appropriate regulations and safeguards are set forth in the applicable Parts contained herein for each zoning district.

**PART 3**  
**GLOSSARY OF ZONING TERMS**

**§ 27-301. Application and Interpretation. [Ord. 35, 11/11/1999, § 301]**

1. It is not intended that this glossary include only words used or referred to in this Chapter. The words are included in order to facilitate the interpretation of the Chapter for administrative purposes in the carrying out of duties by appropriate officers of the Zoning Hearing Board.
2. Unless otherwise expressly stated, the following shall, for the purposes of this Chapter, have the meaning herein indicated:
  - A. Words used in the present tense include the future tense.
  - B. The work "person" includes a profit or nonprofit corporation, company, partnership or individual.
  - C. The words "used" or "occupied" as applied to any land or building include the words "intended," "arranged" or "designed" to be used or occupied.
  - D. The word "building" includes structure.
  - E. The word "lot" includes plot or parcel.
  - F. The word "shall" is always mandatory.

**§ 27-302. Definition of Terms. [Ord. 35, 11/11/1999, § 302; as amended by Ord. 2007-01-46, 3/8/2007]**

For the purpose of this Chapter, the following words, terms and phrases have the meaning herein indicated:

**ABANDONED** — Any property, dwelling, motor vehicle or item that is apparently and willfully disused, vacant, relinquished, unoccupied or discarded. In addition to their ordinary and commonly accepted meanings, the terms "junked," "wrecked," "stripped" shall also have similar meanings as "abandoned." An automobile, truck, motorcycle or similar vehicle shall be deemed to be abandoned if required State registrations are not maintained for two or more consecutive months. A vehicle listed in the previous sentence or a similar vehicle not deemed abandoned according to the prior sentence may still be deemed abandoned by reason of being "junked," "wrecked" or "stripped."

**ACCESS DRIVE** — An improved cartway designed and constructed to provide for vehicular movement between a public road and a tract of land containing any use other than one single-family dwelling unit or a farm.

**ACCESSORY BUILDING** — A subordinate building located on the same lot as a principal building and clearly incidental and subordinate to the principal building including, but not limited to, private garages, carports, utility buildings, tool sheds, noncommercial greenhouses, etc. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory building.

**ACCESSORY USE** — A subordinate use normally located in the same lot with a principal use. If no principal use exists on a lot with a lawful accessory use, then such accessory use shall be considered a principal use.

**ADULT ORIENTED BUSINESS** — Any business offering for sale, lease or hire products, materials or inventory, the majority of which consists of adult oriented products or any business that provides any adult oriented services. Any business which restricts its clientele to persons over the age of 17 in order to comply with the Pennsylvania Crimes Code shall be considered an adult oriented business.

**ADULT ORIENTED PRODUCT** — Anything which depicts, describes, presents or displays human nudity or humans engaging in sexual foreplay or intercourse and appearing to have at least a significant motivation for such depiction, presentation or display the sexual stimulation or gratification of the consumer of same. Also included within this definition is any object which is intended or may be used by the consumer for purposes of sexual stimulation or gratification. Movies having received and R or PG-13 rating or the literary equivalent of same, shall not be considered adult oriented products.

**ADULT ORIENTED SERVICE** — Any action performed, for consideration, by one or more persons to or for the benefit of another person or persons where at least one motivation for such action is the sexual stimulation or gratification of either performer or the recipient.

**AGRICULTURE** — The use of land for the tilling of the soil, raising of crops (including fruit trees), forestry and horticulture, including the keeping or raising of cattle, sheep, fowl, riding horses and other similar animals. Agriculture shall include the sale of crops, dairy and horticultural products produced on the property. The term agriculture does not include riding academies, liverys, boarding stables, commercial forestry, dog kennels, commercial raising of fur-bearing animals, country estates, large residential lots, gentleman farms or farmettes.

**AGRICULTURAL PRODUCTION** — The production for commercial purposes of crops, livestock and livestock products, including the process or retail marketing of such crops, livestock or livestock products if more than 50% of such processed or merchandised products are produced by the farm operator.

**AGRIBUSINESS** — Businesses involved in the processing of farm products. Such businesses include, but are not limited to, poultry operations, confined livestock, livestock operations and mushroom houses.

**ALLEY** — A minor way, whether or not legally dedicated, intended and used primarily for vehicular service access to the rear of properties which abut on a street and not intended for the purpose of through vehicular traffic.

**ALTERATIONS** — As applied to a building or structure, means a change or rearrangement in the structural parts or in the existing facilities or an enlargement, whether by extending on a side or by increasing in height or the moving from one location or position to another or any renovation in a building which would change its use.

**AMENDMENT** — A change in the zoning text and/or the official zoning map and the authority for any amendment lies solely with the Board of Supervisors.

**AMUSEMENT ARCADE** — A commercial establishment which provides as a principal use, amusement devices and/or video games of skill or chance (e.g., pinball machines, video games, firing ranges and other similar devices). This definition does not include the use of two or less such devices as an accessory use.

**ANIMAL** — Any domestic animal or fowl, any wild animal or any household pet. Any of a kingdom (animalia) of living beings typically differing from plants in capacity for spontaneous movement and motion in response to stimulation.

**ANIMAL, DOMESTIC** — Any dog, cat, equine animal, bovine animal, sheep, goat or porcine (swine) animal.

**ANIMAL EQUIVALENT UNIT (AEU)** — One thousand pounds live weight of livestock or poultry animals, regardless of the actual number of individual animals comprising the unit.

**ANIMAL EQUIVALENT UNIT PER ACRE** — An animal equivalent unit per acre of cropland or acre of land suitable for application of animal manure, whether the land is owned, leased or rented.

**ANIMAL FEED LOT** — An area or lot in which grain fattening of livestock or poultry is conducted in specialized lots and where fattening rations are formulated, feed ingredients mixed and metered out to each feeding pen.

**ANIMAL HOSPITAL** — A building used for the treatment, housing or boarding of small domestic animals such as dogs, cats, rabbits and birds or fowl by a veterinarian.

**ANIMAL LABORATORY** — Any location or structure where animals, birds or reptiles are bred, raised or maintained for purposes of medical or veterinary research, experimentation, study or for the production of pharmaceutical products.

ANIMAL UNIT — One thousand pounds of live weight of livestock, regardless of the actual number of animals comprising the unit.

ANTENNA — Any arrangement of wires or metal rods used in sending and/or receiving of electromagnetic waves.

ANTENNA HEIGHT — The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average height between the highest and lowest grades shall be used in calculating the antenna height. The vertical distance shall not include the antenna (which shall not exceed 15 feet in height) located on top of the antenna support structure.

ANTENNA SUPPORT STRUCTURE — Any pole, telescoping tower, tripod or any other structure which supports a device used in the transmitting or receiving of radio frequency energy.

APARTMENT — Any dwelling unit which is located within a single structure along with at least one other dwelling unit or with a nonresidential use, each having a separate location within such structure.

APARTMENT CONVERSION — A multiple family dwelling constructed by converting an existing building into apartment for more than one family, without substantially altering the exterior of the building.

APARTMENT HOUSE — A building occupied by three or more dwelling units.

APPLICANT — A landowner or developer who has filed an application for development, including his heirs, successors and assigns.

AREA, BUILDING — The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, terraces and steps.

AREA, FLOOR — The sum of the areas of the several floors of a building structure, including areas used for human occupancy and basements, attics and penthouses, measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, attics not used for human occupancy or any floor space in an accessory building or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Chapter or any such floor space intended and designed for accessory heating and ventilation equipment.

AUTOMOBILE FILLING STATION — A facility which offers the sale of gasoline or any other motor vehicle fuel and oil and other lubricating substances, including the retail sales of motor vehicle accessories. Automobile filling stations shall not include the sale or rental of motor vehicles, nor major repairing, body work, painting or automatic car washes.

**AUTOMOBILE AND OTHER MOTOR VEHICLE (BOAT OR RECREATIONAL VEHICLE) SALES** — A lot, parcel, tract, building or structure used for the display, sale or rental of more than one new or used motor vehicles, recreational vehicles, boat trailers, motorcycles or boats in operable condition. Repair work shall be considered as a separate accessory or principal use. The term "automobile and other motor vehicles sales" shall not include a mobile home or manufactured home or a junkyard. Outside storage of and display of motor vehicles or boats shall be permitted as an accessory use of this principal use.

**AUTOMOBILE/TRUCK SERVICE AND REPAIR FACILITIES** — Facilities which offer the retail repair, servicing, maintenance and reconstruction of automobiles and trucks, not including commercial automobile and truck washing facilities.

**BASE FLOOD** — The flood having a 1% chance of being equaled or exceeded in any given year (one-hundred-year flood).

**BASE FLOOD ELEVATION** — The projected flood height of the base flood.

**BASEMENT** — A story partly underground but having at least 1/2 of its height above the average level of the adjoining ground. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet or if used for business or dwelling purposes, other than a game room or recreation room.

**BED-AND-BREAKFAST ESTABLISHMENT** — An owner occupied, single-family detached dwelling where between one and five rooms are rented to overnight guests. A bed-and-breakfast establishment may operate year-round; however, the length of stay for any overnight guest shall not exceed one continuous week. Meals, if offered, are only to registered overnight guests.

**BEEKEEPING** — The raising and/or keeping of bees within a manmade enclosure (beehive) for hobby or business uses.

**BILLBOARD** — A sign upon which advertising matter of any character is printed, posted or lettered and it may be either freestanding or attached to a surface of a building or other structure.

**BOARD OF SUPERVISORS** — The Board of Supervisors of Huntington Township, Adams County, Pennsylvania.

**BOARDING HOUSE** — A building where, for compensation, provisions are made for lodging and meals for at least two but not more than 12 persons, either transient or permanent residents. This definition includes rooming houses and lodging houses.

**BOARD SCHOOL OR COLLEGE** — Comprehensive educational institution providing housing and dining accommodation, recreational facilities and health services for students, in addition to educational facilities which is owned and/or operated as a single management and maintenance unit with common open space, parking, utilities, maintenance and service facilities and services.

**BUFFER** — A continuous strip of land, either landscaped or living green space, clear of all buildings, structures, parking areas, outdoor storage areas and detention ponds or clear of any use other than open space. A buffer shall not include any recreational area or a private street (except as above) or an existing or future public street right-of-way.

**BUILDING** — Any structure, either open or enclosed, within exterior walls or fire walls, erected and framed of component structural parts having a roof supported by columns, piers or walls, designed for the housing, shelter, enclosure or support of individuals, animals or property of any kind and occupying more than 10 square feet of area. Porches and carports shall be considered a part of the building.

- A. **DETACHED** — A building which has no party wall.
- B. **SEMIDETACHED** — A building which has only one part wall.
- C. **ATTACHED** — A building which has two or more party walls in common.

**BUILDING COVERAGE** — The percentage of a lot covered by buildings or structures, the "footprint" of the building or structure.

**BUILDING, FARM** — A building for agricultural uses, namely barns, poultry houses, corn cribs, silos and other similar farm structures.

**BUILDING, PRINCIPAL** — The primary building located on a lot or tract, not an accessory building, if a dwelling is located on a lot or tract, the dwelling is the principal building; otherwise, the most valuable building on the tract of lot is the principal building.

**BUILDING HEIGHT** — A vertical distance measured from the mean elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck lines of mansard roofs and to the mean height between eaves and ridge for gable, hip or gambrel roofs. Chimneys, spires and other similar projections shall not be used in calculating the height of the building.

**BUILDING LINE** — A line parallel to the front, side or rear lot line established to provide the required yard and building setback.

**BUILDING PERMIT** — Any permit required by this or other Township ordinances for the construction, alteration or razing of any structure.

**BUILDING SETBACK LINE** — A line which designates the minimum distance between any building and the adjacent street right-of-way property line, whichever is closer. This line shall be measured horizontally from a point or points formed by the intersection of a vertical building wall with the ground (or in the case of a cantilevered building, at the vertical plane which coincides with the most projected surface), to the street right-of-way or property line, whichever is closer. This line shall include patios, sun parlors and covered porches, whether enclosed or not, but does not include steps.

- A. **FRONT YARD BUILDING SETBACK LINE** — The line parallel to the public or private street right-of-way line at a distance equal to the minimum depth of the front yard designated for each district in this Chapter. Commonly called "required front yard." All yards adjacent to a public or private street right-of-way shall be considered front yards.
- B. **SIDE YARD BUILDING SETBACK LINE** — The line parallel to the side lot line and equal to the minimum depth of the side yard designated for each district in this Chapter. Commonly called "required side yard."
- C. **REAR YARD BUILDING SETBACK LINE** — The line parallel to the rear lot line and equal to the minimum depth of the rear yard designated for each district in this Chapter. Commonly called "required rear yard."

**BUSINESS** — Any enterprise, occupation, trade or profession engaged in, either continuously or temporarily, for remuneration or gain or the occupancy of use of a building or premise or any portion thereof for the transaction of business or the rendering or receiving of professional services.

**CAMP GROUND** — Any park, tourist park, tourist camp, court, site or lot, parcel or tract of land upon which one or more cottages or cabins are located and maintained for the accommodations of transient by the day, week or month or upon which tents, recreational vehicles or other temporary accommodations may be placed by transient occupants. It shall not include mobile home parks.

**CARPORT** — An open space for the storage of one or more vehicles in the same manner as a private garage, which may be covered by a roof supported by columns or posts except that one or more walls may be the walls of the main building to which the carport is an accessory building or extension.

**CARTWAY** — The portion of a street or alley intended for vehicular use.

**CAR WASH** — A building, or portion thereof, used for the manual or mechanical washing of automobiles and accessory facilities.

**CELL SITE** — A commercial communications antenna site occupied by a cellular telephone antenna and accessory facilities.

**CEMETERY** — Land used for the purpose of burial of the deceased, including crematoria and mausoleums when operated in conjunction with the cemetery and located within the boundaries of the cemetery.

**CENTERLINE** — The center of the surveyed street, road, lane, alley or alley right-of-way or where not surveyed, the center of the traveled cartway.

**CENTRALIZED SEWER SYSTEM** — A public or private utility system designed to transmit potable water from a common source to multiple users in compliance with Pennsylvania Department of Environmental Protection regulations.

**CHANGE OF USE** — An alteration of a building, structure or land by change of use, theretofore existing, to a new use group which imposed other special provisions of law governing building construction, equipment, exits or zoning regulations.

**CHILD OR ADULT DAY CARE FACILITY** — Any dwelling, building, or portion thereof, including any onsite outdoor play area, where regularly scheduled child or adult day care services other than the following are provided. Said facility shall be licensed by the Commonwealth of Pennsylvania and shall not provide overnight accommodations:

- A. The temporary or occasional care of any number of children or adults not related to the person giving care which takes place at the home of the person giving care.
- B. The temporary or occasional care of any number of children or adults not related to the person giving care which takes place at the home of the person receiving care.
- C. Child and adult day care facilities shall be further differentiated by the following two classifications:
  - (1) Day Care Center. A facility which provides care for a combined total of seven or more children or adults per day, where the child or adult care areas are being used as a family residence or any number of children or adults per day where the child or adult care areas are not being used as a family residence.
  - (2) Day Care Home. Any premises or dwelling unit, other than the home of the child or adult being provided care, where the day care areas are being used as a family residence, operated for profit or not for profit, in which day care is provided at any one time to up to six nondependent children or adults per day.

**CHURCH (AND RELATED USES)** — A building, structure or group of buildings or structures, including accessory uses, designed, intended or used for public worship. This definition shall include temples, rectories, chapels, convents, cathedrals, parish houses, synagogues and church related educational and/or day care facilities. Use as a residence is not permitted except as a rectory for one family or as a convent or monastery.

**CLEAR SIGHT TRIANGLE** — An area of unobstructed vision at street intersections defined by the center lines of the streets and by a line of sight between points on their center lines at a predetermined distance from the intersection of the center lines, measured at 3 1/2 feet in height.

**CLUB, CLUBHOUSE OR LODGE, PRIVATE** — A building, structure, or part thereof, used to house an organization catering exclusively to members and their guests or premises or buildings for social, recreational and administrative purposes which are not conducted for profit; provided, there are not conducted any vending stands, merchandising or commercial activities except as required for the membership or fund raising of such club. Clubs shall include, but are not limited to, service and political organizations, labor unions, as well as social and athletic clubs. This does not include "night clubs."

**CLUSTER DEVELOPMENT** — A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space and/or preservation of environmentally sensitive areas.

**COMMERCIAL COMMUNICATIONS ANTENNA** — A device operated for profit and used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based structures or objects.

**COMMERCIAL COMMUNICATIONS ANTENNA SITE** — A tract or parcel of land that contains a commercial communications antenna, its support structure, accessory buildings and parking and may include other uses associated with and ancillary to its operation.

**COMMERCIAL COMMUNICATIONS TOWER** — A structure other than a building, such as a monopole, self-supporting or guyed tower, designed and used to support communications antennae.

**COMMERCIAL GREENHOUSE** — A retail or wholesale business operation devoted to the raising and/or selling of trees, ornamental shrubs, flowers, houseplants, edible produce and similar items where the growing operation is conducted indoors in a building or buildings with total land coverage of more than one acre. **[Added by Ord. 2012-01-58, 5/10/2012]**

**COMMERCIAL RECREATION FACILITY** — A gainful activity or business, open to the public for the purpose of public recreation or entertainment including, but not limited to, bowling alleys, motion picture theaters, health clubs, miniature golf courses, etc.

**COMMERCIAL SOLAR ENERGY SYSTEM** — A large-scale solar energy system whose main purpose is to generate and supply electricity, and which consists of one or more systems and other accessory structures, buildings and appurtenances. These facilities are for the sole purpose of generating electricity that is to be transmitted to the electrical power grid for income

and do not include any systems developed for private use. **[Added by Ord. 2012-01-58, 5/10/2012]**

**COMMON OPEN SPACE** — A parcel or parcels of land or an area of water or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the planned residential development, not including streets, off-street parking areas and areas set aside for public facilities.

**CONCENTRATED ANIMAL FEEDING OPERATIONS (CAFOs)** — CAOs with greater than 300 AEUs, any agricultural operation with greater than 1,000 AEUs, or any agricultural operation defined as a large CAO under 40 CFR 122.23(b)(4). **[Amended by Ord. 2013-01-59, 8/8/2013]**

**CONCENTRATED ANIMAL OPERATION (CAO)** — An agricultural operation with eight or more animal equivalent units (AEUs) where the animal density exceeds two AEUs per acre on an annualized basis. **[Amended by Ord. 2013-01-59, 8/8/2013]**

**CONDITIONAL USE** — A use which is expressly permitted in a given zone so long as the conditions detailed in this Chapter are found to exist. Conditional uses are allowed or denied by the Board of Supervisors after recommendations by the Township Planning Commission. **[Amended by Ord. 2013-01-59, 8/8/2013]**

**CONDOMINIUM** — A form of property ownership providing for individual ownership of a specific dwelling unit, or other place, not necessarily on ground level, together with an undivided interest in the land or other parts of the structure in common with other owners.

**CONFERENCE AND RESORT CENTER** — A facility which provides a range of lodging facilities, meeting rooms, restaurant facilities and recreational facilities including, but not limited to, swimming pools, golf courses, health club facilities and similar amenities for overnight guests or persons who attend meetings during the business day.<sup>1</sup>

**CONSTRUCTION** — The construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

**CONVENIENCE STORE** — A retail sales business which specializes in providing household products and foods. Convenience stores shall include the dispensing of gasoline or other vehicle fuels. Convenience stores may also provide for any of the following as an accessory use: **[Amended by Ord. 2012-01-58, 5/10/2012]**

<sup>1</sup>Editor's Note: The former definition of "confined livestock operations," which immediately followed this definition, was repealed by Ord. 2013-01-59, 8/8/2013.

- A. Rental of DVDs; provided, however, that an adult bookstore is specifically prohibited.
- B. Preparation and sales of delicatessen sandwiches and foods.
- C. Use of no more than two amusement devices (e.g., pinball machines, video games and other similar devices).

CONVERSION, MULTIFAMILY — A multifamily dwelling constructed by converting an existing building into apartments for more than one family without substantially altering the exterior of the building.

COUNTY — Adams County, Pennsylvania.

COVERAGE — The percentage of the lot or lot area covered by the area of all buildings and structures thereon or the area of all impervious material.

CROPS, LIVESTOCK AND LIVESTOCK PRODUCTS — Crops, livestock and livestock products shall include, but are not limited to, the following:

- A. Field crops, including corn, wheat, oats, rye, barley, hay, potatoes and dry beans.
- B. Fruits, including apples, peaches, grapes, cherries and berries.
- C. Vegetables, including tomatoes, snap beans, cabbage, carrots, beets, onions and mushrooms.
- D. Horticultural specialties, including nursery stock, ornamental shrubs, ornamental trees and flowers.
- E. Timber, wood and other wood products derived from trees.
- F. Aquatic plants and animals and their byproducts.

CUTOFF — A lighting fixture from which no more than 2.5% of its lamp's intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of its lamp's intensity is emitted between 80° and that horizontal plane. **[Added by Ord. 2012-01-58, 5/10/2012]**

DAY CARE — The offering of care or supervision over minors or special needs adults in lieu of care or supervision by family members. This definition does not include the offering of overnight accommodations.

DAY CARE, CHURCH — A day care facility that is an accessory use to a church.

DAY CARE, COMMERCIAL — A day care facility that is a primary use and is licensed by the Commonwealth of Pennsylvania.

**DECISION** — Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this Chapter to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas.

**DECK OR PATIO** — A platform which is not covered by a roof or permanent awning and is designed, intended or used for outdoor living purposes as an accessory use to a structure.

**DENSITY** — The number of dwelling units per acre of land.

**DEP** — The Pennsylvania Department of Environmental Protection or any agency successory thereto.

**DEVELOPMENT** — Any manmade change to improved or unimproved real estate including, but not limited to, the construction, reconstruction, renovation, repair, expansion or alteration of buildings or other structures, the placement of manufactured homes, streets and other paving, utilities, filling, grading and excavation, mining, dredging, drilling operations, storage of equipment or materials and the subdivision of land.

**DEVELOPER** — Any person, association, partnership or corporation or his, their or its authorized agent for whom subdivision or land development plans are being, or have been made or who proposes to construct or begins construction of a road.

**DISTRICT** — A zoning district as laid out on the zoning map, along with the regulations pertaining thereto.

**DOUBLE FRONTAGE LOT** — A lot with front and rear street frontage.

**DRIVE-IN OR DRIVE-THRU SERVICE ESTABLISHMENTS OR FACILITIES** — An establishment or activity where patrons are provided with professional or personal services for consumption or use outside of the confines of the principal building or in or on vehicles parked upon the premises, regardless of whether seats or similar accommodations are otherwise provided.

**DRIVEWAY** — The vehicular method of entrance or egress to a single-family dwelling unit.

**DWELLING** — A building or portion thereof designed for and used exclusively for residential occupancy including those listed below, but not including hospitals, hotels, boarding, rooming and lodging houses, institutional houses, tourist courts and the like, offering overnight accommodations for guests or patients. Dwellings may include prefabricated units which are capable of being transported to a site in whole or in part; provided, there is at grade a minimum of 1,000 square feet of floor space per

dwelling unit and the unit is permanently affixed to the ground by means of a hard surfaced foundation that will not heave, shift or settle unevenly because of frost action, inadequate drainage, vibration or other forces acting on the superstructure:

- A. DWELLING, DETACHED — A building containing only dwelling units surrounded by yards or other open area on the same zoning lot.
- B. DWELLING, DUPLEX — See "dwelling, two-family, detached."
- C. DWELLING, MULTIFAMILY (MULTIPLE FAMILY) — A detached building (apartment house) or group of attached buildings (townhouse/row) designed for or used exclusively for residence purposes by more than two families.
- D. DWELLING, ONE-FAMILY — See "dwelling, single-family."
- E. DWELLING, SEMIDETACHED — A building arranged or designed to house two or more dwelling units, separated from each other by a vertical party wall, without openings, extending from the cellar floor to the highest point of the roof and separated from any other building or structures by space on all sides. Each half of the building shall be located on separate, abutting lots, with the vertical party wall located on the dividing lot line.
- F. DWELLING, SINGLE-FAMILY — A dwelling unit accommodating a single-family and having two side yards.
- G. DWELLING, SINGLE-FAMILY, ATTACHED (TOWNHOUSE OR ROW HOUSE) — A building used by one family and having two party walls in common with other dwellings, except in the case of an end-of-row unit which only has one side wall which is a party or lot-line wall.
- H. DWELLING, SINGLE-FAMILY, DETACHED — A dwelling on a single lot designed and occupied exclusively as a residence for one family, including an individual mobile home not located in a mobile home park.
- I. DWELLING, SINGLE-FAMILY, SEMIDETACHED — A dwelling containing one dwelling unit which is attached side-by-side to another dwelling unit by the use of a common wall.
- J. DWELLING, TOWNHOUSE — See "dwelling, single-family, attached (Townhouse or Row)."
- K. DWELLING, TWO FAMILY — A building located on one zoning lot containing not more than two dwelling units, arranged one above the other or side by side and not occupied by more than two families.
- L. DWELLING, TWO FAMILY, ATTACHED — A building used by two families and having two party walls in common with other dwellings, except in the case of an end-of-row unit which only has one side wall which is a party or lot-line wall.

- M. DWELLING, TWO FAMILY, DETACHED (DUPLEX) — A dwelling containing two dwelling units, one of which is located above the other.
- N. DWELLING, TWO FAMILY, SEMIDETACHED — A building used by two families with one dwelling unit arranged over the other having one side yard and one party wall in common with another building.

DWELLING UNIT — A building, or portion thereof, forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating exclusively by one or more individuals living as a single housekeeping unit.

DWELLING UNIT AREA — The minimum or average square footage necessary to constitute a dwelling unit in a multiple dwelling structure.

EARTHMOVING ACTIVITY — Any construction or other activity which disturbs the surface of the land including, but not limited to, excavations, embankments, land development, subdivision development, mineral extraction and the moving, depositing or storing of soil, rock or earth.

EASEMENT — A right-of-way granted for limited use of private land for a public, quasi-public or private purpose not inconsistent with a general property right of the owner and within which the owner of the property shall not have the right to use the land in a manner that violates the right of the grantee.

ECHO HOUSING — An additional dwelling unit placed on a property for occupancy by either an elderly, handicapped or disabled individual related to the occupants of the principal dwelling by blood, marriage or adoption.

EQUESTRIAN CENTER — A building or group of buildings along with associated facilities specifically designed for the boarding and training of horses, and to include horse shows, equine clinics and riding schools.

ESSENTIAL SERVICES — The erection, construction, alteration or maintenance, by public utilities after PUC approval, or other governmental agencies or private corporations under contract to the Township of gas, electrical, telephone, steam or water transmission or distribution systems and sewage disposal systems, including buildings, enclosures, well, pumping stations, storage facilities, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic light signals, hydrants and other similar equipment and accessories and services in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or other agencies or private corporations under contract to a municipality, including buildings for fire companies and emergency services under agreement with the Township or for the public health or safety or general welfare.

**ESTABLISHMENT** — Any privately owned place of business carried on for profit, anyplace of amusement or entertainment to which the public is invited and any similar place.

**FAMILY** — For the purposes of this Chapter, a family shall be defined as follows:

- A. One or more person related by blood (within and including the degree of first cousin), marriage or adoption, including foster children, living together in a single housekeeping unit and sharing all of the facilities of that unit in common.
- B. Not more than two unrelated persons, persons related to either or both of them by blood (within and including the degree of first cousin) or adoption and including foster children; provided, however, that they live together in a single housekeeping unit and share all of the facilities of that unit in common.
- C. One or more individuals with disabilities, as defined and protected by the Federal Fair Housing Act, as amended, who live together primarily for purpose relating to their disabilities as the functional equivalent of a family in a shared living arrangement licensed or certified by the appropriate County, Commonwealth or Federal agency.
- D. A single individual doing his own cooking and living upon the premises as a separate housekeeping unit or a collective body of persons doing their own cooking and living together upon the premises as a separate housekeeping unit in a domestic relationship based upon birth, marriage or other domestic bond.

**FARM** — A parcel of land 10 acres or more which is used in the raising of crops, livestock and livestock products, including necessary dwellings, farm structures and the storage of equipment customarily incidental to the principal use.

**FARM DWELLING** — A dwelling unit occupied by the farm owner, whether or not he is farming the land or by permanently employed persons and their families who receive housing in lieu of all or part of their wages.

**FARM DWELLING ACCESSORY** — An accessory farm dwelling is a second dwelling having as its occupant(s) an owner or one or more full-time laborers (or any family member thereof) on the farm.

**FARMETTE** — A lot greater than five acres in area which is used principally for residential purposes, whether or not any portion of the lot is used as a garden or otherwise planted with crops or uses for agriculture. A lot which is greater than five acres and which contains a residence shall be conclusively presumed to be a farmette if agricultural or horticultural products produced on such lot are not commercially sold.

FENCE — Any structure constructed of wood, metal, wire mesh or masonry erected for the purpose of screening one property from another either to assure privacy or protect the property screened. For the purpose of this Chapter, a masonry wall is considered to be a fence; also, for the purpose of this Chapter, when the term "lot line" is used in relation to fences, it shall be synonymous with "rear yard," "side yard" and "front yard" line(s).

FILL — Material placed or deposited so as to form an embankment or raise the surface elevation of the land including, but not limited to, levees, bulkheads, dikes, jetties, embankments and causeways.

FLOOD — A general and temporary condition of partial or complete inundation of normally dry land areas from the overland flow of watercourse or from the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD, ONE-HUNDRED-YEAR — A flood of such an intensity that the frequency of its occurrence is not more than one occurrence every 100 years.

FLOOD ELEVATION — The projected height reached by floods of various intensities and frequencies in the floodplain areas.

FLOOD FRINGE — That portion of the floodplain, excluding the floodway, where development may be allowed under certain circumstances.

FLOODPLAIN — An area of land adjacent to the channel of a watercourse which has been or is likely to be flooded from the base flood of any source.

FLOOD PROOFING — Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to property, structures and their contents.

FLOODWAY — That portion of the floodplain, including the channel, which is required to convey the one-hundred-year flood waters.

FLOOR AREA, HABITABLE — The aggregate of the horizontal areas of all rooms used for habitation, such as living room, dining room, kitchen, bedrooms, hallways, stairways, bathroom and closets but not including cellars, attics, service rooms, utility rooms nor unheated areas such as enclosed porches, nor rooms without at least one window or skylight opening onto an outside yard or court. At least 1/2 of the floor area of every habitable room shall have a ceiling height of not less than seven feet and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the habitable floor area.

FOOTCANDLE — A unit for measuring illumination equal to the amount of direct light thrown by one standard candle on a surface one foot away. **[Added by Ord. 2012-01-58, 5/10/2012]**

**FORESTRY** — The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development.

**FRUIT PROCESSING OPERATION** — An industrial facility where fruits, either grown locally or grown elsewhere, are brought to the facility and are processed, packaged or otherwise prepared for market.

**GARAGE** — An accessory building or that portion of a principal building used for the storage of one or more automobiles and/or other vehicles, accessory and incidental, to the principal use of the premises; provided, that no business, occupation or service is conducted for profit therein nor space therein for more than one automobile is leased to a non-occupant of the premises.

**GARAGE, PRIVATE** — An accessory building used for the storage of private noncommercial motor vehicles, which may include one commercial vehicle, owned and operated by the owner or occupant of the premises.

**GARBAGE** — All animal and vegetable waste and all putrescent matter.

**GEOHERMAL HEAT PUMP SYSTEM, CLOSED-LOOP** — A geothermal heat exchanger that circulates a nontoxic antifreeze heat transfer fluid through a loop or multiple loops of polyethylene piping installed below the ground surface or within a surface water body. **[Added by Ord. 2012-01-58, 5/10/2012]**

**GEOHERMAL HEAT PUMP SYSTEM, OPEN-LOOP** — A geothermal heat exchanger that withdraws groundwater from a supply well, passes the groundwater through a heat pump, and discharges the temperature-altered water back to the ground in a discharge (return) well. **[Added by Ord. 2012-01-58, 5/10/2012]**

**GOLF COURSE** — Any tract designed and improved for the playing of golf, not including any driving ranges, "chip'n putt" or miniature golf courses.

**GOVERNING BODY** — The Board of Supervisors of the Township of Huntington, Adams County, Pennsylvania.

**GRADE** — The natural surface of the ground, lawns, walks or streets adjoining the exterior walls of any building or structure.

**GRADE, FINISHED** — The completed surfaces of lawns, walks and roads brought to grades as shown on official plans or designs relating thereto.

**GRAIN STORAGE/COMMERCIAL FEED MILL** — An operation where the principal use of the lot involves the storage and/or processing of grains and/or feedstuffs for livestock and poultry consumption.

**GREENHOUSE** — An enclosed building or buildings with a total land coverage of an acre or less that is specifically designed and utilized to grow, raise, cultivate and/or sell primarily on-site plants, shrubs, flowers, edible produce, trees or similar products as part of a public, private or commercial use. **[Added by Ord. 2012-01-58, 5/10/2012]**

**GREENHOUSE, HIGH-TUNNEL** — A nonpermanent structure, covered with plastic sheeting, erected for a growing season or less to shelter and promote the growth of high-quality fruit trees or fruit-producing bushes. **[Added by Ord. 2012-01-58, 5/10/2012]**

**GROUND COVER** — Spreading plants, including sods and grasses less than 12 inches in height at maturity which are used for erosion control.

**GROUP FACILITY** — Any one of the following group living arrangements:

- A. **COMMUNITY REHABILITATION FACILITY/HALFWAY HOUSE** — Group living quarters for persons who need specialized housing, treatment and/or counseling that provides supervised housing as an alternative to imprisonment including, but not limited to, pre-release, work-release, probationary programs or active criminal rehabilitation or provides treatment/housing for persons convicted of driving under the influence of alcohol.
- B. **EMERGENCY SHELTER FOR HOMELESS** — A structure or part thereof operated by a private corporation as a temporary or transitional shelter for persons who lack fixed, regular and adequate nighttime residences. Rules of conduct, such as curfew, may be established by the shelter operator as a condition of residency; however, residents are in no way incarcerated. Such facility shall be designed to provide shelter for homeless adults and/or children only until permanent living arrangements can be obtained.
- C. **GROUP CARE FACILITY** — An institutional care facility, licensed, registered or certified under an applicable County, Commonwealth or Federal agency in which 20 or more persons with physical or mental disabilities, including persons recovering from drug or alcohol addictions, reside while receiving therapy or counseling for their disability prior to moving into more permanent living arrangements in family dwellings or nursing, convalescent or similar health care facilities.
- D. **SHELTER FOR ABUSED PERSONS** — A temporary group residence operated by a public agency or private corporation which provides a safe and supportive environment for persons who because of actual or threatened physical domestic violence or mental abuse are forced to leave their previous residence. Such facility shall be designed to provide shelter for at-risk adults and/or children only until a safe, permanent living arrangement can be obtained.

- E. TEMPORARY SHELTER — A structure or part thereof operated on a nonprofit basis to temporarily house families or individuals who are victims of disaster, who are affected through action on the part of or on behalf of the Township other than routine redevelopment related relocation activities or who have bona fide emergency housing needs.

HAZARDOUS MATERIAL — Materials which are classified by the Environmental Protection Agency, the Pennsylvania Department of Environmental Protection or the Township as having the potential to damage health or impair safety. Hazardous materials include, but are not limited to, inorganic mineral acids or sulphur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium, arsenic and their common salts, lead, coal tar acids, such as phenols and cresols and their salts, petroleum products and radioactive material. Also included are floatable materials with the potential to cause physical damage, such as logs, storage tanks and large containers located in flood prone areas.

HAZARDOUS WASTE —

- A. Any substance classified by the Environmental Protection Agency, the DEP or the Township as having the potential to damage health or impair safety, including garbage, refuse, sludge from an industrial or other wastewater treatment plant, sludge from a water supply treatment plant or air pollution facility and other discarded material, including solid, liquid, semisolid or contained gaseous material resulting from municipal, commercial, industrial, mining or agricultural operations and from community activities or any combination of the above, which because of its quantity, concentration or physical, chemical or infectious characteristics may:
- (1) Cause or significantly contribute to an increase in mortality or an increase in morbidity in either an individual or the total population.
  - (2) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, exposed of or otherwise managed.
- B. "Hazardous waste" shall also include any added components from the Solid Waste Management Act of July 7, 1980, P.L. 380, P.L. 380, No. 97, as amended, in the definition appearing in 35 P.S. § 6018.103.

HAZARDOUS WASTE FACILITY — Any structure, group of structures, above ground or underground storage tanks or any other area of buildings used for the purpose of permanently housing or temporarily holding hazardous waste for the storage or treatment for any time span other than the normal transportation time through the Township.

HEARING — An administrative proceeding conducted by a board pursuant to Sections of the Pennsylvania Municipalities Planning Code.

HOME OCCUPATION — Any use customarily conducted entirely within a dwelling or in a building accessory thereto and carried on by the inhabitants residing therein plus not more than one nonresident employees providing that the use is clearly incidental and secondary to the use of the dwelling for residential 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 to or on the exterior of the premises other than signs as provided herein.

HORTICULTURE — The growing of fruit, vegetables, flowers, ornamental plants or trees for a profit.

HOSPITAL — A building or part thereof used for the medical, psychiatric, obstetrical or surgical care on a twenty-four-hour basis. The term "hospital" shall include facilities used for medical research and training for health care professions, general hospitals, mental hospitals, tuberculosis hospitals, children's hospitals and any such other facilities which provide in-patient care. The term "hospital" shall not include any facility in which is conducted the housing of the criminally insane or provides treatment for persons actively charged with or serving a sentence after being convicted of a felony. A hospital shall be licensed as such by the Commonwealth of Pennsylvania.

HOTEL — A building consisting of lodging rooms designed or occupied primarily as the temporary place of abode of individuals who are lodged for compensation (with or without meals) in which provisions for cooking are generally not made in individual rooms or suites.

IMPERVIOUS SURFACE — A surface that does not absorb rain, including all buildings, parking areas, driveways, roads, sidewalks, storage areas and areas of concrete and nonporous asphalt and other such areas as shall be determined to be nonporous by the Township Engineer.

INDIVIDUAL ONLOT SEWAGE SYSTEM — Any system of piping, tanks or other facilities serving a single lot and collecting and disposing of sewage in whole or in part into the soil and any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition and which is located upon the lot which it serves.

INDUSTRIAL PARK — A tract of land laid out in accordance with an overall plan for a group of industries, with separate building sites designed and arranged on streets, with utility services, setbacks, side yards, landscaped yards and covenants controlling the architecture and uses.

INN — A detached facility where between one and five rooms are rented to provide temporary lodging for a fee to registered overnight guests on a daily

basis not to exceed two weeks in which meals may be served only to those overnight guests.<sup>2</sup>

**INTERIOR DRIVE** — Any onsite vehicular movement lane(s) that are associated with a use other than a single-family dwelling.

**JUNK** — Any discarded material or article and shall include, but not be limited to, scrap metal, scrapped, abandoned or junked motor vehicles, machinery, equipment, paper, glass, containers and structures. It shall not include; however, refuse or garbage kept in a proper container for the purpose of prompt disposal.

**JUNK DEALER** — Any person, as hereinafter defined, who shall engage in the business of selling, buying, salvaging and dealing in junk and who maintains and operates a junkyard within the Township of Huntington.

**JUNKYARD** — An area of land, with or without buildings, used for the storage, outside a completely enclosed building, of used and discarded materials including, but not limited to, waste paper, rags, metal, building materials, house furnishings, glass, motors, machinery, vehicles, or parts thereof, with or without the dismantling, processing, salvage, sale or other use or disposition of the same. The deposit or storage on a lot of one or more unlicensed, wrecked, abandoned, junked or disabled vehicles or the major part thereof shall be deemed to constitute a "junkyard." (A disabled vehicle is a vehicle intended to be self-propelled that shall not be operable under its own power for any reason or a vehicle that does not have a valid current registration plate or that has a certificate of inspection which is more than 60 days beyond the expiration.) Any lot, parcel, tract, building, structure or part thereof which is used to collect, store or transfer any garbage, municipal, residential or solid waste as defined by the DEP, toxic or hazardous substances shall not be considered a junkyard.

**KENNEL OR STABLE** — Any lot on which three or more animals are kept, boarded or trained for a fee, whether in special buildings or runways or not including, but not limited to, dog and cat kennels, horse stables or riding academies.

**LAND DEVELOPMENT** — Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - (1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively or single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

<sup>2</sup>Editor's Note: The former definitions of "intensive agricultural production facility" and "intensive farming operation," respectively, which immediately followed this definition, were repealed by Ord. 2013-01-59, 8/8/2013.

- (2) The division or allocation of land or space, whether initially or cumulative, between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. A subdivision of land.
- C. Land development does not include development which involves:
- (1) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than two residential units, unless such units are intended to be a condominium or a cooperative.
  - (2) The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building.
  - (3) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purpose of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

**LANDOWNER** — The legal or beneficial owner or owners of land, including the holder of any option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee having a remaining term of not less than 40 years or other person having a proprietary interest in land shall be deemed to be a landowner for the purposes of this Chapter.

**LANDSCAPE AREA** — The non-impervious area of a lot which contains plant matter, tree and/or vegetative ground cover.

**LANDSCAPING** — Landscaping shall include, but not be limited to, grass and other live plantings such as trees, shrubs and bushes and may also include mulch and/or decorative stone.<sup>3</sup>

**LINE, BUILDING SETBACK** — The line of a structure or building existing at the effective date of this Chapter or the legally established line which determines the location of a future building or structure or portion thereof with respect to any lot line.

**LIQUID MANURE** — Manure with sufficient water added to form a mixture containing less than 15% solids. It is stored in a tank, a pit or similar container and removed by means of a pump for spreading.

<sup>3</sup>Editor's Note: The former definition of "large livestock operation," which immediately followed this definition, was repealed by Ord. 2013-01-59, 8/8/2013.

LIVESTOCK — Any living creature maintained for commercial use or profit, but not maintained as a pet.

LOT — A plot or parcel of land which is, or in the future, may be offered for sale, lease, conveyance, transfer or improvement as one unit, regardless of the method or methods in which title was acquired. It may be vacant, devoted to a certain use, occupied by a structure or occupied by a group of structures that are united by a common interest or use. The area and depth of a lot shall be measured to the legal right-of-way line of the street and all lots shall front on public or private streets. The area and depth of a lot shall be measured to the legal right-of-way line of the street and all lots shall front on public or private streets.

LOT, AREA — The area contained within the property lines for individual lots of lands, excluding any area within a street right-of-way and excluding the area of any easement.

LOT, CORNER — A parcel of land at the junction of an abutting on two or more intersecting streets.

LOT COVERAGE — A percentage of the lot area which may be covered with an impervious surface (e.g., driveways, sidewalks, buildings, parking areas, etc.).

LOT, FLAG — A lot whose frontage does not satisfy the minimum widths requirements for the respective zone but that does have sufficient lot width away from the lot's frontage.

LOT, INTERIOR — A lot other than a corner lot.

LOT LINE — A line dividing one lot from another or from a street or alley.

LOT LINE, FRONT — Front lot line shall mean the line separating such lot from any street or other public way. In the case of corner lots, the lot lines of the property adjoining the street or public way shall both be front lot lines.

LOT LINE, REAR — Rear lot line shall mean that lot line which is opposite and most distant from the front line. In the case of corner lots, the two lot lines opposite the front lot line shall be rear lot lines. The rear lot line of any irregular or triangular lot shall, for the purpose of this Chapter, be a line entirely within the lot, 10 feet long.

LOT LINE, SIDE — Any lot line that is not a front or rear lot line.

LOT, WIDTH — The distances measured between the side lot lines at the required or proposed building setback line. When there is only one side lot line, as in the case of single-family semidetached or some single-family attached dwellings, the lot width shall be measured between the side lot line and the centerline of the party wall. For interior single-family attached

dwellings, lot width shall be measured between the centerlines of party wall. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and directly opposite property line.

**LUMINAIRE** — A complete lighting unit. [Added by Ord. 2012-01-58, 5/10/2012]

**MANUFACTURED HOME OR HOUSE** — A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly, contained in one or more sections, built on a permanent chassis, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used on a permanent foundation. Each manufactured home shall bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards. In the Floodplain District, the term includes park trailers, travel trailers and other similar devices which are placed on a site for more than 180 consecutive days.

**MANURE** — The fecal and urinary defecation of livestock and poultry with additional straw, sawdust or other bedding material.

**MANURE STORAGE FACILITY** — A structure built to store manure for future use including, but not limited to, underground storage, in-ground storage, trench silos, earthen banks, stacking areas and above ground storage. Commercial waste storage facilities are those which are owned and operated for profit to provide animal waste storage services to the agricultural community.

**MAXIMUM FLOOD ELEVATION** — The water surface elevations of a flood which would completely fill the floodplain to the boundaries of the Floodplain District.

**MEAN SEA LEVEL** — The average height of the sea for all stages of the tide, using the National Geodetic Vertical Datum of 1929.

**MEDIATION** — A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating a written agreement which the parties themselves create and consider acceptable.

**MEDICAL OR DENTAL CENTER, MEDICAL OR DENTAL OFFICE, MEDICAL OR DENTAL CLINIC** — A building or part thereof used for medical, psychiatric, obstetrical, dental or surgical care. The term "medical center" shall include facilities similar to general hospitals, mental hospitals, tuberculosis hospitals, children's hospitals and any other such facility which provides care, whether or not on a twenty-four-hour basis, but does not provide services or care for overnight stays. Home offices of health care professionals shall be considered home occupations and shall not be included in this definition.

**MINING** — The extraction of minerals from the earth, from waste or stockpiles or from pits or banks which require the removal of over-burden, strata or material overlying above or between minerals or by otherwise exposing or retrieving materials found on the lands. Such activities shall include strip, drift, auger and open-pit mining, quarrying, leaching and box cutting, but shall not include activities carried out beneath the surface of the earth by means of shafts, tunnels or other subterranean mining openings.

**MINI-STORAGE FACILITIES** — A building and/or series of buildings divided into separate storage units for personal property and/or property associated with some business or other organization. These units shall be used solely for storage and no processing, manufacturing, sales, research and development testing, service and repair or other non-storage activities shall be permitted.

**MIXED USE STRUCTURE** — A building occupied by more than one use including, but not limited to, specialty retail, commercial, residential and professional office uses.

**MOBILE HOME** — A transportable, single-family dwelling intended for permanent occupancy, contained in one unit or in two units designed to be joined into one integral unit, capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation. Transport trucks or vans equipped with sleeping space for a driver or drivers and travel trailers are not considered mobile homes under this definition. Mobile homes placed in mobile home parks shall meet the requirements for mobile home parks listed in this Chapter. Mobile homes placed on individual lots shall be considered "dwellings" and be bound by the requirements there imposed.

**MOBILE HOME LOT** — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

**MOBILE HOME PARK** — A parcel or contiguous parcels of land under single ownership which has been planned and improved for the placement of mobile home for nontransient use, consisting of two or more mobile home lots.

**MOBILE HOME STAND** — That part of an individual mobile home space which has been reserved for the placement of a mobile home and appurtenance structures and connections.

**MOTEL** — A building or group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units designed primarily for transient automobile travelers and provided with accessory off-street parking facilities. The term "motel" includes buildings designed as tourist courts, motor lodges, auto courts and other similar designations, but shall not be construed to include mobile or immobile trailers or homes.

**MULTIFAMILY COMMUNITY** — A group of multifamily dwellings developed on a single parcel of land and sharing common parking, recreation and landscaping areas.

**MPC** — The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

**MUNICIPAL USE** — Any use owned or operated by the Township or an authority created by the Township.

**MUNICIPAL WASTE** — Municipal waste as defined in the Municipal Waste Planning, Recycling and Waste Reduction Act of July 28, 1988, as may be amended and supplemented.

**NATURAL FEATURE** — A component of a landscape existing or maintained as part of the natural environment and having ecologic value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress or energy costs. Such features include those which, if disturbed, may cause hazards or stress to life, property or the natural environment.

**NEW CONSTRUCTION** — Structures for which the start of construction commenced on or after the effective date of this Chapter.

**NOISE** — Any sound which annoys or disturbs humans or which causes or tends or may tend to cause an adverse psychological or physiological effect on humans.

**NONCONFORMING LOT** — A lot, the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

**NONCONFORMING SIGN** — See "nonconforming structure."

**NONCONFORMING STRUCTURE** — A structure or part of a structure manifestly not designed to comply with the applicable use provisions of this Chapter or any amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of this Chapter or amendment or prior to the application of this Chapter or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

**NONCONFORMING USE** — A use, whether of land or of a structure, which does not comply with the applicable use provision in this Chapter or any amendment theretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of this Chapter or amendment or prior to

the application of this Chapter or amendments to its location by reason of annexation.

**NONCONFORMITY** — A use, structure or lot existing on the effective date of this Chapter or existing at any subsequent amendment to this Chapter or created by variance and in conflict with the regulations of this Chapter.

**NONCONFORMITY DIMENSIONAL** — A lot or structure which is nonconforming because it is not in compliance with the extent-of-use or dimensional regulations of this Chapter.

**NONRESIDENT** — Any use other than single or multifamily dwellings. Any institutional use in which persons may reside, such as a dormitory, prison, nursing home or hospital shall also be considered a nonresidential use.

**NORMAL FARMING OPERATIONS** — The customary and generally accepted activities, practices and procedures that farmers adopt, use or engage in year after year in the production and preparation for market of crops, livestock and livestock products and in the production and harvesting of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities.

**NURSING, REST OR RETIREMENT HOME** — Facilities designed under one roof to provide housing, boarding and dining for the elderly or infirm with some level of nursing care on a twenty-four-hour basis for five or more persons. This is distinctly differentiated from "retirement community."

**OCCUPANCY** — Use of a building or lot for a specified purpose.

**OFFICE** — A place where the primary use is conducting the affairs of a business, profession, service or government, including administration, record keeping, clerical work and similar business functions. An office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods or products or the sale or delivery of any materials, goods or products which are physically located on the premises. Office supplies used in the office may be stored as an incidental use. The term "office" shall not include retail or industrial uses.

**OFFICIAL ZONING MAP** — The map adopted by this Chapter.

**OFF-LOT SEWER SERVICE** — A sanitary sewerage collection system in which sewage is carried from individual lot or dwelling units by a system of pipes to a central treatment and disposal plant which may be publicly or privately owned and operated.

**OPEN SPACE** — A parcel or parcels of land or an area of water or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas and areas set aside for public

facilities. A space unoccupied by buildings or paved surfaces and open to the sky or to living vegetation, which may be on the same lot with the building.

**OPERATOR** — Any person owning, operating, managing or conducting any establishment. Whenever used in any Section prescribing penalty, the word "operator" shall include the members, partners, officers and managers of any firm, association, partnership or corporation.

**OUTDOOR RECREATIONAL USE** — A use of open land for leisure time activities such as a beach, lake, pond or public swimming pool, tennis court, riding stable or golf course.

**OWNER** — Any person who, alone or jointly or severally with other persons, has legal title to any premises. This includes any person who has charge, care or control over any premises as agent, officer, fiduciary or employee of the owners, the committee, conservator or legal guardian of an owner who is incompetent, a minor otherwise under a disability, trustee, elected or appointed or a person required by law to act as a trustee, other than trustee under a deed of trust to secure the payment of money or an executor, administrator, receiver, fiduciary, officer appointed by any court, attorney-in-fact or other similar representative of the owner or his or her estate. This does not include a lessee, sub-lessee or other person who merely has the right to occupy or possess a premises. The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this Chapter.

**PARCEL** — For purposes of this Chapter, a parcel shall mean all contiguous land owned by the same owner or owners at the date of the proposed transfer. Land shall be considered contiguous even though separated by public or private roads and/or by land adversed from the original tract.

**PARENT TRACT** — When used in determining the permissible number of lots which may be subdivided or dwellings erected in the Agricultural-Conservation District, all contiguous land held in single and separate ownership, regardless of whether:

- A. Such land is divided into one or more lots, parcels, purparts or tracts.
- B. Such land was acquired by the landowner at different times or by different deeds, devise, partition or otherwise.
- C. Such land is bisected by public or private streets or rights-of-way which was held by the landowner or his predecessor in title at the adoption of this Chapter.

**PARK, PRIVATE** — A recreational facility owned or operated by a non-public agency and/or conducted as a private gainful business.

**PARKS, PUBLIC AND/OR NONPROFIT** — Those facilities designed and used for recreational purposes by the general public that are owned and operated by a government or governmental agency/authority or area operated on a nonprofit basis. This definition is meant to include the widest range of recreational activities, excluding adult entertainment uses and amusement arcades.

**PARKING GARAGE** — A building where vehicles may be stored for short-term, daily or overnight off-street parking.

**PARKING LOT** — An open lot where passenger vehicles may be stored for short-term, daily or overnight off-street parking.

**PARKING SPACE** — An off-street space available for the parking of a motor vehicle and which in this Chapter is held to be an area 10 feet wide and 20 feet long, exclusive of passageways and driveways appurtenant thereto and giving access thereto.

**PennDOT** — The Pennsylvania Department of Transportation.

**PENNSYLVANIA MUNICIPALITIES PLANNING CODE** — Act 170 of 1988, as amended.

**PERMIT, ZONING** — A certificate issued by a designated Township official stating that the purpose for which a building or land is to be used is in conformity with all requirements of this Chapter for the zoning district in which the use is situated.

**PERMITTED USE** — A use of a lot, parcel, tract, building, structure, sign or part thereof which is permitted as of right in a particular zoning district.

**PERSON** — An individual, corporation, partnership, association, estate, trust or other legally recognized entity and the officers of such corporation or the members of such partnership or association.

**PERSONAL SERVICE ESTABLISHMENT** — Commercial establishments providing services, which do not involve retail sales or professional advisory services. The term "personal service establishments" shall include those oriented to serving personal needs, such as barber and beauty shops, shoe repair shops, household appliance repair shops, dry cleaning and laundry pickups, shoe shine parlors and other similar establishments.

**PLAN** — A drawing submitted as part of the required application for a zoning permit prepared and sealed by a registered professional engineer, architect, landscape architect or surveyor unless the "plan" is for another purpose.

**PLANNING COMMISSION** — The Planning Commission of the Township of Huntington.

**PLANNED RESIDENTIAL DEVELOPMENT** — An area of land, controlled by one owner, to be developed as a single entity for a number of dwelling units which may include limited nonresidential uses accessory thereto, the development plan for which may not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established under the provisions of this Chapter.

**PLANNED SHOPPING CENTER** — A group of retail stores and/or personal service establishments planned and designed to function as a unit and having off-street parking and a landscaping plan as an integral part of the unit.

**PLANTING** — The covering of open space with vegetative matter such as grass, trees, shrubs and bushes.

**POULTRY** — Domestic fowl including, but not limited to, chickens, turkeys, ducks and geese.

**PREMISES** — The property upon which the activity is conducted as determined by physical facts rather than property lines. It is the land occupied by the building or other physical uses that are necessary or customarily incident to the activity, including such open spaces as are arranged and designed to be used in connection with such buildings or uses. The following are not considered to be part of the premises on which the activity is conducted and any signs located on such land are to be considered off-premises advertising:

- A. Any land which is not used as an integral part of the principal activity, including land which is separated from the activity by a roadway, highway or other obstruction and not used by the activity and extensive undeveloped highway frontage contiguous to the land actually used by a commercial facility, even though it might be under the same ownership.
- B. Any land which is used for, or devoted to, a separate purpose unrelated to the advertised activity.
- C. Any land which is in closer proximity to the highway than to the principal activity and developed or used only in the area of the sign site or between the sign site and the principal activity and whose purpose is for advertising purposes only. In no event shall a sign site be considered a part of the premises on which the advertised activity is conducted if the site is located on a narrow strip of land which is non-buildable land or is a common or private roadway or is held by easement or other lesser interest than the premises where the activity is located.

**PRINCIPAL USE** — The main or primary use of property or structures, measured in terms of net floor area.

PRIVATE SCHOOL — A nonprofit educational institution offering a curriculum approved by the Department of Education and which is not administered by the Bermudian School District.

PRIVATE SOLAR ENERGY SYSTEM — Any solar collector or other solar energy device, or any structural design feature, mounted on a building or on the ground, and whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, for water heating or for electricity, and which shall be for use on the same property. **[Added by Ord. 2012-01-58, 5/10/2012]**

PROFESSIONAL OCCUPATION — An occupation for gain or support conducted by a member of the medical, dental, architectural, engineering, surveying, veterinary or legal professions.

PUBLIC — Owned, operated or controlled by a government agency, (Federal, State or local), including a corporation created by law for the performance of certain specialized governmental functions.

PUBLIC ENTERTAINMENT FACILITY — Any place, either a single building or a complex of buildings, where people congregate in large numbers, such as professional sports stadiums and arenas, exhibition complexes, assembly halls, convention centers, auditoriums, movie theaters and live performance venues.

PUBLIC HEARING — A formal meeting held pursuant to public notice by the Board of Supervisors or planning agency, intended to inform and obtain public comment, prior to taking action on zoning or ordinance related matters.

PUBLIC PLACE — Any public street, highway, road, alley, park, playground, vacant lot, public building or ground, railway station, bus terminal or similar place.

PUBLIC ROAD — A public right-of-way, including a street, road, lane, alley, court or public space which has been dedicated or deeded to the public or public use and which affords principal means of access to abutting property.

PUBLIC, SEMI — Owned, operated or controlled by a private nonprofit organization of a public service nature and duly recognized as such by the Commonwealth of Pennsylvania.

PUBLIC SEWER — A public or private utility system designed to collect, transport and treat sewage from multiple users. Such systems shall comply with the regulations of the DEP, the Public Utility Commission or the Township, as applicable.

PUBLIC SPACE — A plot or area of land outside the building dedicated or devoted to public use by legal mapping or any other lawful procedure.

**PUBLIC USES** — Includes public and semi-public uses of welfare and educational nature, such as schools, parks, fire stations, municipal buildings and municipal garages and etc.

**PUBLIC UTILITY** — A use or extension thereof which is operated, owned or maintained by a public utility corporation, municipality or municipal authority or which is privately owned and approved by the Pennsylvania Public Utility Commission for the purpose of providing public sewage disposal and/or treatment, public water supply, storage and/or treatment or for the purpose of providing the transmission of energy, telephone and other communication service, excluding the facilities of any public utility to the extent such facilities are subject to the jurisdiction, power and authority of the Pennsylvania Public Utility Commission under the Public Utility Code, 66 Pa. C.S. § 101 et seq. It is the intent of the Township to regulate public utility facilities only to the extent permitted by the Municipalities Planning Code, the Public Utility Code and applicable case laws interpreting these statutes.

**PUBLIC WATER** — A public or private utility system designed to transmit potable water from a common source to multiple users. Such systems shall be in compliance with the regulations of the DEP, the Public Utility Commission or the Township, as applicable.

**QUARRY** — Land used for the purpose of extracting stone, sand, clay, gravel, top soil or other mineral for sale and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.

**QUARRYING** — The extraction of minerals by surface mining.

**RADIOACTIVE MATERIAL** — Any natural or artificially produced substance which emits radiation spontaneously.

**RECREATIONAL OR ENTERTAINMENT FACILITY** — A building or open air facility housing an activity open to the public for the purpose of public recreation or entertainment including, but not limited to, bowling alleys, theaters, drive-in motion picture facilities, swimming pools, health or exercise clubs, museums, shooting ranges, paintball, etc. Recreation or entertainment facilities shall not include adult-related uses, amusement arcades or golf courses as defined herein.

**RECREATION, PRIVATE OR COMMERCIAL** — Leisure time activities that are only open to members, guests or some specific groups or that are principally operated for commercial purposes.

**RECREATION VEHICLE** — Any portable or mobile vehicle used or designed to be used for travel, recreation and/or living purposes and with its wheels, rollers or skids in place. A recreation vehicle shall include trailer, house trailer, camper, sleigh, golf cart, boat, boat trailer, airplane or other similar

vehicle providing partial and usually temporary living and sleeping quarters and which may or may not include kitchen and bathroom conveniences.

**RECYCLING CENTER** — Any facility which is involved in the recycling of paper, glass and metal products, including the collection and storage of such materials onsite following recycling.

**REFUSE** — All waste substances, including garbage as well as combustible and noncombustible wastes.

**RESIDENTIAL CLUSTER** — A residential development designed in accordance with cluster development design techniques.

**RESTAURANT** — Any establishment at which food or drink is sold for consumption on the premises. The term "restaurant" shall not include any snack or community playground, play field, park or swimming pool operated by a governmental agency or municipal agency for the convenience of the patrons of those facilities. A restaurant serves prepared food primarily on nondisposable tableware, but can provide for incidental carry-out service so long as the area used for carry-out service does not exceed 5% of the total patron seating area nor 80 square feet (whichever is less). Caterers shall be included in this definition.

**RESTAURANT, DRIVE-THRU OR FAST FOOD** — An establishment that serves prepared food generally packaged in paper wrappers and/or disposable plates and containers. Such food can be consumed either on or off of the site.

**RETAIL STORE/SALES** — A single business enterprise or grouping thereof, with less than 50,000 square feet under roof, which primarily engages in the display and retail sales of consumer goods such as wearing apparel, antiques, books, beverages, confections, drugs, dry goods, flowers, food stuffs, gifts, garden supplies, hardware supplies, household goods, jewelry, paint, periodicals, etc. This term shall not include adult-related facilities as defined herein.

**RETIREMENT COMMUNITY** — A planned community for senior citizens which will provide care, supervision, living accommodations and recreation. The entire community shall be retained in single ownership. The community may include, for exclusive use of residents and their guests, related accessory facilities such as administrative offices, complete health care facilities, dining facilities, social rooms, craft and hobby shops, gift shops and overnight guest rooms.

**REVERSE FRONTAGE LOT** — A lot extending between and having frontage on an arterial or collector street and a local street with vehicular access solely from the latter.

**RIGHT-OF-WAY** — Land set aside or designated for public or private streets, roadways, sidewalks, curbs and the installation of public utilities. A

right-of-way is also a corridor of publicly owned or leased land for purposes of maintaining primary vehicular and pedestrian access to abutting properties including, but not limited to, roads, streets, highways and sidewalks.

**RIGHT-OF-WAY LINE, EXISTING** — The line separating a lot from the area designated for a street or utility purpose.

**RIDING ACADEMY** — Any establishment where horses are kept for riding, driving or stabling for compensation or incidental to the operation of any club, association, ranch or similar establishment.

**ROAD** — Any road, street, avenue, boulevard, highway, freeway, parkway, lane, alley, viaduct and any other way used or intended to be used by vehicular traffic, whether public or private. This definition shall include all roads, whether privately maintained, whether actually maintained by Huntington Township or the State of Pennsylvania as part of its road system or whether shown on a subdivision and land development plan to be offered or dedicated to Huntington Township in the future as part of its road system.

**SANITARY LANDFILL** — A lot or land or part thereof used primarily for the disposal of garbage, refuse and other discarded materials including, but not limited to, solid and liquid waste materials resulting from industrial, commercial, agricultural and residential activities.

**SATELLITE DISH ANTENNA** — A device incorporating a reflective surface which is solid, open mesh or bar-configured and is in the shape of a shallow dish, cone, horn or cornucopia and including its pedestal and other attachments. Such device shall be used to transmit and/or receive radio or other electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to as satellite earth stations, television receivers only or TVROs and satellite microwave antennas.

**SCHOOL** — Any place, person, partnership or corporation offering instruction in any branch of knowledge meeting the requirements of the Commonwealth under the supervision of and approved by the Commonwealth of Pennsylvania or a lawfully constituted ecclesiastical governing body, person, partnership or corporation meeting the requirements of the Commonwealth of Pennsylvania.

- A. **COMMERCIAL SCHOOL** — A school that may offer a wide range of educational or instructional activities (excluding vocational/mechanical trade schools as defined below) that may or may not be operated as a gainful business by some person or organization other than the Bermudian School District.
- B. **PRIVATE SCHOOL** — An educational facility not operated by a public agency. The range of curriculums can include all levels of academic instruction, business and technical programs and artistic, dance, baton twirling and musical training. Private educational institutions are principal uses that are neither home occupations nor day care

operations. These uses shall not include vocational and/or mechanical trade schools as defined herein.

- C. NURSERY SCHOOL — See "day care."
- D. PUBLIC SCHOOL — A school licensed by the Department of Education for the purpose of providing elementary, secondary and adult education and operated by the Bermudian School District.
- E. VOCATIONAL/MECHANICAL TRADE SCHOOL — A school that may or may not be operated as a gainful business that principally offers training in any of the following occupations:
  - (1) Truck driving.
  - (2) Engine repairs.
  - (3) Building construction and general contracting.
  - (4) Woodworking.
  - (5) Masonry.
  - (6) Plumbing.
  - (7) Electrical contracting.
  - (8) Other similar trades, as determined by the Zoning Hearing Board.

SCREEN PLANTING — A vegetative material of sufficient height and density to conceal from the view of the property owners in adjoining districts the structures and uses on the premise on which the screen planting is located.

SERVICES, ESSENTIAL — Uses, not enclosed within a building, necessary for the preservation of the public health and safety including, but not limited to, the erection, construction, alteration or maintenance of, by public utilities or governmental agencies, underground or overhead transmission systems, poles, wires, pipes, cables, fire alarm boxes, hydrants or other similar equipment.

SERVICE STATION — Any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designated to be used for polishing, greasing, washing, spraying, dry cleaning or otherwise cleaning or servicing such motor vehicles.

SETBACK LINE — The line within a property defining the required minimum distance between any building to be erected and the adjacent right-of-way. Such line shall be measured at right angles from the front street right-of-way line which abuts the property upon which said building is located and shall be parallel to said right-of-way line.

SEWAGE ENFORCEMENT OFFICER (SEO) — The Sewage Enforcement Officer of the Township.

SHOPPING CENTER — A group of retail stores, offices and/or service businesses planned and designed for the site on which they are built, functioning as a unit, with off-street parking provided on the property as an integral part of the unit.

SIGN — Any structure, building, wall or other outdoor surface or any device or part thereof which displays or includes any letter, work, model, banner, flag, pennant, insignia, device or other representations used for visual communication, announcement, identification, direction or advertisement of use of land. The word "sign" includes the word "billboard" but does not include the United States flag pennant or insignia of any nation, state, city or other political unit, nor public traffic or directional signs. This definition does not include products displayed in the window displays of commercial establishments. It does, however, include any single or multi-faced sign affixed to the windows or glass doors or otherwise internally mounted such that it can be seen and understood from vehicular ways and/or parking areas, except any sign mounted within a building which obviously is primarily intended to be seen from within the building.

SIGN, ADVERTISING — A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the property on which the sign is located. An advertising sign shall include a commercial billboard.

SIGN, AREA OF — The face of a sign, including all lettering, wording, designs and symbols, together with background, whether open or enclosed on which they are displayed, including the frame, but not including any supporting framework or bracing. Where a sign consists of individual letters, numbers, characters or symbols attached to a building wall, window or door, the area of the signs shall be considered that of the smallest rectangle or other regular geometric shape which encompasses all elements of the sign such as letters, figures, symbols, designs or other display. When a double-faced sign is erected in such a manner that both sides are not visible from the same vantage point, then only one face shall be used to compute the sign area. When a single sign structure has more than one face with the same message and not two faces are more than three feet apart at any point, the areas shall be computed by determining the greatest total area of all sign faces visible from any single vantage point. In the case of a cylindrical sign, 1/2 of the total surface area shall be used to compute the area.

SIGN, BILLBOARD — See "sign, panel type."

SIGN, BUILDING FACADE — A sign located anywhere upon the entire vertical surface of a building facing the public way or most nearly parallel to the public way, including doors, parapets and windows (no roof area included).

**SIGN, BUSINESS IDENTIFICATION** — A sign which directs attention to a business, profession, industry or similar activity conducted upon the property on which the sign is located, not to include home occupation signs.

**SIGN, CHANGEABLE COPY** — A sign on which message copy can be changed through use of attachable letters, numerals or graphics or by switching of lamps. A changeable copy sign shall not be considered to be an animated sign unless switching lamps are utilized.

**SIGN, FREE STANDING** — A permanent sign erected on a foundation or supported by a structure or pole specifically designed to support the sign and which is not attached to a building.

**SIGN, GOVERNMENT** — A sign erected or placed by a governmental agency in furtherance of the public health, welfare, safety and moral, providing public information or fulfilling official notice requirements and not for advertising purposes.

**SIGN HEIGHT** — The height of a sign shall be measured from the ground level at the time of the adoption of this Chapter to the highest point of the sign or sign structure unless otherwise defined. No sign shall ever be higher than the height limitation of the district in which it is located. Any sign attached to a wall may not extend above the wall.

**SIGN IDENTIFICATION** — A sign used to display and identify only the name of the individual, facility, organization, agency, institution or development occupying the property upon which it is displayed, not to include a business identification sign.

**SIGN, INCIDENTAL** — An informational sign less than two feet square in size, which carries a message such as "enter," "telephone," "rest rooms," "no parking," "warning" or similar information.

**SIGN, INFLATABLE** — A sign that is either expanded to its full dimensions or supported by gases contained within the sign, or sign parts, at a pressure greater than atmospheric pressure.

**SIGN, NONCONFORMING** — A sign lawfully existing at the effective date of this Chapter which does not completely conform to the sign regulations applicable in the zoning district in which it is located.

**SIGN, OBSOLETE** — A sign which was, but has become no longer useful for its original purpose.

**SIGN, PANEL TYPE (BILLBOARD)** — A sign which directs attention to products, services or businesses conducted, sold or offered only elsewhere than upon the premises where the sign is displayed.

SIGN, PERMANENT — Any sign or sign structure which is permanently affixed or installed and is intended for long-term use.

SIGN, POLITICAL — A sign which indicates the name, cause or affiliation of a person seeking public office or on which reference is made to an issue for which a public election or referendum is scheduled to be held.

SIGN, PUBLIC RIGHT-OF-WAY — That land area over which the Township or State have rights either through ownership or easement, to use the public street and utility purposes.

SIGN, REAL ESTATE — Any temporary sign having not more than two sides which, in whole or in part, announces the sale or lease of property, excluding subdivision identification signs.

SIGN, SUBDIVISION — Any sign announcing the development of a new subdivision of land and the sale or lease of the lots contained therein.

SIGN, TEMPORARY — A sign, banner or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations and also moveable or portable signs on wheels or designed in such a manner as to be easily moved from one location to another.

SIGN, VEHICLE — A sign affixed or painted on a vehicle, trailer or similar device.

SIGN, WALL — A sign attached to or erected against the wall of a building, with the exposed face of the sign in a plane parallel to said wall.

SINGLE AND SEPARATE OWNERSHIP — The ownership of a lot by one or more persons which ownership is separate and distinct from that of any abutting or adjoining lot.

SOIL SURVEY — The latest published version of the United States Department of Agriculture's soil survey for Adams County, Pennsylvania.

SOLAR ENERGY — Radiant energy (direct, diffuse, and reflected) received from the sun. **[Added by Ord. 2012-01-58, 5/10/2012]**

SOLID WASTE DISPOSAL AND PROCESSING FACILITIES — Any sanitary landfill, mass burn facility or processing facility which accepts, disposes and/or processes garbage, refuse and other discarded materials including, but not limited to, solid and liquid waste materials resulting from municipal, industrial, commercial, agricultural and residential activities. Such wastes shall not include biological excrement nor hazardous waste materials as defined in the Code of Federal Regulations, Title 40, Chapter 1, Part 2651, dated July 1, 1984, or as amended.

**SOLID WASTE TRANSFER AREA OR FACILITY** — A place where solid waste is disposed, brought, sorted, stored for less than four days and transferred from one vehicle to another vehicle or to a rail car for the purpose of transport to a permanent solid waste disposal area or facility.

**SPECIAL EXCEPTION** — The granting of a right to use a tract of land for any of the purposes set forth as permitted in a certain district by special exception to terms, procedures and conditions prescribed for that use by this Chapter. Special exception shall be administered by the Zoning Hearing Board.

**SPORTSMEN'S CLUB** — A nonprofit private facility for member use only which may include hunting, target practice, shooting competitions or related activity and which shall not include vending stands, merchandising or a commercial activity except in connection with fund raising for the association. A sportsmen's club shall not be operated in connection with a tavern, restaurant or other public place.

**STREET** — A strip of land, including the entire right-of-way, publicly or privately owned, serving primarily as a means of vehicular and pedestrian travel and furnishing access to abutting properties, which may also be used to provide space for sewers, public utilities, stormwater management facilities, shade trees and sidewalks.

- A. **STREET, PRIVATE** — A thoroughfare, including a street, road, lane, alley, court or space which has not been offered for dedication or whose dedication was not accepted by the Township. Private streets shall not be permitted unless they meet the standards of Huntington Township.
- B. **STREET, PUBLIC** — A public thoroughfare, including a street, road, lane, alley, court or public space which has been dedicated or deeded to the public or public use and which affords principal means of access to abutting property.

**STREET CENTERLINE** — The horizontal line paralleling the street that bisects the street right-of-way into two equal widths. In those instances where the street right-of-way cannot be determined, the street centerline shall correspond to the center of the cartway.

**STREET, PRIVATE** — A thoroughfare, including a street, road, land, alley, court or space which has not been offered for dedication or whose dedication was not accepted by the Township. Private streets shall not be permitted unless they meet the standards of Huntington Township ordinances.

**STREET, PUBLIC** — A public thoroughfare, including a street, road, lane, alley, court or public space which has been dedicated or deeded to the public for public use and which affords principal means of access to abutting properties.

**STREET RIGHT-OF-WAY LINE** — The line dividing a lot from the full street right-of-way, not just the cartway.

**STRUCTURE** — Any manmade object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. Structures shall not include such things as sandboxes, swingsets, birdhouses, birdfeeders, mail boxes and any other similar nonpermanent improvements. See also "accessory structure" and "building, principal."

**SUBDIVISION** — The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership of building or lot development.

**SUBSTANTIAL DAMAGE** — Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% or more of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT** — Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
- B. Any alteration of a "historic structure;" provided, that the alteration will not preclude the structure's continued designation as a "historic structure."

**SUPERMARKET** — A retail market selling foods and household merchandise which contains 10,000 square feet or more of floor area. If the building within which the supermarket is located contains other uses including, but not limited to, a branch bank, a discount retail merchandise store or other facilities, additional regulations for those uses will also be applicable.

**SUPERVISORS** — The Board of Supervisors of the Township of Huntington, Adams County, Pennsylvania.

**SWIMMING POOL, PRIVATE** — Any reasonable permanent pool of open tank, not located within a completely closed building and containing or normally capable of containing water to a depth at any point greater than

1 1/2 feet. Farm ponds and/or lakes are not included; provided, that swimming was not the primary purpose for their construction.

**SWIMMING POOL, PUBLIC** — A public bathing place shall mean any open or enclosed place, open to the public for amateur and professional swimming or recreative bathing, whether or not a fee is charged for admission or for the use thereof.

**TAVERN** — An establishment which serves primarily alcoholic beverages for mostly on-premises consumption and which is licensed by the Pennsylvania Liquor Control Board. Taverns may also serve food, but no live entertainment shall be permitted.

**TOWNHOUSE COMMUNITY** — A group of townhouses developed on a single parcel of land and sharing common parking, recreation and landscaping areas.

**TOWNSHIP** — Huntington Township, Adams County, Pennsylvania.

**TOWNSHIP ENGINEER** — A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for Huntington Township.

**TOWNSHIP PLANNING COMMISSION** — The Planning Commission of Huntington Township, Adams County, Pennsylvania.

**TRACT** — All land which was owned by the same owner or owners and was defined under a single deed on the date of this Chapter.

**TRAILER CAMP** — A tract of land where two or more travel trailers, motor homes or campers are parked or which is used or held out for the purpose of supplying to the public a parking space for two or more travel trailers, motor homes or campers.

**TRAVEL TRAILER** — A portable structure, primarily designed to provide temporary living quarters for recreation, camping or travel purposes. In addition to the above, any of the following attributes are usually characteristic of a "travel trailer:"

- A. The unit is of such size or weight as not to require a special highway movement permit from the DEP when self-propelled or when hauled by a standard motor vehicle on a highway.
- B. The unit is mounted or designed to be mounted on wheels.
- C. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck.
- D. The unit contains or was designed to contain temporary storage of water and sewage.

- E. The unit contains some identification by the manufacturer as a travel trailer.

**TWO-FAMILY CONVERSIONS** — The conversion of an existing single-family detached dwelling to contain two separate dwelling units.

**USE** — The purpose for which land, structure, sign or a building is arranged, designed or intended or which either land, structure, sign or a building is or may be used, occupied or maintained.

- A. **ACCESSORY USE** — A use customarily incidental and subordinate to the principal use of a building or structure or principal use of the land and located on the same lot as the principal use.
- B. **PRINCIPAL USE** — The main or primary purpose for which land, a structure, building and/or sign or use thereof is designed, arranged or intended or for which they may be occupied or maintained under this Chapter. There may be only one principal use on a property.  
**[Amended by Ord. 2012-01-58, 5/10/2012]**

**UTILITY** — Equipment or facilities utilized for producing, generating, transmitting, distributing or furnishing natural or artificial gas, electricity or steam for the production of light, heat or power to or for the public for compensation, diverting, developing, pumping, ponding and distributing or furnishing water to or for the public for compensation, transporting passengers or property as a common carrier, equipment or facilities for use as a canal, turnpike, tunnel, bridge, wharf and the like, for the public for compensation, transporting or conveying natural or artificial gas, crude oil, gasoline or petroleum products, materials for refrigeration of oxygen or nitrogen or other fluid substances by pipeline or conduit for the public for compensation, conveying or transmitting messages or communications by telephone or telegraph or domestic public land mobile radio service including, but not limited to, point-to-point microwave radio service for the public for compensation and sewage, collection treatment or disposal for the public for compensation, excluding the facilities of any public utility to the extent such facilities are subject to the jurisdiction, power and authority of the Pennsylvania Public Utility Commission under the Public Utility Code, 66 Pa.C.S. § 101 et seq. It is the intent of the Township to regulate public utility facilities only to the extent permitted by the Municipalities Planning Code, the Public Utility Code and applicable case law interpreting these statutes.

**VARIANCE** — A modification of the regulations of this Chapter granted by the Zoning Hearing Board on grounds of practical difficulties or unnecessary hardship, not self-imposed, pursuant to appropriate provisions of this Chapter and the Pennsylvania Municipalities Planning Code (Act 247).

**VEHICLE** — Every device in, upon or by which any person or property is or may be transported or drawn upon a highway, except devices used exclusively upon rails or tracks.

VETERINARIAN'S OFFICE OR FACILITIES — A building used primarily for the treatment, by a veterinarian, of small domestic animals such as dogs, cats, rabbits and birds or fowl. No outdoor boarding of animals is permitted.

WATER FACILITY — Any water works, water supply works, water distribution system or part thereof designed, intended or constructed to provide or distribute potable water.

WATER DISTRIBUTION FACILITY, OFF-LOT — Any approved system in which potable water is supplied from a central water source to a dwelling or other building located off the lot on which such dwelling or building is located.

WETLANDS — All areas meeting the criteria for wetlands as specified by the United States Army Corps of Engineers, 1987 manual and/or the current regulations of DEP and/or the Adams County Natural Heritage Inventory and/or the Township, whichever is the most stringent. Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support and, that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions including, but not limited to, swamps, marshes, bogs and similar communities.

YARD — A space which is open to the sky and unoccupied by any building, structure or merchandise for display or sale and which is located on the same lot with a building or structure.

YARD, FRONT — An open unoccupied space on the same lot with a main building, extending the full width of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the street right-of-way line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.

YARD, REAR — An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot and the rear line of the building. A building shall not extend into the required rear yard.

YARD, SIDE — An open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line. A building shall not extend into the required side yards.

ZONING — The designation of specified districts within the Township, reserving them for certain uses together with limitations on lot size, heights of structures and other stipulated requirements.

ZONING HEARING BOARD — The Zoning Hearing Board of the Township of Huntington.

ZONING DISTRICTS — The land use districts established by the Zoning Ordinance of Huntington Township.

ZONING MAP — The official zoning map of Huntington Township.

ZONING OFFICER — The duly appointed municipal official designated by the Township Supervisors as the administering and enforcing officer for this Chapter.

ZONING ORDINANCE — Huntington Township Zoning Ordinance [this Chapter], as amended. The term "ordinance" shall refer to the Huntington Zoning Ordinance [this Chapter] unless otherwise specified.

ZONING PERMIT — A permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this Chapter for the zone in which it is located or is to be located.

**PART 4**  
**DESIGNATION OF DISTRICTS**

**§ 27-401. Classification of Districts. [Ord. 35, 11/11/1999, § 401]**

For purposes of this Chapter, Huntington Township is hereby divided into the following districts and shall be designated as follows:

- A. AC — Agricultural-Conservation District.
- B. RA — Residential-Agricultural District.
- C. RS — Residential-Suburban District.
- D. CI — Commercial-Industrial District.
- E. FP — Floodplain Overlay District.

**§ 27-402. Zoning Map. [Ord. 35, 11/11/1999, § 402]**

1. The boundaries of the zoning districts shall be as shown on the official zoning map which is on file in the office of the Township. Said official zoning map and all notations, references and data shown thereon are hereby incorporated by reference into this Chapter and shall be as much a part of this Chapter as if all were fully described herein. The Floodplain District shall be an overlay district and shall be considered a part of the said official zoning map.
2. The official zoning map shall be so labeled and identified by the signature of the Chairman of the Board of Supervisors and attested by the Secretary of the Township and bear the seal of the Township.
3. Should any challenge be made to the procedural validity of the process used by the Township to enact the official zoning map which is incorporated into this Chapter and should such procedure be determined to be invalid by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, Sections, sentences, clauses or Parts of the text of this Chapter, it being the intent of the Board of Supervisors that the remainder of the text of this Chapter shall be and shall remain in full force and effect.

**§ 27-403. Interpretation of District Boundaries. [Ord. 35, 11/11/1999, § 403]**

Where uncertainty exists as to the boundaries of the districts as shown on the zoning map, the following rules shall apply:

- A. Boundaries which appear to follow the centerline of streets, highways or alleys or extensions thereof or parallel or perpendicular to such centerlines, shall be construed as such.
- B. Boundaries which appear to follow lot lines or extensions thereof or parallel or perpendicular to such lot lines shall be construed as such.
- C. Boundaries indicated as approximately following municipality boundary lines or limits shall be construed as following such boundary lines or limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as approximately following the centerlines of streams, rivers or other bodies of water shall be construed to follow such centerlines.
- F. Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (E) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
- G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in circumstances not covered by subsection (A) through (F) above, the Zoning Hearing Board shall interpret the district boundaries.
- H. In subdivided land where a district boundary line divides a lot held in single and separate ownership, the regulations of district may extend over either portion of the lot, at the applicant's discretion, a distance of not more than 50 feet beyond the district boundary line providing such extensions does not extend the district boundary along a street or road.

**§ 27-404. Amendments to the Official Zoning Map. [Ord. 35, 11/11/1999, § 404]**

If, in accordance with the provision of this Chapter, changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be made on the official zoning map promptly by the Zoning Officer or some other competent person designated by the Board of Supervisors. This change will be accompanied by an entry on the official zoning map stating the date of the amendment.

**§ 27-405. Use Permitted. [Ord. 35, 11/11/1999, § 405]**

The uses permitted in the districts established by this Chapter and the permitted extent of these uses are as shown in Parts 5 through 9. The uses shown as

permitted in each zone are the only uses permitted in that zone. Unless otherwise noted, the use or dimensional standards are the requirements for each use.

**§ 27-406. Uses With Nuisance Effect. [Ord. 35, 11/11/1999, § 406]**

1. In no case is a use permitted which by reason of noise, dust, odor, appearance or other objectionable factor creates a hazard or other substantial adverse effect upon the reasonable enjoyment of the surrounding property.
2. All normal farm practices shall be excluded from this provision, in that they shall not be deemed uses with a nuisance effect.

**§ 27-407. Dimensional Requirement Conflict. [Ord. 35, 11/11/1999, § 407]**

Where a conflict exists between the dimensional requirements as set forth for the zoning district and the dimensional requirements of a particular use, the criteria as stated in the use regulations shall take precedence.

**PART 5****AGRICULTURAL-CONSERVATION DISTRICT (AC)****§ 27-501. Purpose of the Agricultural Conservation District. [Ord. 35, 11/11/1999, § 500]**

1. This district is composed of those areas in the Township whose predominate land use is devoted to agricultural activities.
2. The AC District is established to protect and stabilize agriculture as an on-going and economic activity by permitting only those land uses and activities which are either agricultural in nature or act in direct support thereof and the regulations for this zone are designed to minimize conflicting land uses detrimental to agricultural enterprises and to maintain agricultural parcels or farms in sizes which will permit efficient agricultural operations.
3. The AC District is established to provide for the preservation of productive farmland, the Township's most important natural resource.

**§ 27-502. Statement of Legislative Intent. [Ord. 35, 11/11/1999, § 501]**

In the interest of public health, safety and welfare, the Agricultural-Conservation District is further designed and intended to accomplish the following:

- A. Protect and stabilize agriculture in areas of productive soils as an ongoing, viable, major component of the economy of the Township.
- B. Permit only those land uses and activities which are agricultural in nature or incidental thereto.
- C. Encourage the preservation of the most productive farmland within the Township as a valuable resource which is lost and not reclaimable once it is developed for any purpose other than agriculture by limiting uses within the Agricultural-Conservation District, ensuring that farms remain of sufficient size to be profitable for farming by limiting the number of lots which may be created and imposing a minimum lot size on farms to be created which is sufficient to ensure viability.
- D. Prevent adverse effects resulting from the encroachment and mixing of residential and other incompatible development, with agricultural uses. For the farmer, such mixing would cause increased traffic on the roads used to move farm machinery and livestock, additional litter, which is a nuisance to crop farming and a danger to livestock, damage and loss of crops and livestock from theft, mischief or trespass and complaints about odors, noise, dust, barbed wire or electric fencing, night operations and other items which are normal often uncontrollable aspect of farming. For the residential or commercial occupant, farm operations can cause a nuisance and health and

safety hazards as well as the possible contamination of well water by agricultural chemicals, fertilizers and animal waste.

- E. Assure the ready availability of agricultural products to the residents of the Township and region.
- F. Direct development which is incompatible with agriculture into other areas of the Township to foster conditions favorable to the continuation of agriculture.
- G. Provide maximum protection to existing and future agricultural enterprises as a natural and national economic resource.
- H. To implement the requirement of § 604(3) of the Municipalities Planning Code that zoning ordinances shall be designed to preserve prime agricultural land.

**§ 27-503. Permitted Uses. [Ord. 35, 11/11/1999, § 502; as amended by Ord. 2012-01-58, 5/10/2012; and by Ord. 2013-01-59, 8/8/2013]**

Land and buildings in the AC District shall be used only for the following purposes:

- A. Accessory building.
- B. Agriculture.
- C. Building and similar structures related to agricultural uses.
- D. Communication antennae.
- E. Drive-in produce stands.
- F. Feed and grain mills.
- G. Forest uses.
- H. Grange halls, etc.
- I. Greenhouses.
- J. High-tunnel greenhouses.
- K. Home occupations.
- L. Horticultural uses.
- M. House of worship.
- N. Private solar energy systems.
- O. Private swimming pool.

- P. Sales and service of agricultural equipment and vehicles.
- Q. Single-family dwelling.
- R. Use and storage of black powder, low and high explosives.
- S. Veterinary office or animal hospital.
- T. Warehousing, storage of agricultural equipment and vehicles.

**§ 27-504. Conditional Uses. [Ord. 35, 11/11/1999, § 503; as amended by Ord. 2007-01-46, 3/8/2007; and by Ord. 2012-01-58, 5/10/2012; and by Ord. 2013-01-59, 8/8/2013]**

The following uses are permitted as "conditional uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

- A. Bed-and-breakfast operations.
- B. Boarding houses.
- C. Boarding or commercial kennel or stable.
- D. Butcher shops.
- E. Commercial greenhouses.
- F. Commercial solar energy systems.
- G. Communication towers.
- H. Concentrated animal feeding operations.
- I. Concentrated animal operations.
- J. Echo housing.
- K. Equestrian center.
- L. Farm market.
- M. Farm processing establishment.
- N. Fruit processing operations.
- O. Migrant housing.
- P. Outdoor recreation use.
- Q. Public building and municipal services.

- R. Public museums.
- S. Public utility building.
- T. Saw mills.
- U. Water and wastewater treatment facility.

**§ 27-505. Dimensional Requirements. [Ord. 35, 11/11/1999, § 504; as amended by Ord. 2007-01-46, 3/8/2007]**

1. Lot Area.

A. The minimum lot area required for permitted uses and conditional uses in the AC District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of onsite water supply and sewage disposal facilities, including replacement system location. The minimum lot area for all non-farm, single-family detached dwellings shall be 1 1/2 acres. The maximum lot area for all uses shall be four acres.

B. Subdivision and Land Development Limitations. It is the intent of the Supervisors to preserve and protect agriculture and to preserve prime agricultural soils through limitations on subdivision and land development.

(1) Number of lots, dwellings or other principal non-agricultural buildings permitted. For each parent tract there shall be permitted the subdivision of a lot or number of lots (which shall specifically include, but not be limited to, a subdivision to change lot lines or the erection of one accessory farm or non-farm single-family dwelling or other principal non-agricultural building on the parent tract, but not both, with the portion of the existing or newly created lot used for residential purposes limited to the maximum lot size set forth above. A tabular example of this limitation on the creation of lots or the erection of dwellings is as follows:

| <b>Parent Tract (Size of Tact of Land as of the Date of This Chapter)</b> | <b>Number of Lots that May be Subdivided From the Parent Tract</b> |
|---|--|
| Less than 6 acres   | 1  |
| 6 — 10 acres  | 2  |
| 11 — 30 acres   | 3  |
| 31 — 60 acres   | 4  |
| 61 — 90 acres   | 5  |
| 91 — 120 acres  | 6  |

| <b>Parent Tract (Size of Tract of Land as of the Date of This Chapter)</b> | <b>Number of Lots that May be Subdivided From the Parent Tract</b> |
|--|--|
| 121 — 150 acres  | 7  |
| 151 — 180 acres  | 8  |
| 181 — 210 acres  | 9  |
| 211 and over acres   | 10   |

- (a) Any subdivision or land development plan hereinafter filed with the applicable approving body for subdivision or land development of a lot in this district shall specify which lot or lots shall carry with it a right of further subdivision or erection of accessory farm or non-farm single-family dwellings or principal non-agricultural buildings, if any such right remains from the quota allocated to the parent tract. This right of further subdivision or erection of accessory farm or non-farm single-family dwelling or principal non-agricultural buildings or an indication that no further subdivision or erection of such dwellings or principal buildings is permissible, shall also be noted on the subdivision plan and recorded. All deeds of conveyance will be subject to these restrictions. This restriction shall remain in effect for a period of 10 years from the date of initial subdivision of the parent tract.
  
- (b) The number of lots which may be created or accessory farm or non-farm single-family dwellings or other principal non-agricultural buildings which may be erected on the parent tract shall be fixed according to the parent tract. This number shall not be increased by the subdivision of such parent tract. Any subsequent owner of a parent tract or land remaining in a parent tract after subdivision shall be bound by the actions of his predecessor.
  
- (c) Any land development, the purpose of which is to permit the erection of a permanent accessory farm or non-farm single-family dwelling on a parent tract which has previously been improved with a dwelling which also will remain on the parent tract or to permit the erection of a structure for an additional principal use on the parent tract shall be considered a subdivision for the purposes of this Section. It is the purpose and intent of this Section to limit the development of agricultural tracts for non-agricultural purposes regardless of whether such development is accomplished by subdivision or land

development as those terms are defined in the Municipalities Planning Code.

- (2) Exemptions From Limitation on Subdivision of Land. The following types of subdivisions shall not be counted against the subdivision/land development quota established by this Section:
  - (a) A subdivision, the sole purpose of which is to transfer land to increase the size of a tract being used for agricultural purposes.
  - (b) A subdivision to create a lot which will be transferred to the Township or a municipality authority created by the Township.
  - (c) "Add-on" lots, provided that the purpose of the "add-on" is to straighten property lines, eliminate encroachments, or provide additional lot area which would bring the added-onto lot into compliance with the Zoning Ordinance. "Add-on" areas cannot be used to increase the size of the added-onto lot for subdivision purposes.
- (3) Requirements For Plans and Deeds Relating to Lands Within the AC District. Any subdivision or land development plan hereafter filed with the applicable approving body for subdivision or land development of land in the AC District shall specify on the recorded plan which lot or lots shall carry a right of further subdivision or erection of accessory farm or non-farm single-family dwellings or other principal non-agricultural buildings. The right of further subdivision or erection of accessory farm or non-farm single-family dwelling or other principal non-agricultural buildings is permissible, shall also be included in the deed to the newly created lot.

C. New single-family dwellings must be located on lots or land which cannot feasible be farmed due to existing features of the site such as rock outcroppings, swamps, the fact that the area is heavily wooded or the fact that the slope of the area exceeds 15% or due to the fact that the size or shape of the area suitable for farming is not sufficient to permit efficient use of farm machinery. Where such location is not feasible, permits shall be issued to enable dwelling to be located on lots containing higher quality soils. However, in all cases such dwellings and residential lots shall be located on the least agriculturally productive land feasible so as to minimize interference with agricultural production.

2. Minimum Lot Width. One hundred fifty feet at the street right-of-way line.
3. Minimum Lot Depth. One hundred fifty feet.

4. Yard Requirements. All buildings shall be setback from street rights-of-way and lot lines in accordance with the following requirements:
  - A. Front Yard. Depth, 50 feet.
  - B. Side Yards. Width, 20 feet each.
  - C. Rear Yard. Depth, 30 feet.
  - D. Special Buffering. In addition to such buffering and screening as may be required under the Part 10, General Regulations of this Chapter, all structures involving the raising and keeping of animals shall be setback a distance of at least 100 feet from any dwelling and all uses authorized, permitted or authorized by conditional use of a non-agricultural nature shall be set back a distance of at least 150 feet from any adjoining residential lot or zone district. In the latter case, the required buffer yard shall be planted with an evergreen vegetative screen.
5. Lot Coverage.
  - A. The lot coverage by all buildings, structures and impervious surfaces shall not be greater than 30% for lots of four acres or less and 10% for lots greater than four acres.
  - B. In the case of non-agricultural, forestry and related uses, no more than 50% of the lot shall be cleared of trees and shrubs.
6. Height Regulations. No building or structure, excluding agricultural and public service structures, shall be erected to a height in excess of 35 feet.
7. Off-Street Parking and Loading. Off-street parking, loading and unloading areas shall be provided in accordance with the related regulations of this Chapter.
8. Paved Area. Not more than 15% of the lot area may be paved with an impervious surface.
9. Lighting Regulations. Lighting shall be provided in accordance with related requirements in this Part. **[Added by Ord. 2012-01-58, 5/10/2012]**

**PART 6****RESIDENTIAL-AGRICULTURAL DISTRICT (RA)****§ 27-601. Purpose of the Residential-Agricultural District. [Ord. 35, 11/11/1999, § 600]**

1. This district is composed of those areas in the Township where some residential development has begun and agriculture is present but not predominate.
2. Residential-Agricultural Districts are established to promote and encourage a suitable and safe environment for family life by providing only for low density single-family residences in rural areas where public services such as water and sewerage are not available and generally not expected to be available. This district is also intended to encourage a mix of residential and agricultural uses in close proximity to one another.

**§ 27-602. Statement of Legislative Intent. [Ord. 35, 11/11/1999, § 601]**

1. Preserve open space and to permit residential development which will not require extensive public services or facilities.
2. Preserve open land by setting development apart from sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands.
3. Provide flexibility and efficiency in the siting of infrastructure and the provision of services.
4. Reduce erosion and stream sedimentation by the retention of existing vegetation and by the minimization of development on steep slopes.
5. Retain the rural character and scenic qualities of areas within Huntington Township while, at the same time, allow for reasonable and sympathetic residential development in rural areas of the Township where incidence of active agriculture is relatively low.

**§ 27-603. Permitted Uses. [Ord. 35, 11/11/1999, § 602; as amended by Ord. 2007-01-46, 3/8/2007]**

Land and buildings in the RA District shall be used only for the following purposes:

- A. Accessory building.
- B. Bank.
- C. Butcher shop.
- D. Cemetery.

- E. Crop farming.
- F. Cultural facilities.
- G. Drive-in produce stand.
- H. Fire station.
- I. Greenhouse, nursery.
- J. Home occupation.
- K. House of worship.
- L. Municipal building.
- M. School.
- N. Single-family dwelling.
- O. Private social or recreational club.
- P. Private swimming pool.
- Q. Public recreation facility.
- R. Forestry.
- S. Private solar energy systems. [Added by Ord. 2012-01-58, 5/10/2012]

**§ 27-604. Conditional Uses. [Ord. 35, 11/11/1999, § 603; as amended by Ord. 2007-01-46, 3/8/2007]**

The following uses are permitted as "conditional uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

- A. Barber shops.
- B. Beauty shops.
- C. Boarding schools.
- D. Cluster development.
- E. Government building or use.
- F. Mobile home park.
- G. Public utilities.

- H. Trailer camps or campgrounds.
- I. Echo housing.

**§ 27-605. Dimensional Requirements. [Ord. 35, 11/11/1999, § 604]**

- 1. Lot Area.
  - A. The minimum lot area for permitted uses and conditional uses in the RA District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of onsite water supply and sewage disposal facilities, including replacement system location. The minimum lot area and lot area per dwelling unit shall be 65,000 square feet. The recommended maximum lot area for all uses shall be four acres.
  - B. The minimum lot area and lot area per dwelling unit shall be 45,000 square feet if the use is connected to a public water system.
  - C. The minimum lot area and lot area per dwelling unit shall be 20,000 square feet if the use is connected to a public sewerage system.
  - D. The minimum lot area and lot area per dwelling unit shall be 10,000 square feet if the use is connected to both a public water and a public sewerage system.
- 2. Minimum Lot Width. The width of lots, which are measured at the street right-of-way line, shall be according to the following:
  - A. Under subsection (1)(A): 150 feet.
  - B. Under subsection (1)(B): 125 feet.
  - C. Under subsection (1)(C): 100 feet.
  - D. Under subsection (1)(D): 80 feet.
- 3. Minimum Lot Depth. The minimum lot depth shall be 150 feet for all lots with at least 45,000 square feet area.
- 4. Yard Requirements. All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:
  - A. Front Yard Depth.
    - (1) Under subsections (1)(A) and B2): 50 feet.
    - (2) Under subsections (1)(C) and (D): 30 feet.

- B. Side Yards, Width Each.
    - (1) Under subsections (1)(A) and (B): 20 feet.
    - (2) Under subsections (1)(C) and (D): 10 feet.
  - C. Rear Yard, Depth.
    - (1) Under subsections (1)(A) and (2): 30 feet.
    - (2) Under subsections (1)(C) and (D): 20 feet.
  - D. Special Buffering. In addition to such buffering and screening as may be required under Part 10, General Regulations of this Chapter, all structures involving the raising and keeping of animals shall be set back a distance of at least 100 feet from any dwelling and all uses authorized, permitted or authorized by conditional use of a nonresidential nature shall be set back a distance of at least 100 feet from any adjoining residential lot or zone district. In the latter case, the required buffer yard shall be planted with an evergreen vegetative screen.
- 5. Lot Coverage. The lot coverage by all buildings, structure and impervious surfaces shall not be greater than 40%.
  - 6. Height Regulations. No building or structure, excluding agricultural and public service structures, shall be erected to a height in excess of 35 feet.
  - 7. Off-Street Parking and Loading. Off-street parking, loading and unloading areas shall be provided in accordance with the related regulations of this Chapter.
  - 8. Paved Area. Not more than 20% of the lot area may be paved with an impervious surface.
  - 9. Lighting Regulations. Lighting shall be provided in accordance with related requirements in this Part. **[Added by Ord. 2012-01-58, 5/10/2012]**

**PART 7****RESIDENTIAL-SUBURBAN DISTRICT (RS)****§ 27-701. Purpose of the Residential-Suburban District (RS). [Ord. 35, 11/11/1999, § 700]**

1. This district is composed of those areas in the Township where residential development is center in established rural communities or adjacent to significant community development areas.
2. Rural Suburban Residential Districts are established to promote and encourage a suitable and safe environment for family life by providing for the orderly development of existing and proposed medium-density residential areas where public services such as water and sewerage can reasonably be expected to be available.

**§ 27-702. Statement of Legislative Intent. [Ord. 35, 11/11/1999, § 701]**

1. Preserve the quiet environment that currently exists in those residential areas surrounding York Springs and Idaville devoted primarily to single family detached dwellings.
2. Exclude incompatible commercial and industrial uses from locating in those areas of Huntington Township, which have experienced predominately residential development.
3. Provide for higher density residential uses such as townhouses and apartments, in appropriate areas of the residential district and in accordance with specified development standards.
4. Limit development density to levels that are compatible with the rural nature of Huntington Township and which are compatible with existing development patterns and densities within the Township.

**§ 27-703. Permitted Uses. [Ord. 35, 11/11/1999, § 702; as amended by Ord. 2007-01-46, 3/8/2007]**

Land and buildings in the RS District shall be used only for the following purposes:

- A. Accessory building.
- B. Barber shop.
- C. Beauty shop.
- D. Crop farming.
- E. Cultural facilities.

- F. Fire Station.
- G. Government building or use.
- H. Greenhouse, nursery.
- I. Home occupation.
- J. House of worship.
- K. Municipal building.
- L. Planned residential development.
- M. Private social or recreation club.
- N. Private swimming pool.
- O. Public recreation facility.
- P. School.
- Q. Single-family dwelling.
- R. Two-family dwelling.
- S. Forestry.
- T. Private solar energy systems. [Added by Ord. 2012-01-58, 5/10/2012]

**§ 27-704. Conditional Uses. [Ord. 35, 11/11/1999, § 703; as amended by Ord. 2007-01-46, 3/8/2007]**

The following uses are permitted as "Conditional Uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

- A. Antique sales.
- B. Apartments.
- C. Bank.
- D. Cluster development.
- E. Condominiums.
- F. Convalescent home.
- G. Drive-in produce stand.

- H. Mobile home park.
- I. Multifamily conversion.
- J. Outdoor recreation use.
- K. Public utility building.
- L. Townhouse.
- M. Echo housing.
- N. Group facility. [Amended by Ord. 2012-01-58, 5/10/2012]

**§ 27-705. Dimensional Requirements. [Ord. 35, 11/11/1999, § 704]**

- 1. Lot Area.
  - A. The minimum lot area required for permitted uses and conditional uses in the RS District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental Protection (DEP) requirements for the location of onsite water supply and sewage disposal facilities, including replacement system location. The minimum lot area and lot area per dwelling unit shall be 65,000 square feet. The recommended maximum lot area for all uses shall be four acres.
  - B. The minimum lot area and lot area per dwelling unit shall be 45,000 square feet if the use is connected to a public water system.
  - C. The minimum lot area and lot area per dwelling unit shall be 20,000 square feet if the use is connected to a public sewerage system.
  - D. The minimum lot area and lot area per dwelling unit shall be 10,000 square feet if the use is connected to both a public water and a public sewerage system.
- 2. Minimum Lot Width. The width of lots, which are measured at the street right-of-way line, shall be according to the following:
  - A. Under subsection (1)(A): 150 feet.
  - B. Under subsection (1)(B): 125 feet.
  - C. Under subsection (1)(C): 100 feet.
  - D. Under subsection (1)(D): 80 feet.
- 3. Minimum Lot Depth. The minimum lot depth shall be 150 feet for all lots with at least 45,000 square feet.

4. Yard Requirements. All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:
  - A. Front Yard, Depth.
    - (1) Under subsections (1)(A) and (B): 50 feet.
    - (2) Under subsections (1)(C) and (D): 30 feet.
  - B. Side Yards, Width, Each.
    - (1) Under subsections (1)(A) and (B): 20 feet.
    - (2) Under subsections (1)(C) and (D): 10 feet.
  - C. Rear Yard, Depth.
    - (1) Under subsections (1)(A) and (B): 30 feet.
    - (2) Under subsections (1)(C) and (D): 20 feet.
  - D. Special Buffering. In addition to such buffering and screening as may be required under Part 10, General Regulations of this Chapter, all structures involving the raising and keeping of animals shall be set back a distance of at least 100 feet from any dwelling and all uses authorized, permitted or authorized by conditional use of a nonresidential nature, shall be set back a distance of at least 100 feet from any adjoining residential lot or zone district. In the latter case, the required buffer yard shall be planted with an evergreen vegetative screen.
5. Lot Coverage. The lot coverage by all buildings, structures and impervious surfaces shall not be greater than 50%.
6. Height Regulations. No building or structure, excluding agricultural and public service structures, shall be erected to a height in excess of 35 feet.
7. Off-Street Parking and Loading. Off-street parking, loading and unloading areas shall be provided in accordance with the related regulations of this Chapter.
8. Paved Area. Not more than 30% of the lot area may be paved with an impervious surface.
9. Lighting Regulations. Lighting shall be provided in accordance with related requirements in this Part. **[Added by Ord. 2012-01-58, 5/10/2012]**

**PART 8****COMMERCIAL-INDUSTRIAL DISTRICT (CI)****§ 27-801. Purpose of the Commercial-Industrial District (CI). [Ord. 35, 11/11/1999, § 800]**

1. The purpose of the Commercial Industrial District is to provide logistical locations for the orderly development of those areas necessary to meet the community needs of the Township and surrounding area for goods and services of a general commercial nature.
2. This district is also intended to permit and encourage limited industrial development that will or can be made compatible with surrounding residential or farm areas. It is further intended that the standards of this district will constitute a harmonious and appropriate development, contribute to the economic base and otherwise carry out the purposes of this district.

**§ 27-802. Statement of Legislative Intent. [Ord. 35, 11/11/1999, § 801]**

1. Provide for reasonable mixture of automobile-oriented commercial uses that will contribute to attractive and reasonable development within the district.
2. Promote appropriate building location and design standards which will help create attractive developments and accommodate future roadway improvements or projects.
3. Permit uses which can reasonably be accommodated by the existing road network in the interchange area. Discourage uses that would have the potential of requiring extensive and premature interchange area capacity improvements.
4. Ensure that appropriate onsite improvements are included in commercial development projects within the Commercial-Industrial District.
5. Create development patterns that are efficient in design and which will focus industrial transportation needs on major roadways instead of in residential neighborhoods.
6. Require new development to be adequately buffered from nearby residential land uses to ensure the maximum compatibility between land uses.
7. Provide performance standards for industrial uses that ensure that the offsite impacts of industrial operations on surrounding non-industrial areas are minimized.
8. Require land coverage, building and facilities design and buffering arrangements that are compatible with the rural characteristics of

Huntington Township while, at the same time, allowing for an intensity of land use typical of industrial facilities.

9. Protect the health, safety, welfare and property values of nearby residential areas from the incompatible effects sometimes associated with contemporary industrial, manufacturing and processing operations by requiring the sensitive placement, careful design and appropriate setback of these types of facilities within the rural environment.

**§ 27-803. Permitted Uses. [Ord. 35, 11/11/1999, § 802; as amended by Ord. 2005-04-45, 9/8/2005, § 2; and by Ord. 2007-01-46, 3/8/2007]**

The following uses are permitted in the Commercial-Industrial District (CD):

- A. Accessory building.
- B. Apartment with commercial establishment.
- C. Banks.
- D. Business, professional offices.
- E. Communication Antennae.
- F. Dance or art studios.
- G. Drive-in produce stands.
- H. Farm equipment sales and service.
- I. Fire station.
- J. Fraternal clubs.
- K. Government building or use.
- L. Greenhouse, nursery.
- M. Heavy storage services.
- N. Home occupation.
- O. Hospitals/clinics.
- P. House of worship.
- Q. Medical, dental or research labs.
- R. Motel/hotel.
- S. Mortuaries.

- T. Municipal building.
- U. Personal services shops, barber, beauty, shoe, dry cleaning.
- V. Private swimming pool.
- W. <sup>4</sup> Restaurants.
- X. (Reserved)
- Y. Specialty shops.
- Z. Vehicle repair garages.
- AA. Veterinary office and animal hospital.
- BB. Food processing plants and related facilities and agricultural production and operations.
- CC. Vehicle sales.
- DD. Single-family dwelling.
- EE. Construction equipment, forklift sales and service.
- FF. Mini-storage facility.
- GG. Forestry.
- HH. Equipment rental.
- II. Private solar energy systems. [**Added by Ord. 2012-01-58, 5/10/2012**]

**§ 27-804. Conditional Uses. [Ord. 35, 11/11/1999, § 803; as amended by Ord. 2007-01-46, 3/8/2007]**

The following uses are permitted as "conditional uses" in accordance with the following standards and any additional standards that the Huntington Township Board of Supervisors, upon Huntington Township Planning Commission review and comment, may deem necessary to apply:

- A. Airstrips/airports.
- B. Adult entertainment.
- C. Automotive gasoline or service station.
- D. Boarding houses.

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<sup>4</sup>Editor's Note: Former Subsection W, Public entertainment facilities, was repealed by Ord. 2012-01-58, 5/10/2012. This ordinance also provided for the redesignation of former Subsections X through II as Subsections W through HH, respectively.

- E. Communication towers.
- F. Extractive operation.
- G. Fuel storage and supply.
- H. General manufacturing.
- I. Industrial Park.
- J. Junkyard.
- K. Light manufacturing.
- L. Motor freight depot, truck terminal.
- M. Outdoor recreational use.
- N. Shopping centers.
- O. Solid waste disposal site.
- P. Supermarket.
- Q. Trailer camp or campground.
- R. Quarrying.
- S. Warehousing.
- T. Convenience store.
- U. Public entertainment facility.
- V. Truck driving school.
- W. Echo housing.
- X. Casino (gambling establishment).
- Y. Off-track betting parlor.
- Z. Commercial solar energy systems. [Added by Ord. 2012-01-58, 5/10/2012]

**§ 27-805. Dimensional Requirements. [Ord. 35, 11/11/1999, § 804; as amended by Ord. 2007-01-46, 3/8/2007; and by Ord. 2009-02-52, 5/14/2009]**

- 1. Lot Area.
  - A. The minimum lot area required for permitted uses and conditional uses in the CI District shall be no smaller than is required to meet all applicable setbacks and Pennsylvania Department of Environmental

Protection (DEP) requirements for the location of onsite water supply and sewage disposal facilities, including replacement system location. The minimum lot area shall be 65,000 square feet. The recommended maximum lot area for all uses shall be four acres.

- B. The minimum lot area and lot area per dwelling unit shall be 45,000 square feet if the use is connected to a public water system.
  - C. The minimum lot area and lot area per dwelling unit shall be 20,000 square feet if the use is connected to a public sewerage system.
  - D. The minimum lot area and lot area per dwelling unit shall be 10,000 square feet if the use is connected to both public water and public sewerage system.
2. Minimum Lot Width. The width of lots, which is measured at the street right-of-way line, shall be according to the following:
- A. Under subsection (1)(A): 150 feet.
  - B. Under subsection (1)(B): 125 feet.
  - C. Under subsection (1)(C): 100 feet.
  - D. Under subsection (1)(D): 80 feet.
3. Minimum Lot Depth. The minimum lot depth shall be 150 feet for all lots with at least 45,000 square feet.
4. Yard Requirements. All buildings shall be set back from street rights-of-way and lot lines in accordance with the following requirements:
- A. Front Yard, Depth.
    - (1) Under subsections (1)(A) and (B): 50 feet.
    - (2) Under subsections (1)(C) and (D): 30 feet.
  - B. Side Yards, Width, Each.
    - (1) Under subsections (1)(A) and (B): 20 feet.
    - (2) Under subsections (1)(C) and (D): 30 feet.
  - C. Rear Yard, Depth.
    - (1) Under subsections (1)(A) and (B): 30 feet.
    - (2) Under subsections (1)(C) and (D): 20 feet.

5. Lot Coverage. The lot coverage by all buildings, structures and impervious surfaces shall not be greater than 70%.
6. Height Regulations. No building or structure, excluding agricultural and public service structures, shall be erected to a height in excess of 50 feet.
7. Off-Street Parking and Loading. Off-street parking, loading and unloading areas shall be provided in accordance with the related regulations of this Chapter.
8. Lighting Regulations. Lighting shall be provided in accordance with related requirements in this Part. **[Added by Ord. 2012-01-58, 5/10/2012]**

**§ 27-806. Industrial and Commercial Standards. [Ord. 35, 11/11/1999, § 805]**

1. General.
  - A. The Board of Supervisors desires to provide standards for the operation of industrial and commercial uses within the Township in order to protect the health, safety and welfare of Township residents, workers at such establishments and visitors to the Township. Public health and safety shall be maintained through control of noise, vibrations, dust and particulate emissions, sulfur oxides, smoke, odor, toxic matter, detonable materials, fire hazards, glare hear, radioactive radiation, liquid or solid wastes and electromagnetic radiation.
  - B. The Board of Supervisors also seeks to protect the public health and safety by imposing traffic and access controls to lessen the possibility of vehicular accidents and landscaping and screening requirements to provide a buffer area to the use and to discourage trespassing.
  - C. The Board of Supervisors also seeks to protect the public through the requirement of a plan of success in the event of emergency conditions to allow police, firefighters and rescue personnel to gain access to the premises efficiently and safely.
2. Building Requirements. With the exception of quarries and exclusive of the arrival, departure, loading, unloading and parking of permitted vehicles, all business, servicing, manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings.
3. Storage.
  - A. Storage shall be permitted outdoors, but the items stored shall not be visible from a public right-of-way. Outdoor storage within 500 feet of a residential district boundary shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district.

- B. All organic rubbish or storage shall be in airtight, verminproof containers.
4. Noise.
- A. Noise shall be measured with a sound level meter and have an A-weighted filter constructed in accordance with specifications of the American National Standards Institute (ANSI). Measurements are to be made at any point in abutting zoning districts as indicated in Table I following.
  - B. Impact noise (intermittent sounds such as from a punch press or drop forge hammer) shall be measured using the fast response of the sound level meter and are to be made at any point in abutting zoning districts as indicated in Table I.
  - C. Between the hours of 7:00 p.m. and 7:00 a.m. the permissible sound levels in an abutting zoning district shall be reduced by five decibels for impact noises.
  - D. The following sources of noise are exempt:
    - (1) Transportation vehicles not used in the ordinary course of business and not under the control of the owner, tenant or lessor.
    - (2) Occasionally used safety signals, warning devices and emergency pressure relief valves.
    - (3) Temporary construction activity between 7:00 a.m. and 7:00 p.m. Table 1 describes the maximum sound pressure level permitted from any industrial source and measured in any abutting zoning district. All industrial or commercial operations shall be limited by the standards listed below:

**Table I**  
**Maximum Sound Pressure Level in**  
**Decibels — 0.002 dynes Per Square**  
**Centimeter**

| <b>Octave Band In<br/>Cycles Per Second</b> | <b>7:00 a.m. to 7:00<br/>p.m.</b> | <b>7:00 p.m. to 7:00<br/>a.m.</b> |
|---|-----------------------------------|-----------------------------------|
| 0 — 75                                      | 74                                | 69                                |
| 75 — 150                                    | 59                                | 54                                |
| 150 — 300                                   | 52                                | 47                                |
| 300 — 600                                   | 46                                | 41                                |
| 600 — 1,200                                 | 42                                | 37                                |
| 1,200 — 2,400                               | 39                                | 34                                |

**Table I**  
**Maximum Sound Pressure Level in**  
**Decibels — 0.002 dynes Per Square**  
**Centimeter**

| <b>Octave Band In<br/>Cycles Per Second</b> | <b>7:00 a.m. to 7:00<br/>p.m.</b> | <b>7:00 p.m. to 7:00<br/>a.m.</b> |
|---|-----------------------------------|-----------------------------------|
| 2,400 — 4,800                               | 36                                | 31                                |
| Above 4,800                                 | 33                                | 28                                |

For any noise of an impulsive or period character, the permissible limits for each octave band shall be reduced by five decibels.

Sound levels shall be measured at the lot line with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association.

5. **Vibration.**

- A. Vibration shall be measured at or beyond any adjacent lot line or zoning district line as indicated below and such measurements shall not exceed the particle velocities so designated. The instrument used for these measurements shall be a three component measuring system capable of simultaneous measurement of vibration in three mutually perpendicular directions.
- B. Table II designates the applicable columns of Table III that apply on or beyond adjacent lot lines within the zone and on or beyond the appropriate district boundaries. Vibration shall not exceed the maximum permitted particle velocities in Table III. Where more than one set of vibration levels apply, the most restrictive shall govern. Readings may be made at points of maximum vibration intensity.

**Table II**  
**Abutting Zoning**  
**District                      Adjacent Lot Line**

|                              |   |   |
|------------------------------|---|---|
| C-1<br>Commercial-Industrial | A | B |
|------------------------------|---|---|

**Table III**  
**Maximum Peak Particle Velocity — In/Sec**

| <b>Vibration</b> | <b>A</b> | <b>B</b> |
|------------------|----------|----------|
| Steady-state     | 0.02     | 0.10     |
| Impact           | 0.04     | 0.20     |

- C. The maximum particle velocity shall be the maximum vector sum of three mutually perpendicular components recorded simultaneously. Particle velocity in inches multiplied by the frequency in cycles per second.
  - D. For purposes of this Chapter, steady-state vibrations are vibrations which are continuous or vibrations in discrete impulses more frequent than 60 per minute. Discrete impulses which do not exceed 60 per minute shall be considered impact vibrations.
  - E. Between the hours of 7:00 p.m. and 7:00 a.m. all of the permissible vibration levels indicated in the previous table for Column A shall be reduced to 1/2 of the indicated values.
6. Dust and Particulates.
- A. The total emission rate of dust and particulate matter from all vents, stacks, chimneys, flues or other opening or any process, operation or activity within the boundaries of any lot shall not exceed the levels set forth below. Emissions of dust and particulates shall be in accordance with the Commonwealth of Pennsylvania rules and regulations governing air contamination and air pollution. In case of conflict, the most restrictive shall apply.
  - B. The emission rate of any particulate matter in pounds per hour from any single stack shall be determined by selecting a continuous four-hour period which will result in the highest average emission rate.
  - C. Particulate matter emission from materials or products subject to becoming windborne shall be kept to a minimum by paving, oiling, wetting, covering or other means, such as to render the surface wind resistant. Such sources include vacant lots, unpaved roads, yards and storage piles of bulk material such as coal, sand, cinders, slag, sulfur, etc.
  - D. The maximum emission rate of dust and particulate matter from all stacks shall be 2.0 pounds per hour per acre of lot area.
7. Sulfur Dioxides. Emission of oxides of sulfur (as sulfur dioxides) from combustion and other processes shall be limited in accordance with the standard of 1.0 pounds per hour per acre of lot area and may be computed from the sulfur analysis in the fuel or from known test data of sulfur dioxides emission.
8. Smoke.
- A. For the purpose of grading the density or equivalent opacity of smoke, the Ringelmann Chart as published by the United States Bureau of

Mines shall be used. However, the umbrascope readings of smoke may be used when correlated with Ringelmann's Chart.

- B. The emission of smoke darker than Ringelmann No. 1 from any chimney, stack, vent, opening or combustion process is prohibited. However, smoke of a shade not to exceed Ringelmann No. 3 is permitted up to three minutes total in any one eight-hour period.
9. Odor.
- A. Odor thresholds shall be measured in accordance with ASTM D1391-57 "Standard Method of Measurement of Odor in Atmospheres (Dilution Method)" or its equivalent.
  - B. Odorous material released from any operation or activity shall not exceed the odor threshold concentration beyond the district boundary line measured either at ground level or habitable elevation.
10. Toxic Matter.
- A. The ambient air quality standards for the Commonwealth of Pennsylvania shall be the guide to the release of airborne toxic materials across lot lines. Where toxic materials are not listed in the ambient air quality standards of the Commonwealth of Pennsylvania, the release of such materials shall be in accordance with the fractional quantities permitted below, of those toxic materials currently listed in the Threshold Limit Values adopted by the American Conference of Governmental Industrial Hygienists. Unless otherwise stated, the measurement of toxic matter shall be at ground level or habitable elevation and shall be the average of any twenty-four-hour sampling period.
  - B. The release of airborne toxic matter shall not exceed 1/30 of the threshold limit value beyond the district boundary line.
11. Detonable Materials.
- A. Activities involving the storage, utilization or manufacture of products which decomposed by detonation shall include, but not be limited to, all primary explosives such as lead azide, lead styphnate, fulminates and tetracene, all high explosives such as TNT, TDX, HMS, PETN and picric acid, propellants and components thereof, such as dry nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives, pyrotechnics and fire-works such as magnesium powder, potassium chlorate and potassium nitrate, blasting explosives such as dynamite and nitroglycerine, unstable oxidizing agents such as perchloric acid, perchlorates and hydrogen peroxide in concentration greater than 35% and nuclear fuels, fissionable materials and

products and reactor elements such as Uranium 235 and Plutonium 239.

- B. The storage, utilization or manufacture of materials or products which decompose by detonation is limited to five pounds. Quantities in excess of five pounds of such materials may be stored or utilized, but not manufactured.

12. Fire Hazard Solids.

- A. The storage, utilization or manufacture of solid materials which are active to intense burning (also known as flammable solids) shall be conducted within walls having a fire resistance no less than two hours or protected by an automatic fire extinguishing system or the building wall shall be no less than 75 feet from all lot lines. The outdoor storage of such materials shall not be closer than 100 feet from all lot lines.
- B. The storage, utilization or manufacture of flammable solid shall meet all the requirements of the National Fire Protection Association's Fire Protection Handbook, latest edition and the National Fire Codes, latest edition.

13. Fire Hazard Liquids and Gases.

- A. The storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted only in accordance with this Section, exclusive of the storage of finished products in original sealed containers (60 gallons or less), which shall be unrestricted.
- B. The storage, utilization or manufacture of flammable liquids or gases shall meet all the requirements of the National Fire Protection Association's Fire Protection Handbook, latest edition and the National Fire Codes, latest edition.
- C. The total storage capacity of flammable liquids and gases shall not exceed those quantities permitted in the following Table IV:

**Table IV**

**Storage Capacity of Flammable Liquids and Gases**

| <b>Liquids</b>              | <b>Gases</b> |
|-----------------------------|--------------|
| Above Ground Flash Point, F | Above Ground |
| Less than 70 70-200         | 225.000 SCF* |
| 7,500 gal. 30,000 gal.      |              |
| Below Ground Flash Point, F | Below Ground |
| 15,000 gal 60,000 gal       | 450.000 SCF* |

\* SCF — Standard cubic feet at 60° F. and 29.92 inches high.

14. Glare. Any operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 footcandle when measured within an adjacent non-industrial property.
  - A. Direct Glare. Direct glare, for the purpose of this Chapter, is illumination beyond property lines caused by direct or specularly reflected rays from incandescent, fluorescent or arc lighting or from such high temperature processes as welding or petroleum or metallurgical refining. No such direct glare shall be permitted with the exceptions that parking areas and walkways may be illuminated by luminaries so hooded or shielded that the maximum angle or the cone of direct illumination shall be 60° drawn perpendicular to the ground with the exception that such angle may be increased to 90° if the luminary is less than four feet above the ground. Such luminaries shall be placed not more than 16 feet above ground level and the maximum illumination at ground level shall not be in excess of three footcandles.
  - B. Indirect Glare. Indirect glare, for the purpose of this Chapter, is illumination beyond property lines caused by diffuse reflecting from a surface such as a wall or roof of a structure. Indirect glare shall not exceed that value which is produced by an illumination of the reflecting surface not to exceed 0.3 footcandle (maximum) and 0.1 footcandle (average). Deliberately induced sky-reflected glare, as by casting a beam upward for advertising purposes, is specifically prohibited.
15. Heat. Heat, for the purpose of this Chapter, is the thermal energy of a radioactive, conductive or convective nature. Heat emitted at any or all points shall not at any time cause a temperature increase on any adjacent property in excess of 5° F., whether such change being the air or in the ground, in a natural stream or lake or in any structure on such adjacent property.
16. Radioactive Radiation. No activities shall be permitted which emit dangerous radioactivity at any point beyond the property line or which produces emission injurious to humans, animals or vegetation or be of an intensity which interferes with the use of any other property. The handling of radioactive materials, the discharge of such materials into air and water and the disposal of radioactive wastes shall be in conformance with the regulations of the Nuclear Regulatory Commission as set forth in Title 10, Chapter 1, Part 20, Standards for the Protection Against Radiation, as amended, and all applicable regulations of the Commonwealth of Pennsylvania.

17. Liquid or Solid Wastes. No discharge shall be permitted at any point into any sewage disposal system, watercourse, lake, the air or into the ground, except in accord with standards approved by the Department of Environmental Protection or other regulating department or agency, of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements. There shall be no accumulation of solid wastes conducive to the breeding of rodents or insects.
18. Electromagnetic Radiation. No activities shall be permitted which emit electromagnetic radiation at any point beyond the property line or which produces emissions injurious to humans, animals or vegetation or be of an intensity which interferes with the use of any other property. It shall be unlawful to operate, or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, for any other use directly or indirectly associated with these purposes which does not comply with the current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, except that for all governmental communications facilities, governmental agencies and government owned plants, the regulations of the Inter-department Radio Advisory Committee shall take precedence over the regulations of the Federal Communications Commission, regarding such sources of electromagnetic radiation. Further, said operation in compliance with the Federal Communications Commission or the Inter-department Radio Advisory Commission regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious-radiation, harmonic content, modulation or energy conducted by power or telephone lines. The determination of "abnormal degrading in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers and the Electronic Industries Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply:
  - A. American Institute of Electrical Engineers.
  - B. Institute of Radio Engineers.
  - C. Electronic Industries Association.
19. Screening. Screening requirements shall be provided in accordance with the related regulations of this Chapter.

20. Landscaping. Landscaping requirements shall be provided in accordance with the related regulations of this Chapter.
21. Access and Traffic Control.
  - A. All accessways from any industrial or commercial development to any public street or highway shall be located at least 200 feet from the centerline of any public street intersection and shall be designed in a manner conducive to safe ingress and egress.
  - B. Where possible, exits shall be located on minor rather than major streets or highways. The developer shall be responsible for the construction of any necessary traffic control devices or additional acceleration or deceleration lanes required for egress or ingress.
22. Interior Drives and Parking Facilities.
  - A. Interior drives within an industrial or commercial land development shall be designed to prevent blockage of vehicles entering or leaving the site.
  - B. Areas provided for loading and unloading of delivery trucks and other vehicles and for the servicing of facilities by refuse collection, fuel and other service vehicles shall be adequate in size and shall be so arranged that they may be used without blockage or interference with the use of accessways or automobile parking facilities.
  - C. Interior drives shall be clearly marked by adequate painting markings (curbing and signs) so that vehicular movements within parking areas and access drives do not impede the general traffic circulation.

**PART 9****FLOODPLAIN DISTRICT (FP) (AN OVERLAY DISTRICT)****§ 27-901. Purpose of the Floodplain District. [Ord. 35, 11/11/1999, § 900]**

The Floodplain District is provided to conform with the requirements of the Federal Flood Insurance Program and the Pennsylvania Floodplain Management Act and to restrict development in flood prone areas to those uses that will not be damaged by periodic inundation or that will not increase flood heights by reducing the floodway cross-sectional area.

**§ 27-902. Statement of Legislative Intent. [Ord. 35, 11/11/1999, § 901]**

1. To protect individuals from investing in lands and structures which are unsuitable for use because of flood hazards.
2. To regulate development which will cause unacceptable increases in flood heights, velocities and frequencies.
3. To restrict or prohibit certain uses susceptible to flood damage.
4. To require all uses which do occur in floodplains to be protected against flooding and to be provided with all necessary access and utilities, which shall also be protected from flood damage.
5. To control development which, acting alone or in combination with similar development will create and impose additional unjustified burdens on the community, its governmental units and its individuals for the costs of flood control works, rescue, relief, emergency preparedness measures, sandbagging, pumping and temporary dikes or levees, as well as business interruptions, factory closings, disruptions of transportation routes and interference with utility services, as well as other factors that result in loss of wages, sales and production and generally adversely affect the economic well-being of the community.
6. To maintain a stable tax base through the preservation or enhancement of property values adjacent to the floodplain, as well as by preventing the creation of future flood blighted areas on floodplains.
7. To provide sufficient unimpeded drainage courses and prohibit the restriction of their carrying capacities so as to safely carry abnormal flows of stormwater from periods of heavy precipitation.
8. To encourage the utilization of appropriate construction practices which will minimize flood damage in the future.
9. To prevent the placement of materials which might be swept by floods onto other lands or downstream to the injury of others.

10. To provide for public awareness of flooding potential and to discourage and protect unwary individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.
11. To regulate uses, activities, development and structures which, acting alone or in combination with existing or future uses, activities, development or structures, will cause increases in flood heights, velocities and frequencies.

**§ 27-903. Abrogation and Greater Restrictions. [Ord. 35, 11/11/1999, § 902]**

This Part supersedes any other conflicting provisions, which may be in effect in identified floodplain areas. However, the existing provisions of any other applicable ordinance shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this Chapter, the more restrictive shall apply.

**§ 27-904. Relationship to Other Parts. [Ord. 35, 11/11/1999, § 903]**

The provisions of this Part create an overlay-zoning district, which is applicable within floodplains in all other zoning districts established in this Chapter. To the extent the provisions of this Part are applicable and more restrictive, they shall supersede conflicting provisions within all other Parts of this Chapter and all other ordinances of Huntington Township. However, all other provisions of all other Parts of this Chapter and all other ordinances of the Township shall remain in full force.

**§ 27-905. Lands In District Defined. [Ord. 35, 11/11/1999, § 904]**

The Floodplain District shall include all of the following lands within Huntington Township:

- A. One-hundred-year flood boundaries as identified in the FEMA Flood Insurance Study prepared for Huntington Township by the Federal Insurance Administration, dated October 15, 1980, or the most recent revision.
- B. One-hundred-year flood boundaries of lands identified by the United States Geological Survey or the United States Army Corps of Engineers.
- C. All land which has been flooded by floods of record.
- D. All additional land delineated where the Zoning Officer may require an onsite study or survey which determines the precise boundaries of the Floodplain District as specified in the following:
  - (1) Where the complete and definitive information necessary to delineate the boundary of the Floodplain District is not available to the Zoning Officer in his consideration of an application for a permit, he shall require such onsite studies and/or surveys to be made as are necessary to fix the precise boundaries of the floodplain as defined above.

**§ 27-906. Boundary Disputes. [Ord. 35, 11/11/1999, § 905]**

1. Should a dispute concerning any boundary of the Floodplain District arise, the initial determination of the Zoning Officer may be appealed to the Zoning Hearing Board. The applicant shall bear the burden of proof and be responsible for all fees as may be set forth in this Chapter.
2. Any changes to the boundaries of the Floodplain District are subject to the review and approval of the Federal Insurance Administration for compliance with the Rules and Regulations of the National Flood Insurance Program.

**§ 27-907. Permitted Uses. [Ord. 35, 11/11/1999, § 906]**

The following uses are permitted in the Floodplain District only if done under and in accordance with the provisions of the Clean Streams Law of Pennsylvania, Act 394 of 1937, as amended, the rules and regulations of the Pennsylvania Department of Environmental Protection and all other applicable provisions of this Chapter and any other applicable local, State or Federal regulations:

- A. Agricultural, horticultural and forestry uses, excluding any structures and excluding any grading or filling which would cause any increase in flood heights or frequency.
- B. Public and private parks and recreation areas, excluding swimming pools, campsites and any structures. Picnic tables, park benches, fireplaces, grills and playground equipment shall be permitted, if anchored to prevent flotation.
- C. Activities related to the preservation and conservation of natural resources and amenities, excluding any structures.
- D. Stream improvements, fish and farm ponds, dams or stream relocations, as approved by the Pennsylvania Department of Environmental Protection.
- E. Erosion and sedimentation control measures, facilities and structures; provided, no increase in flood heights or frequency, unhealthful ponding or other unsanitary conditions shall occur.
- F. Yards and open space areas.
- G. One and two strand fences.
- H. Grading and filling which would not increase the base flood elevation.
- I. Harvesting of any wild crop, such as marsh hay, ferns, moss, berries, tree fruits and seeds or wild rice, excluding any plants appearing on the latest edition of the United States List of Endangered and Threatened Plan Species maintained by the United States Fish and Wildlife Service.

- J. Floodproofing and flood hazard reduction structures to protect only lawfully existing and registered nonconforming structures and lawfully existing and registered nonconforming uses within structures.
- K. Any use permitted within the underlying district is permitted in the floodplain district; provided, the following conditions are met:
- (1) The use is not a use designated as a special hazard in the regulations promulgated under the Pennsylvania Floodplain Management Act.
  - (2) The use will not reduce the cross-sectional area of the floodway.
  - (3) The use is floodproofed or elevated in a manner such that the use and structure will not be damaged by flood waters.
  - (4) All structures and equipment are anchored to prevent flotation.
  - (5) The site will be developed such that installations which have the potential of polluting the stream, i.e., onlot sewage systems and fuel storage installations are located in the floodway fringe at an elevation above the one-hundred-year flood elevation.

**§ 27-908. Conditional Uses. [Ord. 35, 11/11/1999, § 907]**

Special hazard uses as listed in the regulations promulgated under the Pennsylvania Floodplain Management Act are conditionally permitted provided they meet all applicable provisions of this Chapter, are permitted or conditionally permitted in the underlying district and a special use permit is issued by the Department of Community Affairs or its successor agency.

**§ 27-909. Prohibited Uses. [Ord. 35, 11/11/1999, § 908]**

The following uses are prohibited in the Floodplain District:

- A. All uses prohibited either expressly or implicitly in the underlying zoning district for the land in question.
- B. All structures, with the exception of those specifically allowed in Sections of this Part.
- C. Sanitary landfills, waste processing facilities, recycling centers, quarries, dumps, junk and salvage yards and outdoor storage or treatment of vehicles and/or materials, racing tracts and drag strips of all types.
- D. The placing or stripping of topsoil or fill material of any kind, exclusive of grading or filling necessary for the construction of structures for which a zoning permit has been issued.
- E. Private onsite sewage disposal system.
- F. Swimming pools.

- G. Cemeteries.
- H. Hospitals.
- I. Nursing homes.
- J. Jails or prisons.
- K. Mobile home park or mobile home subdivision or substantial improvement to an existing mobile home park or mobile home subdivision.
- L. Feedlots.
- M. Wild, domestic or farm animal closures which will not allow all animals to escape flood waters without human assistance.
- N. Any development, structure or use which may, whether alone or in combination with others, and except where specifically authorized elsewhere in this Part:
  - (1) Endanger human life.
  - (2) Obstruct, impede, retard, change or increase the velocity, direction or flow of flood waters.
  - (3) Increase the surface elevation of floods or the frequency of floods.
  - (4) Catch or collect debris carried by flood waters.
  - (5) Be placed where the natural flow of the stream or flood waters would carry it downstream to the damage or detriment of property within or adjacent to the floodplain district.
  - (6) Degrade the water carrying capacity of any watercourse, channel or floodplain.
  - (7) Increase the rate of local runoff, erosion or sedimentation.
  - (8) Degrade the quality of surface water or the quality or quantity of groundwater.
  - (9) Be susceptible to flotation and subsequent movement which would cause damage to other property.
  - (10) Create unhealthful ponding or other unsanitary condition.
- O. Any new or substantially improved structure which will be used for the production or storage of any of the following dangerous materials or substances or which will be used for any activity requiring the maintenance of a supply (more than 550 gallons or other comparable volume or any

amount of radioactive substances) of any of the following dangerous materials or substances, shall be prohibited within any floodplain district:

- (1) Acetone.
  - (2) Ammonia.
  - (3) Benzene.
  - (4) Calcium carbide.
  - (5) Carbon disulfide.
  - (6) Celluloid.
  - (7) Chlorine.
  - (8) Hydrochloric acid.
  - (9) Hydrocyanic acid.
  - (10) Magnesium.
  - (11) Nitric acid and oxides of nitrogen.
  - (12) Petroleum products (gasoline, fuel oil, etc.)
  - (13) Phosphorus.
  - (14) Potassium.
  - (15) Sodium.
  - (16) Sulphur and sulphur products.
  - (17) Pesticides (including insecticides, fungicides and rodenticides).
  - (18) Radioactive substances, insofar as such substances are not otherwise regulated.
  - (19) Other potentially dangerous materials or substances.
- P. Emergency facilities such as fire stations, ambulance services and emergency management offices.
- Q. Airports, heliports and shooting ranges.
- R. Shopping malls and areas.

**§ 27-910. Nonconforming Uses and Structures. [Ord. 35, 11/11/1999, § 909]**

1. Continuation. All uses or structures lawfully existing in the floodplain district on the effective date of this Chapter which are not in conformity with the provisions of this Part shall be deemed nonconforming uses or structures. Such nonconforming uses or structures may be continued, maintained, repaired and floodproofed, except as otherwise provided for in this Part. However, such nonconforming uses or structures may at any time be improved to comply with existing Pennsylvania or Huntington Township health, sanitary or safety code specifications which are necessary solely to assure safe living conditions.
2. Abandonment. Nonconforming uses or structures within the floodplain district shall be subject to Part 12 of this Chapter. Additionally, the Board of Supervisors may require the removal of any abandoned nonconforming use or structure upon proper notice to the owner of the property on which an abandoned nonconforming use or structure exists.
3. Expansion and Modification. A nonconforming use or structure may not be expanded or modified in any manner which would increase or aggravate flooding or flood hazards. Nothing shall be done which would otherwise violate any of the provisions of this Part. No nonconforming use or structure shall be expanded, enlarged or altered in any way which causes it to occupy more space within the floodplain district than was occupied by it on the effective date of this Chapter.
4. Replacement and Rebuilding.
  - A. A nonconforming use or structure in the floodplain district may be replaced, repaired or rebuilt if it is damaged or destroyed by any means, including floods, to the extent of less than 50% of its fair market value at the time of its damage or destruction. In such a case; however, the nonconformity of the new use or structure with respect to requirements as expressed in provisions of this Chapter shall not exceed that of the original use or structure which was damaged or destroyed. Nothing shall be done which would otherwise violate any of the provisions of this Part.
  - B. A nonconforming use or structure in the floodplain district which has been damaged or destroyed by any means, including floods, to the extent of 50% or more of its fair market value at the time of its damage or destruction may not be replaced, restored, repaired, reconstructed, improved or rebuilt in any way other than in complete conformity and full compliance with the provisions of this Part, all other provisions of this Chapter and all other ordinances of Huntington Township. The Zoning Hearing Board may, as a special exception, waive the requirements of this subsection where it is demonstrated that such requirements could not be met on land owned by the appellant or where such requirements would impose undue

hardship to the appellant in the efficient operation of the premises. In such a case, the Zoning Hearing Board shall be authorized to grant only the minimum relief necessary and the least modification possible of the provisions of this part.

- C. The Zoning Officer shall have the initial responsibility of determining the percent of damage or destruction and the fair market value of the damaged or destroyed use or structure at the time of its damage or destruction and may call upon experts or authorities as he may deem necessary to assist in determining a fair and impartial determination. Such costs accrued in this determination shall be paid by the appellant.
- 5. Historic Structures. The Zoning Hearing Board shall have the right to waive, as a special exception, any of the requirements of this Section for any structure listed on the National Register of Historic Places or the Pennsylvania Register of Historic Sites and Landmarks.
  - 6. Special Floodway Requirement. No expansion or enlargement of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the one-hundred-year flood.

**§ 27-911. Zoning Permits. [Ord. 35, 11/11/1999, § 910]**

- 1. The applicant shall provide the following information with any permit application for all structures within the floodplain district.
  - A. The elevation (in relation to mean sea level) of the lowest floor, including basement.
  - B. Whether or not the structure includes a basement.
  - C. If the structure has been floodproofed, the elevation (in relation to mean sea level) to which the structure was floodproofed.
  - D. A document certified by a professional engineer or architect, registered in the Commonwealth of Pennsylvania, certifying that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact, uplift forces and other factors associated with the determined flood height and indicating the specific elevation (in relation to mean sea level) to which such structure is floodproofed.
  - E. Elevation of the one-hundred-year flood.
- 2. The Zoning Officer may submit a copy of all plans and applications for proposed construction or other improvements within the floodplain district to the Township Engineer, other appropriate agencies and/or other individuals for review and comment.

**§ 27-912. Township Liability. [Ord. 35, 11/11/1999, § 911]**

The granting of a permit or the making of any other administrative decision shall not constitute a representation, guarantee, or warranty of any kind by Huntington Township or by any official, agent or employee thereof, of the practicability or safety of any structure, use or other plan proposed with respect to damage from flood or otherwise and shall create no liability upon or a cause of action against, such public body, official, agent or employee for any flood damage that may result pursuant thereto or as a result of reliance on this Part. There is also no assurance that lands not included in the floodplain district are now or ever will be free from flooding or flood damage.

**PART 10**  
**GENERAL REGULATIONS**

**§ 27-1001. General Intent and Application. [Ord. 35, 11/11/1999, § 1001]**

Unless otherwise stated, the regulations and restrictions established in this Part are intended to apply to all districts in Huntington Township.

**§ 27-1002. Accessory Buildings. [Ord. 35, 11/11/1999, § 1002]**

Accessory buildings shall be permitted in any zoning district provided the following requirements are met:

- A. Minimum distance between buildings, 10 feet.
- B. No structure shall be within 10 feet of any property line, except as follows:
  - (1) Detached accessory buildings not exceeding a maximum gross floor area of 100 square feet are permitted on lots containing semidetached dwellings, attached dwellings and apartments; provided, that:
    - (a) They are located no closer to the front lot line than the rear wall of the principal building.
    - (b) They are located a minimum of three feet from any side property line formed by a building part wall.
    - (c) They conform with all other applicable setbacks.
  - (2) Detached accessory buildings not exceeding a maximum gross floor area of 100 square feet are permitted on lots containing mobile homes; provided, that:
    - (a) They are located no closer to the front lot line than the rear wall of the principal building.
    - (b) They are located a minimum of three feet from any side or rear property line.
- C. No structure shall be permitted between the front building setback line and the street right-of-way.
- D. A zoning permit is not required for an accessory building having a floor area of 120 square feet or less.

**§ 27-1003. Alternative Energy Sources. [Ord. 35, 11/11/1999, § 1003]**

- 1. Wind assisted energy conversion facilities shall not be permitted in the front yard area of any property. Height regulations do not apply to these facilities

provided the height of the structure is not greater than the shortest horizontal distance to any lot line or adjacent building. All transmission lines to and from any free standing unit or any supporting building or structure shall be buried underground.

2. Solar energy units shall be permitted on any residential lot and are subject to the requirements of the respective zoning district.

**§ 27-1004. Architectural Projections. [Ord. 35, 11/11/1999, § 1004]**

1. Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard.
2. However, a roof overhang may project no more than one foot into a yard area.

**§ 27-1005. Buffering, Landscaping and Screening. [Ord. 35, 11/11/1999, § 1005]**

1. Buffering.
  - A. In general, buffering, either in the form of yard space or screening, is required in commercial, office, industrial and high density residential areas where they border low density residential areas, around existing residential properties within certain areas and where specifically called for in this Chapter.
  - B. Where streets, highways, railroads or rivers serve as district boundaries, no buffering may be required along such boundary. Screening may be required by the Zoning Hearing Board if it determines screening is necessary for the safety or welfare of adjoining residents.
  - C. Where streams or other bodies of water serve as district boundaries, such streams or rivers may serve to meet the buffering requirements; provided, such is approved by special exception.
  - D. Any part or portion of a site which is not used for building or other structures, loading, parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all season ground cover. It shall be maintained to provide an attractive appearance and all non-surviving plants shall be promptly replaced.
2. Landscaping.
  - A. Any part or portion of a non-agricultural site where landscaping is required and which is not used for buildings or other structures,

loading and parking spaces and aisles, sidewalks and designated storage areas shall be planted and maintained with landscaping.

- B. Except for agricultural uses and single-family detached, single-family semidetached, two-family detached dwellings and two-family semidetached dwellings, any part or portion of site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks and designated storage areas shall be landscaped according to an overall plan, prepared and approved as part of a land development plan required under the applicable Subdivision and Land Development Ordinance [Chapter 22].
3. Planting Strip. All commercial, industrial and nonresidential uses, but excluding agricultural uses, shall be separated from all side and rear property lines and all street right-of-way lines by a planting strip. The planting strip may be included in the required yard space and shall be based on the following criteria:
- A. The planting strip shall be a minimum of 10 feet wide, measured from the property line or street right-of-way line.
  - B. Said planting strip shall be planted in grass, shrubbery, trees or other plant material, but in no case shall these areas be paved or covered by an impervious surface.
  - C. Said planting strip shall only be broken by approved entrances or exits.
  - D. Accessory buildings or structures shall be permitted within a planting strip; provided, they conform with the specific district requirements of this Chapter.
  - E. Exceptions:
    - (1) No planting strip is required along a rear property line when the rear property line abuts a public alley.
    - (2) No planting strip is required along a side and/or rear property line where the adjacent owners have a written agreement, suitable to the Board of Supervisors, waiving the side and/or rear yard setbacks relating to parking facilities along their abutting property line(s).
    - (3) No planting strips are required on lands in agricultural production.
4. Screening.
- A. Screening requirements shall be applicable under the following circumstances:

- (1) Where a proposed commercial, industrial or institutional use abuts an existing residential use or residential district.
- (2) Where any proposed multifamily residential use abuts an existing single-family detached, single-family semidetached, two-family detached or two-family semidetached dwelling.
- (3) Any other instance where screening is required by this Chapter or by the Township.
- (4) Any existing industrial or commercial facility shall not be required to comply with the screening requirements except in case of enlargement or major alteration of same.

B. Screening shall comply with the following requirements:

- (1) Trees and shrubs used for screening shall consist of at least 75% evergreen trees and shrubs and shall be so arranged as to provide an immediate visual screen of 50%.
- (2) Plant materials used in the screen planting shall be at least four feet in height when planted and be of a species which will produce a complete visual screen of at least six feet in height at maturity.
- (3) All trees shall have a minimum trunk diameter of two inches at a height of six inches above finished grade.
- (4) No plantings shall be placed with their center closer than five feet from the property line of the tract.
- (5) All existing trees within the required planting strip above three inches in caliper and/or eight feet in height shall be preserved wherever possible.
- (6) When additional height is deemed necessary, an additional row of deciduous trees with calipers of not less than two inches shall be planted within the screening area at intervals of not more than 40 feet on center.
- (7) Vegetative screening shall incorporate earthen mounds or berms, wherever possible, to improve sound as well as visual buffering and shall be broken at points of vehicular or pedestrian access.
- (8) Screening design, including the type of plant materials used, spacing of plant materials and the use and location of earthen berms shall be subject to review and approval by the appropriate reviewing agency.

- (9) Vegetative screens shall be perpetually maintained during the period the principal use causing the need for screening is in operation. Any plant material which does not survive shall be replaced within six months.
- (10) Walls, ornamental structures, fences and berms or a combination of these not less than four feet in height may be used in combination with appropriate plant material subject to the specific land use areas involved and as approved by the appropriate reviewing agency.
- (11) Innovative means of screening are encouraged; however, as a guideline to quantity of materials required, there shall be a minimum of one tree for each 12 lineal feet of property line.
- (12) Screening shall be designated so as to not obstruct the clear-sight triangles at intersections.

C. Exceptions.

- (1) No screening along a rear property line is required when the rear property line abuts a public alley.
- (2) No screening is required along a side and/or rear property line where the adjacent owners have a written agreement, suitable to the Board of Supervisors, waiving the side and/or rear yard setbacks relating to parking facilities along their abutting property line(s).

5. Off-Street Parking Areas. Except as modified elsewhere in this Chapter, the following shall apply to the landscaping and screening of off-street parking areas:

- A. Any off-street parking lot perpendicular to and within 100 feet of a public street or intersection shall be screened with a hedge, berm or other measure to prevent distraction or confusion from parking cars headlights.
- B. No parking lot shall be located closer to a building than 10 feet to allow adequate room for landscaping.
- C. No more than 25 parking spaces shall be placed in a continuous row without an intervening planting island of at least 10 feet in width and the length of the parking stall.
- D. A minimum of 5% of any parking lot facility over 2,000 square feet in gross area (measured from the outside edge of paving to outside edge of paving) shall be devoted to landscaping. This landscaping shall include a minimum of one tree per 20 parking spaces and all planting beds within a parking lot shall be surfaced in lawn or ground cover.

- E. For any land use where the total number of parking spaces exceeds 100 stalls, the parking area shall be divided by continuous islands perpendicular to the spaces every 130 feet (130 feet assumes four rows of parking at 20 feet length and two aisles at 25 feet width). These divider islands shall be a minimum of 10 feet wide.
  - F. Wherever a parking area of over five spaces abuts or is within 15 feet of the side or rear lot line of a lot in any Residential District, the said parking lot shall be screened from such adjoining lot by a wall, fence or hedge. Such screening shall be not less than four feet in height.
  - G. Whenever a parking area of over five spaces is located across the street from other land in any residential district, it shall be screened from the view of such land by a hedge, wall or fence located along a line drawn parallel to the street and a distance of 20 feet therefrom, such screening to be interrupted only at points of ingress and egress. Such screening shall be not less than four feet nor more than eight feet in height. The open area between such screening and the street shall be landscaped in harmony with the landscaping prevailing on neighboring properties fronting on the same street.
6. Service, Loading and Trash Disposal Areas.
- A. All service, delivery, loading and outdoor storage and trash disposal areas shall be screened from all residential districts, public streets, parking lots and pedestrian walkways.
  - B. These areas shall be totally screened from the above listed placed by the use of fences, walls, berms, evergreen material or a combination of these, not less than six feet in height.
7. All mechanical equipment not enclosed in a structure shall be fully and completely screened in a manner compatible with the architectural and landscaping style of the remainder of the lot.

**§ 27-1006. Conversion of Dwelling to More Units. [Ord. 35, 11/11/1999, § 1006; as amended by Ord. 2012-01-58, 5/10/2012]**

A residence may not be converted to accommodate an increased number of dwelling units unless:

- A. All multiple-family dwellings must be connected to public sewer and water systems.
- B. The yard dimensions shall meet the yard dimensions required by the zoning regulations for new structures in that district.
- C. The lot area per family equals the lot area requirements for new structures in that district.

- D. The floor area per dwelling unit is not reduced to less than that which is required for new construction in that district.
- E. The conversion is in compliance with all other relevant codes and ordinances.
- F. Parking will have to comply with all regulations.

**§ 27-1007. Corner Lots and Visibility. [Ord. 35, 11/11/1999, § 1007]**

- 1. A front yard, as provided in the area and lot requirements for the various districts, shall be required along each street on which a corner lot abuts.
- 2. On any lot, no wall, fence, or other structure shall be erected, altered or maintained and no hedge, tree or other growth shall be planted or maintained which may cause danger to traffic on a street by obscuring the view. On corner lots, no structure or obstructing growth shall be permitted within an area which is formed by a triangle where the two legs of the triangle extended to 100 feet from the centerline intersection of the two intersecting streets.

**§ 27-1008. Detached Accessory Buildings on Nonconforming Lots. [Ord. 35, 11/11/1999, § 1008]**

On existing lots of record where the existing lot width is less than the minimum lot width required in the prevailing zoning district, the minimum distance between a detached accessory building and the side property line may be reduced by the same ratio as the existing lot width is to the minimum required lot width. (Example: on an existing fifty-foot wide lot located in a zoning district with a one-hundred-foot minimum width, the minimum side setback would be 50/100, or 50% of the normal minimum side yard). In no case, however, shall this minimum distance be less than five feet, unless otherwise provided for in this Section.

**§ 27-1009. Drainage Regulations. [Ord. 35, 11/11/1999, § 1009]**

- 1. All erosion and sedimentation controls set forth in the existing or hereafter enacted Subdivision and Land Development Ordinance [Chapter 22] and the following regulations shall apply to structures hereafter erected adjacent or near, to streams and drainage channels. Should a conflict in regulations arise the Planning Commission shall determine which one shall apply.
  - A. In all districts, no permanent structure shall be permitted within 50 feet of the edge of any stream or existing natural drainage channel or such additional space as may be required by the Zoning Hearing Board, because of existing conditions or by flood plain regulations.
  - B. If normal agricultural operations require a fence to cross a stream or drainage channel, such fence shall be permitted only if it does not restrict the natural flow of water.

2. All stormwater management plans and stormwater facilities shall be designed, altered, proposed and erected according to the regulations as set forth in the Huntington Township Stormwater Ordinance [Chapter 17] and the rules and regulations of Department of Environmental Protection. **[Amended by Ord. 2012-01-58, 5/10/2012]**

**§ 27-1010. Driveways and Access. [Ord. 35, 11/11/1999, § 1010; as amended by Ord. 2007-01-46, 3/8/2007]**

1. Every building hereafter erected or moved shall be on a lot adjacent to a public road or with access to a public road. It is the purpose of the following regulations to maintain that all structures be located on lots so as to provide safe and convenient access for servicing, fire protection and required off-street parking.
2. Driveway Requirements for a Single-Family Dwelling.
  - A. Number Per Lot. The number of driveways intersecting a street shall not exceed on per lot frontage.
  - B. Driveway Intersection Separation Distances. Driveways shall not intersect a street within 30 feet of the right-of-way lines of any abutting street, nor within 10 feet of a fire hydrant or adjoining lot lines.
  - C. Clear Sight Triangle. Driveways shall be located and constructed so that a clear sight triangle of 75 feet measured along the street center line and 25 feet along the driveway center line, measured from the street right-of-way, is maintained. No permanent obstructions more than two feet in height shall exist or be placed within this area.
  - D. Slope. A driveway shall not exceed a slope of 5% within 25 feet of the street right-of-way line. Where a drive enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed 50% in slope with 25 feet of the point at which the driveway intersects the street right-of-way. The height of the bank must not exceed two feet within 10 feet of the street.
  - E. For corner lots, driveway access shall be provided to the street with lesser traffic or considered as the more minor street.
  - F. Driveway Width. No driveway shall result in a curb cut which exceeds a width of 12 feet. Where curbing is not required, the width shall not exceed 20 feet. **[Amended by Ord. 2012-01-58, 5/10/2012]**
  - G. PennDOT Permit. Any driveway intersecting a State owned road shall require the acquisition of a highway occupancy permit from the Pennsylvania Department of Transportation.

3. Access Drive Requirements for Land Uses Other Than a Single-Family Dwelling.
- A. Number Per Lot. The number of access drives intersecting a street shall not exceed two per lot frontage.
  - B. Access Drive Intersection Separation Distances. Distances between access drives and street intersections and between two access drive intersections measured from centerline to centerline shall be 200 feet.
  - C. Distance From Side and Rear Property Lines. Access drives shall be at least 20 feet from side and rear property lines, with the exception that the requirement can be waived when a joint parking compound is shared by abutting properties.
  - D. Clear Sight Triangle. Clear sight triangles shall be measured along the street centerline and the access drive centerline as follows. No permanent obstruction more than two feet in height shall exist or be placed within this area:
    - (1) Arterial Streets. One hundred fifty feet along the street centerline and 50 feet along the access drive centerline.
    - (2) Major and Minor Collector Streets. One hundred feet along the street centerline and 25 feet along the access drive centerline.
    - (3) Local Streets. Seventy-five feet along the street centerline and 25 feet along the access drive centerline.
  - E. Slope. An access drive shall not exceed a slope of 3% within 50 feet of the street right-of-way.
  - F. Surfacing. All access drives shall be paved with concrete or bituminous paving material or with a material suitable to the Board of Supervisors.
  - G. Access Drive Width. No access drive shall result in a curb cut which exceeds a width of 24 feet. The minimum width for access drives under this Section shall be 12 feet if one access drive is installed or 10 feet each if two access drives are installed. They both must be built to PennDOT specifications for commercial access drives. **[Amended by Ord. 2012-01-58, 5/10/2012]**
  - H. PennDOT Permit. Any access drive intersecting a State-owned road shall require the acquisition of a highway occupancy permit from the Pennsylvania Department of Transportation. **[Amended by Ord. 2012-01-58, 5/10/2012]**

4. The Board of Supervisors may grant permission by conditional use for additional driveway where required to meet exceptional circumstances and where frontage of unusual length exists.
5. Fill material may be placed along the outer lines of any street or drainageway when approved as a conditional use and authorized by the Board of Supervisors and when so approved shall be subject to the following conditions:
  - A. Factual evidence shall be submitted to the Board of Supervisors indicating that the cross section area of the stream drainageway will not be reduced and will be sufficient to contain anticipated runoff based on past frequency records.
  - B. All other regulations of the Commonwealth of Pennsylvania governing all activities within and adjacent to stream bed areas shall be in full force and effect.

**§ 27-1011. Environmental Conservation. [Ord. 35, 11/11/1999, § 1011]**

1. A buffer zone of 150 yards will surround Pennsylvania Game Lands in which no structures will be permitted. Only those uses of an agricultural or recreational nature will be permitted.
2. All streams whether in the floodplain district or not shall have a buffer zone in which no structures or uses will be permitted. The buffer shall extend 50 feet from the edge of the stream on both sides.

**§ 27-1012. Erection of More Than One Principal Structure on a Lot. [Ord. 35, 11/11/1999, § 1012; as amended by Ord. 2012-01-58, 5/10/2012]**

1. In any district, no more than one structure having a permitted or permissible principal use may be erected on a single lot, with the exception of a home occupation use.
2. No more than one single-family dwelling unit will be allowed per lot. Exceptions are duplexes, conversions, apartments, townhouses, etc., where all other zoning requirements are met.

**§ 27-1013. Fences and Walls. [Ord. 35, 11/11/1999, § 101; as amended by Ord. 2007-01-46, 3/8/2007]**

1. No fence or wall over four feet in height shall be erected within the rear or side yard setbacks.
2. Fences or walls not within the rear or side yard setbacks shall be erected to the following standards:
  - A. Maximum of three feet in height in the front yard setback.

- B. Maximum of eight feet elsewhere.
- 3. No fence, wall, or vegetation shall block motorist's view of the traffic or vehicles entering or exiting the property.
- 4. A wall for this Section does not include retaining walls or walls of a building that may be permitted elsewhere in the Chapter.
- 5. Fences or walls on corner lots shall not infringe on the clear sight triangle for the intersecting roads.
- 6. Any fence erected principally to control agricultural livestock does not have to meet any of these requirements, as long as it is a split rail, electric, woven wire or high tensile fence.

**§ 27-1014. Floor Area, Habitable. [Ord. 35, 11/11/1999, § 1014]**

The minimum habitable floor area of any dwelling unit hereafter established shall be as follows:

- A. Four hundred square feet in the case of apartments designed to be occupied by one person.
- B. Five hundred square feet in the case of all other apartment units.
- C. Nine hundred square feet in the case of all other dwelling units.
- D. Seven hundred square feet in the case of mobile homes in mobile home parks.

**§ 27-1015. Height Regulations. [Ord. 35, 11/11/1999, § 1015]**

- 1. No structure shall exceed 35 feet in height except as a conditional use.
  - A. The height of any building may exceed the maximum permitted height by one foot for each additional foot by which the width of each side yard exceeds the minimum yard regulations for the district in which the building is located; however, such additional height shall not exceed the maximum permitted by more than 15%.
- 2. Height regulations shall not apply to spires, belfries, cupolas, penthouse or domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, utility poles or towers, television antennae, silos, necessary mechanical appurtenances or agricultural and public safety related structures.

**§ 27-1016. Lot of Record, Lot Areas, Add-Ons. [Ord. 35, 11/11/1999, § 1016; as amended by Ord. 2007-01-46, 3/8/2007]**

1. For a lot held in single and separate ownership as of the effective date of this Chapter and which does not meet the minimum lot area requirements for the district in which it is located, and does not have an existing well or septic system, no structure may be constructed, erected, or altered except upon authorization as a conditional use.
2. For a lot held in single and separate ownership which, because of unusual conditions of slope, lot depth or lot width cannot be reasonably developed within the yard area requirements of the district in which it is located, such yard area requirements may be decreased as a conditional use. Any reduction of yard area requirements shall be the minimum needed to provide relief.
3. For a lot which is intended to be conveyed to and become an integral part of an adjoining property and a note to that effect has been placed on the subdivision plat, lot area requirements for the district in which the lot is located may be waived.
4. For property held in single and separate ownership at the effective date of this Chapter, the subdivision of one flag lot for the purpose of a single-family dwelling may be permitted.
  - A. A "flag lot" shall be defined as a lot meeting all requirements for the district in which it is located except for street frontage.
  - B. The reduced street frontage shall be not less than 30 feet.
  - C. Front yard depth shall be measured from that point where lot width meets the requirements of the district in which it is located.

**§ 27-1017. Modular and Mobile Homes as Dwelling Units. [Ord. 35, 11/11/1999, § 1017]**

1. All modular and mobile homes used as dwelling units shall meet or exceed minimum standards of all local and state building, housing, electrical, plumbing and other codes.
2. When used as a dwelling unit, all modular and mobile homes shall have the wheels, tow bars or any other means of propulsion removed.
3. A permanent support shall be of masonry construction upon footers set below frost line and oriented to the frame of the home.
4. The area directly beneath the modular or mobile home shall be one continuous concrete pad four inches and reinforced with a minimum of six inch by six inch No. 8 by No. 8 welded wire mesh.

5. The modular or mobile home shall be securely attached to the permanent support with anchors and tie downs such as "deadmen" eyelets, screw anchors, arrowhead anchors or other devices. The anchorage shall be adequate to withstand wind pressures in excess of 10 pounds per square foot.
6. The longitudinal gradient and cross slope of an area, consisting of the dimensions of the home plus 20 feet in all directions, shall not exceed 5%. The minimum slope in any direction shall be 1%.
7. A permanent fire resistance "skirt" shall be attached to the outside face of the modular or mobile home on all four sides.
8. Adequate ventilation shall be provided for the crawl space as long as proper protection is made to prevent intrusion by rodents and/or other vermin.

**§ 27-1018. Ornamental Ponds and Wading Pools. [Ord. 35, 11/11/1999, § 1018]**

1. Ornamental ponds, wading pools and similar structures shall comply with all accessory use setbacks and regulations.
2. No such impoundment shall contain more than 26.6 cubic feet of water (200 gallons). All ponds, pools or other impoundment exceeding the requirements of this Section shall be considered as "man-made lakes, dams and impoundment" and are subject to the criteria as listed in this Chapter.
3. No such impoundment shall have a length or diameter exceeding 15 feet nor a maximum depth exceeding two feet.
4. All ponds or pools shall be maintained so to not pose a nuisance by reason of odor or the harboring of insects or vermin.
5. No such pond(s) shall be used for the commercial hatching of fish or other species of animal.

**§ 27-1019. Off-Street Parking, Loading and Unloading. [Ord. 35, 11/11/1999, § 1019]**

1. General Regulations.
  - A. Off-street parking facilities shall be provided to lessen congestion in the streets. The facilities required therein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term "parking space" includes either covered garage space or uncovered parking lot space located off the public right-of-way.
  - B. No of-street parking, loading or unloading facility shall be located less than three feet from any property line, except where a street

accessway crosses a property line, nor be laid out in such a manner as would allow vehicles to project into any adjoining property.

- C. A garage may be located wholly or partly inside the walls of the principal building or attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.
- D. Parking spaces may be located on a lot other than that containing the principal use with a conditional use approval by the Board of Supervisors.
- E. The size of a parking space for one vehicle shall not be less than 200 square feet. For purposes of computing the number of parking spaces available in a given area, the ration of 200 square feet per space shall be used. For uses other than single-family detached, single-family semidetached and single-family attached dwellings, only the area actually used for parking, not access or driving lands, shall be considered.
- F. Parking facilities shall be designed so that each vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle.
- G. All open parking areas shall be properly drained and shall be provided with an "all weather" surface.
- H. The required parking space for two or more uses may be provided in a common parking facility; provided, that the number of spaces is not less than the sum of spaces required for each individual use. However, a conditional use may grant a special exception to allow a reduction in the number of spaces required for separate uses when the various activities or uses are conducted at substantially different times.
- I. All parking spaces shall be provided on the premises or in common parking facilities located adjacent to the premises except that after a conditional use approval, all or part of the required number of spaces may be provided on a separate lot or lots within 500 feet walking distance from such premises. The Board of Supervisors shall not approve a requested conditional use until it is satisfied that all parking spaces required shall be maintained throughout the existence of such use to which they are accessory or until such acceptable substitute spaces are provided elsewhere.
- J. For residential uses, all off-street parking spaces shall be located behind the street right-of-way line. For all other uses, off-street parking spaces shall not be located within the area of required landscaping.

- K. Parking spaces on lots divided by zoning district boundaries may be located without regard to district lines; provided, that no such parking spaces shall be located in AC, RA or RS District, unless the use to which they are necessary is permitted in such district.
  - L. For nonresidential uses and lots, buffer planting shall be provided for parking areas and access drives which are adjacent to lots in residential districts, lots in existing residential use and public rights-of-way. Said buffer planting shall meet the requirements of this Chapter.
2. Minimum Parking Requirements.
- A. Residential Parking.
    - (1) Dwelling. One-family, two parking spaces for each family unit.
    - (2) Dwelling. Two-family, two parking spaces for each family unit.
    - (3) Multifamily Dwellings, Including Conversion Apartments. The total number of parking or garage spaces shall not be less than two times the number of dwelling units in the building. A garage accessory to an apartment house shall provide only for the storage of vehicles of the owner, tenants and employees. The required number of parking spaces may be reduced for dwellings designed for and erected to house elderly citizens, but not less than 25% of the number of dwelling units provided.
    - (4) Boarding or Rooming Houses, Hotels, Motels and Tourist Homes. At least one parking space for each guest room. If a restaurant in connection with the above is open to the public, the off-street parking facilities shall not be less than those required for restaurants, in addition to those required for guest rooms.
    - (5) For the purpose of this Chapter, when parking spaces are required for dwellings, an attached or unattached garage or carport on the premises and that portion of the driveway off the public right-of-way may be considered as space, if minimum square footage is provided.
  - B. Commercial Parking. The following regulations shall be applied to new facilities included within and/or comprising shopping centers, plazas and neighborhood centers hereafter erected. The requirements herein may be modified and in some cases removed by the Board of Supervisors when it is determined by the Board that requirements are too stringent or otherwise not applicable or that public parking lots and facilities are available in sufficient number to negate the need for customer parking on the premises:

- (1) Theaters, Auditoriums, Churches, Schools, Stadiums or Any Other Place of Public or Private Assembly. At least one parking space for each three seats provided for public or private assembly.
- (2) Retail Stores and Other Places for Trade or Business. One vehicle space for each 200 square feet of floor area for public use plus one for each 1 1/2 employees.
- (3) Restaurant, Tearooms and Cafeteria, Including Taprooms, Taverns and Nightclubs. One vehicle space for each 50 square feet of floor area.
- (4) Bowling Alley. Five vehicle spaces for each alley.
- (5) Office Building. At least one parking space for each 250 square feet of floor area or fraction thereof or one space for each 1 1/2 employees, whichever requirement is the greater.
- (6) Repair Garages, Automotive Sales and Service Establishments and Gasoline Service Stations. At least one parking space for each 200 square feet of floor or ground area or fraction thereof devoted to repair or service facilities, which shall be in addition to the space allocated for the normal storage of motor vehicles. In no event shall parking be permitted on the public rights-of-way.
- (7) Parking Garage. No parking space shall be required in yard areas; however, no parking shall be permitted on the public rights-of-way.
- (8) Hospitals, Sanitariums and Nursing Homes. At least one parking space for each two patients for which accommodations are provided in the case of hospitals and one parking space for each three patients for which accommodations are provided in the case of such facilities as sanitariums and nursing homes, such spaces shall be in addition to those necessary for doctors, administrative personnel and other regular employees.
- (9) Medical, Dental and Other Health Care Officers. Six vehicle spaces for each practitioner plus one space for each employee.
- (10) Drive-In and Outdoor Establishments. Provisions for parking for drive-in facilities must meet the approval of the Board of Supervisors and under no conditions will parking on the public rights-of-way be permitted.
- (11) Dance Halls, Roller Rinks, Clubs, Lodges and Other Similar Places. At least one parking space for each 200 square feet of floor area.

- (12) Swimming Pool. At least one parking space for each five persons for whom facilities for dressing are provided or at least one parking space for every 60 square feet of water surface. Including areas for swimming, wading and diving, whichever requirement is greater.
  - (13) Undertaking Establishments. At least one parking space for each 100 square feet of floor area for public use. Such space shall be in addition to:
    - (a) Employee parking needs.
    - (b) A service area for mobile equipment, such as hearses and ambulances.
  - (14) Other Commercial Buildings. At least one parking space for each 300 square feet of floor area or fraction thereof or one parking space for each 1 1/2 employees, whichever requirement is greater.
  - (15) Greenhouses. One parking space per employee. **[Added by Ord. 2012-01-58, 5/10/2012]**
- C. Home Occupations. (Note the following guides are for spaces in addition to the ones required for the residence):
- (1) Legal Office. One space for each employed person (the resident attorney, any associates, etc.), two additional spaces for clients and occasional sales persons or consultants.
  - (2) Architects, Landscape Architects, Engineers and Accountants. One space for the resident and one additional space for each employee. Two additional spaces for clients and/or other visitors.
  - (3) Physicians and Dentists. One space for the resident and one additional space for the employee, associates or other affiliated person and three additional spaces for patients.
  - (4) Realtors, Insurance Agents, Offices of Elected Officials. Three spaces.
  - (5) Barber Shops and Beauty Parlors. Four spaces. If there is only one customer facility provided (one barber chair, one dryer, etc.) three spaces may be approved.
  - (6) Dressmakers, Milliners and Others. Three spaces.
- D. Industrial Parking. These regulations shall apply to industrial expansion and industrial installations erected after the effective date

of this Chapter. Off-street parking shall be provided in accordance with the following schedule:

- (1) Industrial and Manufacturing Establishments. One and one-half vehicle parking spaces for each two employees when the establishment operates with only one shift. In the case of multiple shifts, one parking space for each employee on the largest shift shall be provided.
- (2) Truck Terminals and Wholesale Warehouses. One and one-half parking spaces for each two employees on the largest shift.
- (3) Visitors. Space shall be provided in addition to the above parking requirements according to the specific needs. For the purpose of this Chapter, traveling salesmen and out-of-town personnel are visitors.

3. Loading and Unloading Space.

- A. In addition to the off-street parking space required herein, any building erected, converted or enlarged in any district for commercial, office building, manufacturing, wholesale, hospital or similar uses, shall provide adequate off-street area for loading and unloading of vehicles according to the following schedule: **[Amended by Ord. 2012-01-58, 5/10/2012]**

| Use   | Gross Floor Area<br>Square Feet | Minimum Number<br>of Spaces |
|---|---------------------------------|-----------------------------|
| Stores,<br>manufacturing,<br>wholesale,<br>commercial, hospitals,<br>laundry, mortuary,<br>dry cleaning | Under 8,000                     | 1                           |
|   | 8,000 to 40,000                 | 2                           |
|   | 40,000 to 250,000               | 3                           |
|   | Each additional<br>200,000      | 1                           |
| Office buildings,<br>hotels, greenhouses  | Under 100,000                   | 1                           |
|   | 100,000 to 300,000              | 2                           |
|   | Each additional<br>300,000      | 1                           |

- B. In no case where a building is erected, converted or enlarged for commercial, manufacturing or business purposes shall the public rights-of-way be used for loading or unloading of material.

4. Service Areas (Parking, Drives and Loading). Unless more restrictive regulations are set forth elsewhere herein, the following shall apply:
  - A. Residential Oriented Areas.
    - (1) Service areas may be placed in required yard areas but not closer than three feet to any property line.
    - (2) Where the extremities of a service area are closer than five feet to any property line, curbs and/or wheel blocks should be placed as not to permit any portion of a vehicle to overhand any part of the adjacent property.
    - (3) Joint drives serving contiguous lots are not recommended. They may be approved as a special exception by the Board of Supervisors when no alternative is available. The use of a joint drive must be made a part of the deed for each property.
    - (4) Off-street service areas must have an all weather paving capable of providing a solid, dust-free surface at all times.
  - B. Commercial Oriented Areas.
    - (1) Off-street service areas shall be provided for every commercial enterprise hereafter or substantially altered.
    - (2) Off-street service areas where permitted may be placed on the premises; provided, that:
      - (a) No part of any vehicle on the premises shall overhand any adjacent property.
      - (b) Storage of material shall not be permitted unless within a structure or behind a screen providing visual protection to adjacent properties.
    - (3) All off-street service areas shall be paved so as to provide an all weather surface, firm and dust free at all times. Paving shall be as specified by the Township Engineer. Upon written request, the Board of Supervisors may exempt agricultural uses from this requirement. **[Amended by Ord. 2012-01-58, 5/10/2012]**
  - C. Industrial Oriented Areas.
    - (1) Off-street service areas may be placed anywhere on the premises except where specifically prohibited. (Buffer yards and portions of yards adjacent to public right-of-way lines)

- (2) No parking or loading area shall be established within five feet of any property line or within 10 feet of a public right-of-way line.
  - (3) All off-street service areas shall be paved so as to provide an all-weather surface, firm and dust free at all times. Paving shall be as specified by the Township Engineer.
5. Handicapped accessible parking shall be provided in accordance with the requirements of the Americans with Disabilities Act, as may be amended, from time to time.
- A. Said spaces shall be those which are most accessible and proximate to the building or buildings which the parking spaces shall serve.
  - B. Each space or group of spaces shall be identified with a clearly visible sign displaying the international symbol of access.
  - C. Each space shall be 120 inches wide with a ninety-six-inch wide access aisle to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile onto level, paved surface suitable for wheeling and walking.
  - D. Where possible, such spaces shall be located so that persons in wheelchairs or using braces or crutches are not compelled to wheel or walk behind parked cars.
  - E. Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk of building entrance.
  - F. Parking spaces shall be provided in accordance with the following table:

| <b>Total Parking in Lot</b> | <b>Required Minimum Number of Accessible Spaces</b> |
|-----------------------------|---|
| 1 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 1,000                | 2% of total   |
| 1,001 and over              | 20 plus 1 for each 100 over 1,000                   |

6. Parking and Storage of Vehicles.
  - A. In any zoning district, automotive vehicles or recreational vehicles of any kind or type without current license plates shall not be parked or stored other than in completely enclosed accessory buildings.
  - B. All off-street parking areas shall be reserved and used for vehicle parking only, with no sales, dead storage or dismantling of any kind on residential lots. Repair work or servicing of the vehicles owned by the occupant is permitted.
  - C. On a residential dwelling lot, the parking of one commercial vehicle is permitted by an individual for his livelihood for a business not conducted on the premises or one recreational vehicle is permitted for storage purposes only and is not to be used for sleeping, recreational or living purposes at any time or in any way, shape or form.
  - D. No boats, campers, recreational vehicles, trailers and/or trucks with more than two axles shall be stored within any front yard area of a residential dwelling.

**§ 27-1020. Patios, Paved Terraces, Decks and Open Porches. [Ord. 35, 11/11/1999, § 1020]**

No patio, paved terrace, deck, or open porch shall be located within five feet of any property line or between the building setback line and the street line. In the case of attached or semi-detached dwellings, this distance may be reduced to not less than three feet from a side property line formed by a building wall.

**§ 27-1021. Recycling Collection Facilities. [Ord. 35, 11/11/1999, § 1021]**

1. Existing commercial facilities which sell products containing recyclable materials such as aluminum, glass and plastics may establish as an accessory use a recycling collection facility for those materials.
2. All collected materials shall be stored in wholly enclosed facilities and the area shall be kept free of litter and debris. Odors shall not be perceptible at the property line.
3. The collection facilities shall be designed and located so that the removal of collected materials does not interfere with normal traffic flows into, out of and through the commercial facility.

**§ 27-1022. Setback Requirements for Corner Buildings. [Ord. 35, 11/11/1999, § 1022]**

1. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines

as required for the front yard in the district in which such structures are located.

2. A corner lot shall have two front yard and two rear yard setbacks.

**§ 27-1023. Signs. [Ord. 35, 11/11/1999, § 1023]**

1. Use, Location and Size. The following types of signs and no others shall be permitted to be erected or maintained, unless specifically identified in the criteria for a land use permitted by conditional use:
  - A. Identification, informational or directional signs erected or required by governmental bodies.
  - B. Signs advertising the sale or rental of premises; provided, that:
    - (1) Such signs shall be erected on the premises to which they relate.
    - (2) The area of one side of any sign shall not exceed 20 square feet in the CI District and 10 square feet within all other districts.
    - (3) Such signs shall be removed within 14 days after the property is sold or rented.
  - C. Signs indicating the location and direction of premises available for or in the process of development and having inscribed thereon the name of the owner, developer, builder or agent; provided, that:
    - (1) The area on one side of any such sign shall not exceed 20 square feet.
    - (2) Not more than two such signs shall be erected on each 500 feet of street frontage.
  - D. Signs of mechanics and artisans during the period such persons are performing work; provided, that:
    - (1) Such signs shall be erected only on the premises where such work is being performed.
    - (2) The area on one side of any such sign shall not exceed 40 square feet.
    - (3) Not more than one such sign may be erected on each street frontage.
    - (4) Such signs shall be removed promptly upon completion of work.

- E. Signs for public recreation areas, schools, colleges, churches or other similar public institutions or uses; provided, that:
- (1) The area on one side of any such sign shall not exceed 20 square feet.
  - (2) Not more than one such sign may be erected on each street frontage.
- F. Signs prohibiting or otherwise controlling trespassing upon particular premises or indicating the private nature of a road, driveway or premises or otherwise controlling the use of the property; provided, that the area on one side of any such sign shall not exceed six square feet.
- G. Signs indicating the name of a particular organization, home for the aged, nursing home or convalescent home, farm or estate; provided, that:
- (1) The area on one side of any such sign shall not exceed 25 square feet.
  - (2) Any such sign shall be located on the same lot as the organization, home for the aged, nursing home, farm or estate.
  - (3) Not more than one such sign may be erected on each street frontage.
- H. Signs advertising the sale of farm products, as permitted by this Chapter; provided, that:
- (1) The area on one side of any such sign shall not exceed 10 square feet.
  - (2) Not more than two such signs shall be erected and maintained.
  - (3) Such signs shall be displayed only when such products are on sale.
- I. Home business, accessory use, name or address signs; provided, that:
- (1) The area on one side of any such sign shall not exceed four square feet.
  - (2) Any such sign shall be erected only on the premises which in such use exists.
- J. Commercial or industrial signs; provided, that:

- (1) The area one side of any free-standing sign shall not exceed 80 square feet in the CI District and 20 square feet in any other district.
  - (2) Not more than one such sign shall be erected on each street frontage.
  - (3) In the CI District, the area of any sign attached to a building shall not exceed 15% of the wall area on which the sign is placed.
  - (4) In districts other than CI, the area of any wall sign or projecting sign attached to a building shall not exceed 10% of the wall area on which the sign is placed or 20 square feet, whichever is less.
  - (5) The sign placed on any building or lot shall be related to the business conducted on such premises.
- K. Temporary signs advertising a sale or event; provided, that such signs shall not be displayed in excess of one month and shall be removed promptly after the event.
- L. Political signs for candidates of elected offices; provided, that such signs shall not be displayed in excess of one month prior to the election date and shall be removed within seven days after the election. Political signs shall not exceed three square feet in area.
- M. Billboards are permitted by conditional use in the CI District, in accordance with the following requirements:
- (1) No more than one billboard is permitted per lot.
  - (2) No billboard shall be located within 1,000 feet of another billboard.
  - (3) All billboards shall be at least 35 feet back from all street right-of-way lines.
  - (4) All billboards shall be at least 200 feet from any residentially zoned land.
  - (5) Billboards shall not obstruct the view of any motorist on an adjoining road or the view of adjoining commercial or industrial uses which depend upon such visibility for identification.
  - (6) No billboard may exceed 150 square feet in area or be greater than 15 feet in height.

## 2. General Sign Regulations.

- A. The area of a sign shall be construed to include all letter, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed (but not including any supporting framework and bracing incidental to the display itself). Where the sign consists of individual letters or symbols attached to a building, wall or window the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols. In computing the square foot area of a double-faced sign, only one side shall be considered; provided, that the both faces are identical. If the interior angle formed by the two faces of the double-sided sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area. A cube shall be considered four signs.
- B. No sign shall be placed in such a position that it will cause danger to traffic on a street by obscuring the view.
- C. No signs shall be allowed in the public right-of-way, except for the following:
- (1) Permanent signs, including:
    - (a) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic.
    - (b) Bus stop signs erected by a public transit company.
    - (c) Informational signs of a public utility regarding its poles, lines, pipes or facilities.
  - (2) Temporary signs, including:
    - (a) Public signs erected by or on behalf of a governmental body to post legal notices, convey public information and direct or regulate pedestrian or vehicular traffic.
    - (b) Signs announcing special events of charitable or public service groups; provided, such signs shall be approved by the Zoning Officer and shall:
      - 1) Be limited to a maximum size of 32 square feet in area.
      - 2) Be removed as soon as the event or activity thereby has occurred and shall not be permitted to exist more than 30 days prior to such event or activity.

- (3) Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.
- (4) Any sign installed or placed on public property, except in conformance with the requirements of this Section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the Township shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

D. The following signs and other devices shall not be permitted, erected or maintained in any zoning district, notwithstanding anything else to the contrary contained in this Section or elsewhere:

- (1) Signs which incorporate in any manner any flashing or moving illumination or with illumination which varies in intensity or which varies in color and signs which have any visible moving part, visible revolving parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical pulsation or by action of normal wind currents. Clocks, hanging signs which move with air currents, time and temperature signs and barber poles are excepted; provided, that they otherwise comply with all other provisions of this Part.
- (2) Light sources which cast light on signs unless shield by opaque material so that bulbs are not visible from off the property on which the signs are located.
- (3) Any sign or sign structure which constitutes a hazard to public safety or health.
- (4) Signs which by reason of size, location, content, coloring or manner or intensity of illumination distract or obstruct the vision of drivers to the extent which creates a significant safety hazard, either when leaving a roadway or driveway or obstruct or detract from the visibility of any traffic sign or control device or public streets and roads.
- (5) Any sign which obstructs free ingress to or egress from a fire escape, door, window or other required building exit.
- (6) Signs which make use of the words such as "stop," "look," "one way," "danger," "yield" or any similar words, phrases, symbols, lights or characters in such a manner as to interfere with, mislead or confuse traffic.

- (7) Signs on public property or public rights-of-way, unless erected by a governmental body or unless required to be so located by order of a governmental body.
  - (8) Signs painted on, attached to or supported by a street sign or street light standard, stone, cliff or other natural object.
  - (9) Searchlights, pennants, spinners, banners and streamers, inflatable balloons and similar devices, except for temporary occasions not to exceed 15 days duration, such as grand openings and then only with special prior permission of the Zoning Officer.
- E. No roof signs shall be permitted.
- F. No free-standing sign shall be higher than the height limitations of 20 feet from the ground.
- G. In addition to the above requirements of this Section, every sign referred to in and permitted by this Section shall be designed, constructed and maintained in accordance with the following standards:
- (1) All signs shall comply with applicable provisions of any building and electrical codes as adopted by the Township.
  - (2) Except for banners, flags, temporary signs and window signs conforming in all respects with the requirements of this Section, all signs shall be constructed of permanent materials and shall be permanent attached to the ground, a building or another structure by direct attachment to a rigid wall, frame or structure.
  - (3) All signs shall be maintained in good structural condition.
3. Nonconforming Signs.
- A. Any sign which lawfully existed and was maintained at the effective date of this Chapter may be continued; provided, such sign in constructed of durable material and is maintained in good condition and repair.
  - B. Any sign which has been destroyed or damaged by a natural occurrence can be rebuilt or repaired with same material to the same size and in the same location as the original sign.
  - C. Any sign, which has been purposely destroyed or damaged or fallen into disrepair, can be repaired or replaced only within the regulations of this Section.

4. Applications and Permits.
  - A. Applications for permits to erect, alter or modify permanent signs shall be made to the Zoning Officer.
  - B. It shall be unlawful to commence the erection of any permanent sign or to commence the moving or alteration of any permanent sign until the Zoning Officer has issued a sign permit for such work.
  - C. In applying to the Zoning Officer for a sign permit, the applicant shall submit a dimensional sketch or scale plan indicating the shape, size, height and location of all signs to be erected, altered or moved and supply such other information as may be required by the Zoning Officer for determining whether the provisions of this Section are being observed. If the proposed sign as set forth in the application is in conformity with the provisions of this Section and other ordinances of the Township then in force, the Zoning Officer shall issue a sign permit for such sign. If the sign permit is refused, the Zoning Officer shall state such refusal, in writing, with the cause and shall immediately thereupon mail notice of such refusal to the applicant at the address indicated in the application. The Zoning Officer shall grant or deny the permit within 15 days from the date the application is submitted. The issuance of a permit shall in no case be construed as waiving any provisions of this Section.
  
5. Removal of Certain Signs. After 180 days any sign which advertises business or service no longer in existence on the premises shall be considered to be abandoned. Signs that are abandoned shall be removed by the persons responsible for the erection and/or maintenance thereof within 30 days after notice of the abandonment to such person by the Zoning Officer. If such persons fail or refuse to remove such abandoned signs after the notice aforesaid, the Zoning Officer may remove the signs at the expense of the property owner or the persons responsible for the erection and/or maintenance thereof.

**§ 27-1024. Special Uses. [Ord. 35, 11/11/1999, § 1024]**

Municipal Buildings and Uses. This Chapter shall not apply to any building of the Township if the Board of Supervisors shall, after a public hearing, decide that such building or extension thereof or such use of any premises is reasonably necessary for the convenience or welfare of the public.

**§ 27-1025. Storage of Explosives, Commercial Use. [Ord. 35, 11/11/1999, § 1025]**

The storage of commercial use explosives shall be prohibited in residential districts. Commercial use explosives may be kept in all districts provided the place where they are stored is no closer than 200 feet to any property line, and provided that all State standards are met.

**§ 27-1026. Swimming Pools, Spas and Whirlpools, In-Ground and Above-Ground. [Ord. 35, 11/11/1999, § 1026]**

1. No swimming pool, spa or whirlpool shall be permitted without a filtering system.
2. No swimming pool, spa or whirlpool shall be permitted unless it is enclosed by a permanent fence with a self-closing gate which is at least four feet in height and conforms to other requirements listed in § 27-1014. This requirement shall not apply to above-ground pools, spas or whirlpools having a wall measuring four feet in height and have a retractable ladder.
3. No swimming pool, spa or whirlpool with a capacity of 10,000 gallons or more shall be constructed or installed unless the Township Engineer has certified that the drainage of such pool, spa or whirlpool is adequate and will not interfere with any domestic water facilities, any sanitary sewage facilities, any streets or any neighboring properties.
4. No swimming pool, spa or whirlpool may be erected or installed within any required minimum front, side or rear building setback.
5. No swimming pool, spa or whirlpool shall be located closer to the front of the lot than the front wall of the principal building.
6. Swimming pools, spas or whirlpools shall be secured from unauthorized access by means of a lockable door, gate, cover or similar control device.
7. Any swimming pool, spa or whirlpool must conform to the applicable State regulations.
8. Farm ponds and/or lakes are not included; provided, that swimming was not the primary purpose for their construction.

**§ 27-1027. Temporary Buildings. [Ord. 35, 11/11/1999, § 1027]**

1. Temporary buildings, constructions trailers, equipment and materials used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work.
2. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Officer.

**§ 27-1028. Tennis Courts. [Ord. 35, 11/11/1999, § 1028]**

1. Tennis courts shall be an accessory use and therefore, a zoning permit is required.

2. A permanent open mesh fence 10 feet in height shall be provided behind each baseline. This fence shall be parallel to the baseline and at least 10 feet beyond the playing surface unless the entire court is enclosed.
3. Lighting fixtures, if provided, shall not create objectionable glare on abutting properties.
4. Tennis courts shall not be located within 40 feet of any property lines.
5. Screening shall be provided to minimize effects on adjoining properties.

**§ 27-1029. Trash Areas. [Ord. 35, 11/11/1999, § 1029]**

1. All commercial, industrial and multifamily residential uses that provide trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height if such area is not within an enclosed building or structure.
2. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Zoning Officer shall be required.

**§ 27-1030. Traffic Impact Study Standards. [Ord. 35, 11/11/1999, § 1030]**

All permitted uses and conditional uses for which a traffic impact study is recommended by the Planning Commission and required by the Board of Supervisors shall submit a study prepared under the supervision of a qualified and experienced professional engineer. The engineer shall be licensed by the Commonwealth of Pennsylvania and shall have had specific training in traffic and transportation engineering and demonstrable experience related to preparing traffic studies for existing and proposed developments.

- A. A description of the traffic impact study area (TISA), including such area's major roads and major intersections. The determination of whether an intersection shall be considered a major intersection shall be made in accordance with accepted engineering practices. In the event of a dispute, the determination of the Township shall be final.
  - (1) At a minimum, the TISA shall include all site access drives, streets and major intersections within the area contained in a 1/2 mile radius circle drawn around each entrance to the proposed development does not contain a major intersection with another street within that area, the first major intersection with such abutting street.
  - (2) If the proposed development will generate 100 peak directional trips or more, but less than 250 peak directional trips, the TISA shall include all site access drives, streets and major intersections contained in a two mile radius circle drawn around each entrance to the proposed development.

- (3) If the proposed development will generate 250 peak directional trips or more, but less than 500 peak directional trips, the TISA shall include all site access drives, streets and major intersections contained in a three mile radius circle drawn around each entrance to the proposed development.
  - (4) If the proposed development will generate 500 peak directional trips or more, the TISA shall include all site access drives, streets and major intersections contained in a four mile radius circle drawn around each entrance to the proposed development.
  - (5) If additional or more stringent specifications are recommended by the Institute for Traffic Engineers for traffic impact studies for the propose use, the applicant shall prepare the traffic impact study to incorporate such additional or more stringent requirements.
- B. The report shall clearly identify potential trip generation rates for the proposed use which shall be determined through the use of the current edition of the Trip Generation Manual published by the Institute of Transportation Engineers. Peak hour and daily rates shall be provided for weekdays, Saturdays and Sundays.
- (1) Any reduction in the number of trips anticipated to be generated by the use for pass-by or internal (captured) traffic must be based upon clearly established standards published by the Institute of Transportation Engineers. The applicant shall submit documentation supporting the calculation of pass-by and/or internal (captured) traffic. In the absence of such published data for the specific type of use proposed, no deduction shall be taken for either pass-by or internal (captured) trips.
  - (2) Determination of pass-by or internal (captured) traffic must be based upon pass-by or internal (captured) traffic at the highest peak hour of the week. For example, the pass-by or internal (captured) traffic for a mixed-use residential/office development would most likely be calculated for a weekday, while the pass-by or internal (captured) traffic for a mixed residential/commercial development would most likely be determined for a Saturday.
- C. Existing twenty-four-hour automatic traffic recorder (ATR) counts peak hour turning movement volume data, including weekdays, Saturdays and Sundays for all streets which provide direct access to the proposed development and for the arterial streets and collector streets which will serve the proposed development, as well as any major intersection within the TISA. Classification of streets as arterial or collector shall be determined by the classifications set forth in Part 15 of this Chapter.
- D. Projected twenty-four hour and peak hour traffic volume data, including weekdays, Saturdays and Sundays, for all streets which provide direct access

to the proposed development and for the arterial streets and collector streets which will serve the proposed development, as well as any major intersection within the TISA, for the horizon year without the impacts of the proposed development. The horizon year shall be considered the point in time when a residential development is built out and completely occupied and when a nonresidential development is built out, completely occupied and open and shall be determined in accordance with accepted engineering practice and published recommendations of the Institute of Traffic Engineers. In the event of a dispute as to the horizon year, the determination of the Township shall be final.

- E. Existing levels of service and levels of service projected for the horizon year without the impacts of the proposed development on all abutting streets and all major intersections within the TISA. Level of service shall be computed in accordance with the 1994 Highway Capacity Manual, Special Report 209, published by the Transportation Research Board or any subsequent revision of such manual.
- F. Estimates of the total number of vehicle trips the proposed development will generate in the horizon year for typical twenty-four-hour periods, including weekdays, Saturdays and Sundays and the typical a.m. and p.m. peak periods of weekdays and Saturday and Sunday peak hours.
- G. Assignments of post-development twenty-four hour and peak hour volumes to the arterial and collector streets and other streets that will serve the proposed development based upon the projections of increased traffic volumes within the TISA. In making these estimated assignments, consideration shall be given to other developments approved but not yet constructed and to development trends.
- H. Projected twenty-four hour and peak hour turning movement data, including weekdays, Saturdays and Sundays for all access points proposed for the development.
- I. Capacity and level of service analyses on all abutting streets and all major intersections which the additional traffic generated by the development will impact, including post-development capacity and level of service and degradation of capacity and level of service analyses.
- J. Accident history within the past five years on the streets adjacent to the proposed development and at the intersections within the TISA categorized by accident type for each street or intersection.
- K. Computer optimization analyses to determine queue capacities (vehicle stacking) and minimum storage lengths at existing intersections abutting the proposed development and at new intersections within the development.
- L. Descriptions of all improvements that will be required in order to avoid problems of traffic congestion and traffic study. These improvements shall

provide safe and efficient movement of traffic to and from and within and past the proposed use, while maintaining the impact to non-site trips.

- (1) The applicant may take into account traffic improvements which are clearly funded and which will occur within the next two years following the date of submission of the study.
  - (2) The applicant shall not assume that any improvements which are not clearly funded will be made.
- M. Cost estimates for the proposed improvements that will be required setting forth the cost estimates for improvements which others will make and which will be made by the applicant.
- N. The time period within which the improvements will be made (particularly if the improvements are associated with various phases of development construction) and a description of any monitoring of operating conditions and improvements that may be required.
- O. Descriptions of any actions the applicant proposes or offers to alleviate the impact of the proposed use on the transportation network within the TISA.
- P. Descriptions of existing and planned public transportation services in the Township and the potential of those services to serve the proposed development.
- Q. The source of all standards used and the data presented.
- R. Data shall be presented in tables, graphs, maps and diagrams whenever possible for clarity and ease of view.
- S. To facilitate examination, an executive summary of one or two pages shall be provided, concisely summarizing the purpose, conclusions, recommendations and proposed improvements.

**§ 27-1031. Unenclosed Storage. [Ord. 35, 11/11/1999, § 1031]**

1. In all districts, no outdoor stockpiling of any material or outdoor storage of trash is permitted in front yards.
2. Except as provided in other Township ordinances, the accumulation of trash or junk out-of-doors for a period in excess of 15 days is prohibited in all districts.

**§ 27-1032. Uses Not Provided For. [Ord. 35, 11/11/1999, § 1032]**

Whenever in any district established under this Chapter a use is not specifically permitted an application is made by a property owner to the Zoning Officer for such use. The Zoning Officer shall refer the application to the Zoning Hearing Board which shall have the authority to permit the use or deny the use. The use may be

permitted if it is similar and compatible with permitted uses in the district and in no way is in conflict with the general purpose and intent of this Chapter.

**§ 27-1033. Vision Obstruction. [Ord. 35, 11/11/1999, § 1033; as amended by Ord. 2007-01-46, 3/8/2007]**

1. Visibility at Intersections. On any corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2 1/2 feet and 10 feet between the centerline grades of the intersecting streets within the "clear sight triangle" area defined in accordance with the Township Subdivision and Land Development Ordinance [Chapter 22].
2. Driveways and access drives. On any lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision, between a height of 2 1/2 feet and 10 feet, at all driveways and/or access drives within the "clear sight triangle" area as defined in the Township Subdivision and Land Development Ordinance.

**§ 27-1034. Yards. [Ord. 35, 11/11/1999, § 1034]**

1. Front Yard Exception.
  - A. When the setback of existing buildings is greater than the minimum provided, the required setback of a building hereafter erected shall be the same as or greater than the average setback of existing buildings in the same block on the same side of the street.
2. Rear Yard Exception. When a rear yard abuts an alley, a structure shall not be erected closer than 25 feet from the centerline of said alley.
3. Projections. No principal building and no part of a building shall be erected within or shall project into the front, side or rear yard of a lot, except cornices, eaves and gutters, steps, chimneys or similar appurtenances, which may project into yard areas; provided, that the projection is not more than 18 inches. However, covered porches, stoops, patios and attached carports, whether enclosed or unenclosed, shall be considered as part of the principal building and shall not project into a required yard area.
4. Storage of Material in Yards. The outdoor display or storage of any equipment or material, other than incidental lawn ornaments, furniture and play equipment, shall not be permitted in any front yard area required by this Chapter.

**PART 11**  
**USE REGULATIONS**

**§ 27-1101. General Intent and Application. [Ord. 35, 11/11/1999, § 1101]**

It is the intent of these requirements that uses be regulated for the purpose of protecting the public health, safety and welfare. Each of the following land uses contains criteria which shall be addressed by the applicant and reviewed by the Zoning Officer when a permitted use or by the Board of Supervisors when a conditional use.

**§ 27-1102. Adult Oriented Businesses. [Ord. 35, 11/11/1999, § 1102]**

In the enactment of this Chapter, it is recognized that adult-related facilities or business, because of their very nature have serious objectionable operational characteristics, particularly when several such businesses are concentrated in a given area thereby having a deleterious effect upon adjacent and uses. Special regulations of these adult-related facilities or businesses is necessary to ensure that these adverse effects will not contribute to the blighting or down grading of the surrounding neighborhood. The location of adult-related facilities is also of vital concern to society with regard to their proximity to areas where minors may learn, play or congregate. On the other hand, it is recognized that adult-related facilities are protected under the First Amendment and the market for these businesses must remain essentially unrestrained. It is the goal and purpose of this Chapter to protect the health, safety, morals and general welfare to the extent authorized by the Municipalities Planning Code, while at the same time maintaining community access to adult establishments so as to not violate the First Amendments guarantee of freedom and expression.

- A. All adult oriented businesses shall have a minimum lot area of four acres.
- B. The lot width at the street right-of-way line shall be a minimum of 200 feet.
- C. Access shall be by way of an arterial or limited access street.
- D. An adult oriented business shall not be permitted within 1,000 feet of any other adult oriented business.
- E. An adult oriented business shall not be permitted within 1,000 feet of any public or private school, day care facility, public recreation facility, commercial recreation or entertainment facility, library, museum or church. No adult oriented business may be established within 200 feet of any residentially zoned land.
- F. No performance, service, materials, merchandise or film offered for sale, rent, lease, loan or for view within the premises shall be exhibited or displayed outside of a building or be visible from outside the building or structure.

- G. Any buildings or structures must be set back at least 100 feet from any property or street right-of-way.
- H. A buffer yard of at least 100 feet wide must be located on the site in all instances.
- I. Trees and shrubs must be planted in the buffer yard so as to form an effective visual barrier between the business and all adjoining properties, including road frontage. Trees shall be of such dimensions and variety that they will achieve a minimum height of six feet in the year after issuance of the permit.
- J. Any building or structure used and occupied as an adult oriented business shall be windowless or have an opaque covering over all windows and doors where performance, service, materials, merchandise or film are exhibited or displayed.
- K. No sign shall be located upon the premises which depicts a visual representation of the type of performance, service, materials, merchandise or film being offered therein.
- L. All entrances to the premises shall be posted with notices that persons under the age of 18 years are not permitted to enter and warning all other persons that they may be offended by the performance, service, materials, merchandise or film exhibited or displayed therein.
- M. No adult oriented business may change to another adult oriented business except upon approval by an additional special exception.
- N. The use shall not create an enticement for minors because of its proximity to nearby uses where minors may congregate.
- O. No unlawful sexual activity or conduct shall be permitted.
- P. No more than one adult oriented business may be located within one building.

**§ 27-1103. Airstrip, Airport, Heliport, Helistop. [Ord. 35, 11/11/1999, § 1103]**

- 1. All airstrips or airports shall have a minimum lot area of 20 acres.
- 2. The approach zone to any of the proposed runways or landing strips shall be in accordance with the regulations of applicable Federal and/or State agencies.
- 3. There shall be no existing flight obstructions such as towers, chimneys or other tall structures or natural obstructions outside the airport and located within the proposed approach zones.

4. Any building, hanger or structure shall be located a sufficient distance away from the landing strip in accordance with the recommendations of applicable Federal and/or State agencies.
5. Building heights in airport approach zones shall be limited to provide a clear glide path from the end of the useable landing strip. The glide path shall be a plane surface laid out in accordance with the operating characteristics of the aircraft for which the airport is designed. The 500 feet of the glide path shall be wholly within the airport property.
6. The applicant shall furnish evidence of obtaining a license from the Pennsylvania Department of Transportation Bureau of Aviation.
7. No part of any runway or taxiway shall be within 300 feet of any property line. Additionally, no pad for any heliport shall be within 150 feet of any property line.

**§ 27-1104. Amusement Arcades. [Ord. 35, 11/11/1999, § 1104]**

1. The subject tract shall front on and gain access from either an arterial or major collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. All activities shall be located within wholly enclosed buildings.
3. The applicant shall produce evidence that the proposed land use will not create a nuisance due to noise or loitering on the premises.
4. One parking space per employee plus one space for each 80 square feet of gross leasable floor area shall be provided.
5. The property shall be kept free of litter at all times in accordance with a plan for the clean-up of litter to be provided by the applicant.

**§ 27-1105. Animal Hospitals and Veterinary Clinics. [Ord. 35, 11/11/1999, § 1105]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Suitable control shall be exercised over the animals so that a nuisance condition is not created in terms of excessive noise, dirt or odor.
3. Animals shall be restricted from using areas not fully enclosed in a building from 8:00 p.m. to 8:00 a.m.

4. All animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls or runways shall be a minimum of 100 feet from all property lines; and a minimum of 200 feet from any adjacent residence whose owner is other than the animal building owner.
5. All animal wastes shall be regularly cleaned up and properly disposed.
6. All outdoor pasture/recreation areas shall be enclosed to prevent the escape of the animals, all such enclosures shall be set back a minimum of 10 feet from all property lines and a minimum of 100 feet from any adjacent residence whose owner is other than the animal keeping owner.
7. A minimum lot size of four acres shall be required.
8. Satisfactory evidence must be presented to show that adequate disposal of animal waste and carcasses will be provided in a manner that will not be a public health hazard or a public nuisance.

**§ 27-1106. Antique Sales. [Ord. 35, 11/11/1999, § 1106]**

1. Any outdoor display of articles for sale shall be at least 50 feet from any property or street line.
2. Adequate off-street parking must be provided.
3. Any sign that may be permitted shall be set back at least 40 feet from any street line.

**§ 27-1107. Banks and Similar Financial Institutions. [Ord. 35, 11/11/1999, § 1107]**

1. All drive-thru window lanes shall be separated from the parking lot's interior access drives.
2. All automated teller machines shall be located so that the on-site movement of vehicles will not be hampered by those cars belonging to persons using the automated teller machines.
3. Stacking lanes of at least 100 feet shall be provided associated with drive-thru windows, to prevent vehicle stacking on adjoining roads.
4. Any exterior microphone/speaker system shall be arranged and/or screened to prevent objectionable noise impact on adjoining properties and not be activated before 9:00 a.m. or after 8:00 p.m.

**§ 27-1108. Bed-and-Breakfast Establishments. [Ord. 35, 11/11/1999, § 1108]**

1. Such an establishment shall be located in a private residence.

2. No external modifications which would alter the residential character of the dwelling, with the exception of fire escapes, are permitted.
3. All floors above ground level shall have an emergency escape access to ground level.
4. One off-street parking space shall be provided for each proposed bedroom in addition to the required spaces for the existing dwelling.
5. A bed-and-breakfast shall not include more than 10 rooms for rent and meals, if offered, shall be available only for registered overnight guests.
6. All served meals shall be included in the lodging fee. No meals may be served to the general public.
7. All appropriate State licenses shall be obtained.
8. Vegetative screening shall be located around the perimeter of the parking area to preserve the residential appearance of the property.
9. A smoke alarm shall be placed in each rented area.
10. The owner of the bed-and-breakfast establishment shall reside on the premises.
11. No building in which a bed-and-breakfast establishment is operated shall be closer than 800 feet to a building in which another is operated.
12. If onlot sewer service is provided, DEP and/or the Sewage Enforcement Officer shall approve the method of sewage disposal.
13. No accessory buildings shall be used to provide room for overnight guests.
14. Only one building per property shall be used for overnight guests.

**§ 27-1109. Beekeeping. [Ord. 35, 11/11/1999, § 1109]**

1. Colonies shall be maintained in transportable frame hives.
2. Hives shall be located within the rear yard area of the lot and be placed to maximize sunshine exposure and wind protection.
3. Hives shall be located no closer than 100 feet from any property line unless a six-foot high fence is located along any adjacent property line form a distance of at least 100 feet from the hives, when in no case shall hives be located within 50 feet of any property line.
4. Hives shall have access to an on-site water supply. Unless a natural water supply exists on the subject tract, the beekeeper shall provide a water-filled tank with a board or crushed rock as a landing area for bees.

5. Hives shall not be oriented to active yard areas or neighboring properties.
6. Adequate techniques in handling bees shall be maintained to prevent unprovoked stinging within 100 feet from the hive.

**§ 27-1110. Boarding Houses. [Ord. 35, 11/11/1999, § 1110]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. The minimum lot area shall be two acres.
3. Public sewer and public water approved by the Pennsylvania Department of Environmental Protection must be utilized.
4. No external modifications which would alter the residential character of the dwelling, with the exception of fire escapes, are permitted.
5. All floors above ground level shall have a direct means of emergency escape to ground level.
6. One off-street parking space shall be provided for each room available for rent, in addition to the required spaces for the existing dwelling unit.
7. Meals shall be offered only to registered tenants.
8. The building shall be no closer than 1,000 feet from another boarding home.

**§ 27-1111. Boarding Schools or Colleges. [Ord. 35, 11/11/1999, § 1111]**

1. All colleges or boarding schools shall have a minimum lot area of 20 acres.
2. Public sewer and public water approved by the Pennsylvania Department of Environmental Protection must be utilized.
3. Access shall be via an arterial or collector street.
4. Building shall be at least 50 feet apart, except that where they face end to end or corner to corner they shall be at least 30 feet apart.
5. Maximum building coverage shall not exceed 40% of the total land area.
6. Any buildings or other structures must be set back at least 50 feet from any property line.
7. The lot width at the street right-of-way line shall be a minimum of 200 feet.

**§ 27-1112. Campgrounds. [Ord. 35, 11/11/1999, § 1112]**

1. The minimum lot area for a campground shall be 10 acres.
2. All campsites shall have a setback of 50 feet from any side or rear property line and a minimum of 100 feet from any street right-of-way line.
3. The maximum number of campsites within each campground shall not exceed 12 per acre; provided, that a minimum of 3,000 square feet is reserved for each site.
4. A minimum of one automobile parking space shall be provided for each site and such parking space shall not interfere with the vehicular movement along the internal access drives of the campground. Equivalent parking may be provided by a common parking compound. On-drive parallel parking shall be permitted.
5. The internal access drive system shall have a minimum cartway width of 10 feet for each driving lane and shall be improved with any hard surface material acceptable to the Board of Supervisors. The Board of Supervisors may require additional cartway improvements for campgrounds proposing more than 50 sites when, in the judgment of the Board of Supervisors, such improvements are beneficial to the vehicular circulation and safety of the campground.
6. All playground and recreation areas shall be at least 100 feet from adjoining residential properties with the usage of these areas being limited to registered campers and their guests.
7. All campgrounds shall furnish centralized sanitary and garbage collection systems which shall be located at least 100 feet from adjoining residential properties and be appropriately screened.
8. Any accessory commercial and/or service facilities shall be located at least 100 feet from adjoining residential properties and shall be limited to serve only the needs of the registered campers and their guests. Direct access to these facilities from the public street is prohibited. Appropriate screening shall be provided for these facilities when they adjoin adjacent residential properties.
9. Active or passive recreation areas shall comprise at least 20% of the gross area of the campground.
10. All sanitary and sewer and water supply facilities shall be subject to the approval of the appropriate authorities.
11. All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
12. No campground may be located within 1,000 feet of an existing dwelling.

13. No automobile trailer, cabin, travel trailer, motor-home, tent or camper approved for location on the premises shall be utilized as a permanent place of abode or as a permanent dwelling.
14. Every trailer or campground shall have erected thereon at a distance not greater than 400 feet from any cabin, tent site, trailer site or camper site which it is designed to serve, a suitable building for housing toilets, showers and laundry facilities. Such building is to be known as the service building.
15. There shall be provided separate toilets rooms for each sex. Flush toilets shall be provided with an adequate water supply in the ratio of one men's toilet and one ladies toilet for each eight cabins, trailer sites, tent sites or camper site or fraction thereof. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets.

**§ 27-1113. Car Washes. [Ord. 35, 11/11/1999, § 1113]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Centralized sewer and water facilities shall be provided.
3. Each car wash bay shall allow for a stacking of three vehicles, but not within any yard setbacks.
4. The site shall be kept debris and trash free with the owner or manager of the carwash responsible for site maintenance.
5. All lighting facilities shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
6. A traffic impact study may be required.

**§ 27-1114. Cemeteries. [Ord. 35, 11/11/1999, § 1114]**

1. A minimum lot area of four acres shall be provided for a cemetery.
2. All burial plots and facilities shall be located at least 100 feet from any property line or street line.
3. In no case shall any use relating to a cemetery be located within the one-hundred-year floodplain of an adjacent watercourse.
4. Assurances must be provided that water supplies of surrounding properties will not be contaminated by burial activity within the proposed cemetery.

5. Trash and earth storage must be more than 100 feet from any property or street line.

**§ 27-1115. Churches and Related Uses. [Ord. 35, 11/11/1999, § 1115]**

1. Churches.
  - A. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
  - B. The minimum lot area shall be two acres, and the minimum lot width shall be 200 feet.
  - C. A side yard setback of 50 feet shall be maintained on each side.
  - D. All off-street parking facilities shall be at least 25 feet from the street right-of-way line.
2. Church-Related Residences.
  - A. Residences located on the same parcel as the church shall be subject to the same standards for detached single-family dwellings in the underlying district.
3. Church-Related Educational or Day Care Facilities. All church-related educational or day care facilities shall conform to all the regulations for public or for-profit educational or day care facilities.

**§ 27-1116. Clubhouses, Club Grounds, Meeting Halls. [Ord. 35, 11/11/1999, § 1116]**

1. Off-street parking shall be provided at least 25 feet from all street rights-of-way and parking compounds shall be at least 30 feet from any adjoining residential property.
2. Any outdoor recreational facilities shall be located at least 50 feet from any property line.
3. Screening shall be provided adjacent to any residential land use.
4. Access must be by way of an arterial or collector street.
5. The use shall not constitute a public or private nuisance.
6. No sign advertising the sale of food or beverages will be permitted.

7. Building or structures that are converted for such use are subject to all applicable regulations for that particular zoning district.
8. The applicant shall show that the use is not detrimental to adjoining properties due to hours of operation, noise, light, litter, dust, pollution or other nuisances.
9. A traffic impact study may be required.

**§ 27-1117. Cluster Developments. [Ord. 35, 11/11/1999, § 1117]**

1. Cluster development regulations allow for the reduction in lot areas and other bulk requirements so that dwelling may be grouped in certain areas of the development, while the remainder of the site is set aside as common open space. Although the intensity of development is increased in certain specific areas of the development, the overall gross density of the development is equal to that which is permitted by the prevailing zoning district. Cluster development is encouraged by the Township and is permitted by conditional use in the RA and RS Districts in order to promote the efficient use of undeveloped land while preserving and using open space lands for recreational and aesthetic purposes.
2. Density and Lot Requirements.
  - A. Minimum Development Size. The minimum area for a cluster development shall be 10 acres and shall be provided with centralized sewer and water.
  - B. Density. The overall density of a cluster development shall not be greater than the density of conventional development in the underlying zoning district. If the proposed development is to be constructed in phases, no phase shall be developed at densities greater than permitted in the prevailing zoning district. To determine the permitted density, the number of units of each proposed dwelling type shall be multiplied by the minimum lot area for each dwelling type in the underlying district.
  - C. Density Bonus. If the proposed common open space area in a cluster development proposed exceeds the required minimum area requirements as stated in subsection (3) of this Section, one additional dwelling unit may be provided for each acre of open space provided in excess of the minimum required.
  - D. Lot and Yard Requirements. Specific lot and yard requirements may be reduced in accordance with the following charts:

RA — DISTRICT

| Dwelling Type          | Lot Requirements |                           | Yard Requirements     |                 |                 |
|------------------------|------------------|---------------------------|-----------------------|-----------------|-----------------|
|                        | Min. Area        | Min. Width at Street Line | Front Yard Min. Depth | Side Yard Width | Rear Yard Depth |
| Single-family detached | 10,000 s.f.      | 80 ft.                    | 30 ft.                | 10 ft.          | 20 ft.          |

RS — DISTRICT

| Dwelling Type                | Lot Requirements    |                           | Yard Requirements     |                 |                 |
|------------------------------|---------------------|---------------------------|-----------------------|-----------------|-----------------|
|                              | Min. Area           | Min. Width at Street Line | Front Yard Min. Depth | Side Yard Width | Rear Yard Depth |
| Single-family detached       | 10,000 s.f.         | 50 ft.                    | 30 ft.                | 8 ft.           | 20 ft.          |
| Two-family detached (duplex) | 3,500 s.f. per d.u. | 35 ft.                    | 30 ft.                | 8 ft.           | 20 ft.          |
| Single-family semi-detached  | 3,500 s.f.          | 25 ft.                    | 30 ft.                | 8 ft.           | 20 ft.          |
| Attached (row houses)        | 2,000 s.f. per d.u. | 16 ft.                    | 25 ft.                | 8 ft.           | 20 ft.          |
| Apartments                   | 2,000 s.f. per d.u. | 55 ft.                    | 50 ft.                | 15 ft.          | 30 ft.          |

E. The minimum front yard requirement shall be that distance between the right-of-way line of a public or private road and the building line.

3. Common Open Space Requirements.

A. The minimum area required for common open RA space land shall be 50% of the gross acreage of the tract in the RA District and 30% in the RS District. The requirement of this Section shall be in addition to any land required to be dedicated as open space by any other applicable ordinance or resolution and the greenways requirements set forth below.

B. A minimum of 30% of the common open space in the district shall be concentrated and used for active recreation within the site and a

minimum of 60% of the common open space within the district shall be concentrated and used for active recreation. Active recreation shall include any activity that requires some physical exertion on the part of the participant. Active recreation areas shall include, but not be limited to, basketball, volleyball and tennis courts, soccer and football fields, baseball diamonds, swimming pools, tot lots, jogging trails, bicycle paths and playgrounds. This land shall be relatively flat, dry ground not exceeding the average percent of slope of the development and be suitable to the intended purpose.

- C. Common open space shall be suitably improved for its intended use; however, natural features such as woodland, steep slopes, rock outcrops, wetlands and similar areas worthy of preservation shall remain in a natural state. All such features shall be shown on the plan and shall be preserved and incorporated into the common open space.
- D. In addition to the significant natural features, land in common open space may contain land surrounding historically significant structures and sites, archaeological sites and land suitable for recreational uses.
- E. Recreation areas within the common open space are intended to serve all residents in a residential cluster development. Recreation areas shall be connected by greenways, sidewalks or similar linkages. Open space shall be accessible to all residents without the necessity of travel on street cartways (except where necessary to cross streets) or upon private property.
- F. Greenways shall be established around and adjacent to housing clusters. These greenways may include bikeways, pedestrian paths and other forms of linkages. All pedestrian ways within common open space areas shall be adequately lighted. Greenways shall be so designed as to be adjacent to as many lots as possible, while connecting the major recreation areas within a cluster development.
- G. Wetlands shall not be a part of any calculated open space. In addition, no more than 25% of the common open space shall consist of floodplains or stormwater detention and/or retention basins.
- H. All common open space areas shall be retained by the developer or ownership transferred to a chartered corporation or other entity acceptable to the Township created to administer the open space areas. An endorsement upon the deed and recorded in the Adams County Recorder of Deeds office shall indicate that all common open space land is restricted for use as open space in perpetuity. The developer shall make adequate provision for the access to and maintenance of open space and facilities within the open space area. Said provisions shall be subject to the approval by the Board of Supervisors and the Township Solicitor and shall be contained in deed

restriction which shall be subject to the approval of the Board of Supervisors. Before the corporation or other entity acceptable to the Township that is owned by the homeowners shall receive the open space, the developer shall enter into a maintenance agreement with the Township, binding upon the corporation or other approved entity providing for the maintenance of the open space and any improvements situated thereon. This agreement shall be completed prior to approval of the final subdivision plan.

4. Supplemental Requirements.

- A. Within any cluster development, two off-street parking spaces per dwelling unit shall be provided. Some of this parking may be provided within separate parking areas. Any separate parking areas are to be located convenient to the housing clusters intended to be served by this parking. Any parking related to a recreation area within a cluster development may be located within the common open space. The developer shall provide one off-street parking space for each two acres of open space, which parking spaces shall be adjacent to the open space area to which they are associated. Off-street parking shall also be provided adjacent to active recreation areas with the number of spaces being subject to the approval by the Board of Supervisors and based upon the character and intensity of the active recreation use.
- B. The applicant shall provide a landscape plan of the development and the open space which shall include, but not be limited to, street plantings, parking lot landscaping and screening, where appropriate. Said plan shall be sealed by a landscape architect licensed to practice in the Commonwealth of Pennsylvania and shall follow the below listed criteria:
- (1) Yard Groundcover. Any part of the site which is not used for buildings, other structures, parking areas or aisles, sidewalks, designated storage areas and any natural area acceptable as open space shall be planted with an all season groundcover approved by the Board of Supervisors (i.e., grass, ivy, vetch, pachysandra, etc.). Said groundcover shall be maintained to provide an attractive appearance and all non-surviving plants shall be replaced promptly.
  - (2) Landscaping Materials. Landscaping materials shall include, but not be limited to, a combination of deciduous trees, groundcovers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture or other approved materials. Artificial plants, trees and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than 80% of the required landscape area shall be vegetative in composition.

- (3) **Street and Lot Plantings.** Street plantings may either be shade trees or ornamental trees and shall be provided along all streets and access drives within a cluster development. Street trees shall be spaced no farther than 100 feet measured along the centerline of the street or access drive. In addition, one tree per lot shall be provided for each single-family detached, duplex and semidetached lot in a cluster development. Street plantings shall be deciduous and shall have a clear trunk at least five feet above finished grade. Evergreen plantings may be utilized as lot plantings and shall have a minimum planted height of six feet.
- (4) **Screening Requirements.** All single-family detached areas shall be protected with screening from any permitted more dense clustering and all residential uses shall be screened from adjacent parking compounds and active recreation areas. The location of screening shall be subject to the approval of the Board of Supervisors. Materials which may be used for screening purposes include evergreens (trees, hedges or shrubs), walls, fences, earth berms or other approved similar materials. Any wall or fence shall not be constructed of corrugated metal, corrugated fiberglass, woven chain link or sheet metal. Screening shall be arranged to block the ground level views between grade and the height of six feet. Landscape screens shall achieve this visual blockage within two years following installation.
- (5) **Selection of Materials.** Trees and shrubs shall be typical of their species and variety, have normal growth habits, well developed branches, be densely foliated, vigorous, fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project. Any tree or shrub which dies within 18 months of planting shall be replaced.

C. A mix of dwelling unit types is desirable to promote a balanced cluster development. The following guidelines shall be used to achieve this mix:

| <b>Number of Dwelling Unit Types</b> | <b>Maximum Percent Any One Type</b> | <b>Minimum Percent Any One Type</b> |
|--------------------------------------|-------------------------------------|-------------------------------------|
| 2                                    | 60                                  | 40                                  |
| 3                                    | 40                                  | 20                                  |
| 4 or more                            | 40                                  | 5                                   |

5. In addition to conforming with the provisions of this Chapter, the cluster development proposal shall also be processed under the provisions of the applicable subdivision and land development ordinance and shall adhere to all requirements thereof. Because of the nature of cluster developments, applicants are encouraged to submit plans for a preapplication review prior to the submission of any formal application.
6. No other uses except single-family and multifamily dwelling uses and accessory uses will be permitted in a cluster development.
7. The applicant shall demonstrate that the design of the development utilizes the best principles of site design. Adjacent and surrounding land uses, especially residential uses, shall be considered when developing plans for a cluster development.

**§ 27-1118. Commercial Animal Laboratories. [Ord. 35, 11/11/1999, § 1118]**

1. The applicant shall demonstrate that the commercial animal laboratory allows for the safe and efficient movement of all vehicles associated with the operation.
2. All front yards and all side and/or rear yards adjoining any residential lot or district shall be landscaped for a width of at least 25 feet along the property or district line, whichever is closer to the land use. Buffer planting shall be provided along the side and rear of structure adjoining any residential lot or district and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening.
3. All structures shall be located a minimum of 150 feet from any adjacent residential structure.

**§ 27-1119. Communication Tower and Antennas. [Ord. 35, 11/11/1999, § 1119]**

1. Communication antennas that are attached to an existing structure (i.e., smokestack, water tower, farm silo) are permitted by right only in the AC District. Communication towers are permitted as a conditional use only in the AC District.
2. Communications Antennas.
  - A. Building mounted communications antennas shall not be located on any single-family dwelling or two-family dwelling.
  - B. Building mounted communications antennas shall be permitted to exceed the height of the building by no more than 20 feet.
  - C. Omnidirectional or whip communications antennas shall not exceed five feet in height and three feet in width.

- D. Directional or panel communications antennas shall not exceed five feet in height and three feet in width.
  - E. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence from a professional engineer registered in Pennsylvania certifying that the proposed installation will not exceed the structural capacity of the build or other structure, considering wind and other loads associated with the antenna location.
  - F. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the antennas will be mounted on the structure.
  - G. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence of agreements and/or easements necessary to provide access to the building or structure on which the antennas are to be mounted so that installation and maintenance of the antennas and communications equipment building can be accomplished.
  - H. Communications antennas shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
  - I. Communications antennas shall not cause radio frequency interference with other communications facilities located in the Township.
  - J. The owner or operator of communications antennas shall be licensed by the Federal Communications Commission to operate such antennas.
3. Communications Towers.
- A. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a communications tower, if applicable, and communications antennas.
  - B. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
  - C. Communications towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation, Federal Communications Commission and applicable airport zoning regulations.

- D. Any applicant proposing construction of a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the communications antenna on an existing building, structure or communications tower. A good faith effort shall require that all owners of potentially suitable structures within a one mile radius of the proposed communications tower site be contacted and that one or more of the following reasons for not selecting such structure apply:
- (1) The proposed antennas and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost.
  - (2) The proposed antennas and related equipment would cause radio frequency interference with other existing equipment for that existing structure and the interference cannot be prevented at a reasonable cost.
  - (3) Such existing structure do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.
  - (4) Addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- E. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet in width and shall be improved to a width of at least 10 feet with a dust free, all weather surface for its entire length.
- F. A communications tower cannot be located on a lot occupied by other structures by may occupy a leased parcel meeting the minimum lot size requirements.
- G. Recording of a plat of subdivision or land development shall be required for a lease parcel on which a communications tower is proposed to be constructed.
- H. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function.
- I. The applicant shall submit certification from a professional engineer registered in Pennsylvania that a proposed communications tower will

be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association.

- J. The applicant shall submit a copy of its current Federal Communications Commission license, the name, address and emergency telephone number of the operator of the communications tower and a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the communications tower and communications antennas.
  - K. At any change in ownership of a communications tower and/or antennae, the same information as required in subsection (3)(j) shall be submitted by the new owner to the Board of Supervisors and the Zoning Officer.
  - L. The applicant and any subsequent owner of a communications tower shall supply the Board of Supervisors and the Zoning Officer with a copy of the current lease and a bond in the amount of the costs to demolish and remove the tower and its appurtenances.
  - M. The applicant shall demonstrate that the location of the communications tower meets all the requirements of the Pennsylvania Department of Transportation, Bureau of Aviation rules, regulations and requirements.
4. Siting Requirements.
- A. The minimum distance between the base of the support structure or any guy wire anchors and any property line or public road right-of-way shall be equal to the height of the tower.
  - B. The minimum distance between the base of the communications tower or any guy wire anchors and any dwelling unit, church or school property shall be 1 1/2 times the height of the tower.
  - C. Where feasible, the applicant shall use one or more of the following natural features as siting opportunities:
    - (1) Tree stands.
    - (2) Sides of hills, etc.
  - D. An applicant shall demonstrate that the proposed communications tower will not negatively affect surrounding areas as a result of support structure failure, falling ice or other debris or radio frequency interference.

- E. All communications towers shall be fitted with anti-climbing devices, as approved by the manufacturers.
  - F. All guy wires associated with guyed communications towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.
  - G. The site of a communications tower shall be secured by a fence with a minimum height of eight feet to limit accessibility by the general public.
  - H. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency which has jurisdiction.
5. Where the construction of a new support structure is proposed, the applicant shall use a single-pole or davit construction where the proposed site meets one or more of the following locational criteria:
- A. Within one mile of an area or property listed in the National Register of Historic Places.
  - B. Within one mile of an area or property deemed eligible by the State Historic Preservation Officer to be eligible for listing in the National Register of Historic Places.
  - C. Within any Borough or within 500 feet of any border of a Borough or unincorporated village having a population density of more than 500 people per square mile or within 500 feet of any residential subdivision or land development containing more than 25 contiguous dwelling units and a dwelling unit density of greater than one dwelling unit per acre.
  - D. Lattice communications towers may be used in locations which fall outside the established location criteria of this Section.
6. Where the construction of new support structure is proposed, an applicant shall demonstrate compliance with the following landscaping requirements:
- A. An evergreen screen shall be planted around the external perimeter of the protective fence. Evergreen trees shall be a minimum of six feet at planting and shall reach a minimum height of 15 feet at maturity. Any tree which dies within a year of planting shall be replaced by the applicant.
7. Where a specific color pattern is not required by the Federal Aviation Administration (FAA) communications towers shall meet the following requirements:

- A. The communications tower shall be painted green or brown from the base of the tower to the average height of surrounding vegetation.
  - B. The communications tower shall be painted light blue or light gray from the average height of surrounding vegetation to the top of the communications tower.
8. One off-street parking space for a maintenance vehicle shall be provided.
  9. Communications Tower Removal.
    - A. If a communications tower remains unused for a period of 12 consecutive months, the owner or operator shall dismantle and remove the communications tower within six months of the expiration of such twelve-month period.
    - B. An applicant shall sign a legal agreement stating that when the use of communications towers to transmit and/or receive becomes obsolete, the communications tower will subsequently be removed at the applicant's expense. The agreement shall be written in language acceptable to the Township Solicitor.
  10. All communications towers, which do not have to meet FCC and FAA warning light requirements shall be equipped with a red flashing light that works at night and a white strobe light for daytime. All lights shall meet FCC and FAA specifications.
  11. An applicant shall obtain subdivision, land development and/or all other approvals/permits from the local municipality.
  12. Anyone planning to construct a communications tower must consider the potential impact on any airports in the vicinity of the planned tower. Specifically, before seeking approval you must:
    - A. Identify any public or private airports within two miles of the proposed tower. This information can be obtained from the Pennsylvania Bureau of Aviation.
    - B. If an airport is found to be within two miles of the proposed tower, you must determine if it presents an obstruction to air navigation by penetrating any of the following surfaces:
      - (1) Primary Surface. A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway, but when the runway has not specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of a primary surface is 250 feet.

- (2) Horizontal Surface. A horizontal plane 150 feet above the established airport elevation, the perimeter of which is constructed by swinging arcs of five-thousand-foot radii from the center of each end of the primary surface of each runway of each airport and connecting adjacent arcs by lines tangent to those arcs.
  - (3) Conical Surface. A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one for a horizontal distance of 4,000 feet.
  - (4) Approach Surface. A surface longitudinally centered on the extended runway centerline and extending outward and upward at a slope of 20 to one from each end of the primary surface for a distance of 5,000 feet. The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of 1,250 feet.
  - (5) Transitional Surface. These surfaces extend outward and upward at right angles to the runway centerline and the extended runway centerline at a slope of seven to one from the sides of the primary surface and from the sides of the approach surfaces. The outer edge of the transitional surface joins the horizontal surface.
- C. If the proposed communications tower penetrates any of these surfaces, the affected airport owner must be notified, in writing, of which surfaces are penetrated, where and by how much. Receipt of this notification must accompany the submission of a zoning permit.
- D. In no case may a tower be constructed which would cause the airport to no longer be in compliance with Pennsylvania Department of Transportation Aviation Regulations, Chapter 471, Title 67, Pa.C.S.

**§ 27-1120. Condominiums, Townhouses and Multifamily Dwellings. [Ord. 35, 11/11/1999, § 1120]**

1. Each dwelling unit shall be provided with public water and public sewer.
2. Lot width at setback line for the cluster or housing group shall not be less than 250 feet.
3. The minimum lot area shall be three acres.
4. No two detached buildings shall be closer to one another than the height of the highest building.
5. The maximum number of dwelling units in a row group is eight. Within the required open space, a portion of the total lot area equal to 0.015 times the

habitable floor area shall be assigned and developed for active recreation usage. Any space designated for recreation shall be suitably improved and equipped by the developer and subsequently maintained by the owner.

6. The landscape area shall not be less than 25% of the total lot area.
7. The total number of dwelling units per acre shall not exceed eight.
8. The layout and design shall be consistent with current principles and practices of modern site planning and development. In accordance with § 503(5) of the Pennsylvania Municipalities Planning Code, the Township reserves the right to alter site plans which do not conform with such principles and practices or which do not meet the design provisions of the Huntington Township Ordinances.
9. Streets, curbs, sidewalks, parking and other similar features shall be designed and constructed according to the requirements of the Huntington Township Subdivision and Land Development Ordinance.<sup>5</sup> [Added by Ord. 2012-01-58, 5/10/2012]

**§ 27-1121. Conversion, Residential to Nonresidential. [Ord. 35, 11/11/1999, § 1121]**

The conversion of a residential dwelling in the CI Districts into a permitted non residential use may be permitted by conditional use subject to the following regulations:

- A. The proposed use shall comply with the yard, area, off-street parking and other requirements of the district.
- B. No existing yards or required open space shall be reduced to less than the requirements of the district.
- C. No living accommodation or sleeping quarters shall be authorized except such accessory use as is permitted in the district.
- D. The off-street parking and sign regulations of this Chapter shall apply.
- E. All other supplemental regulations of this Chapter applicable to the proposed use shall apply.

**§ 27-1122. Conversion, Single-Family Detached to Two-Family Dwelling. [Ord. 35, 11/11/1999, § 1122]**

1. A single family detached dwelling existing on the effective date of this Chapter may be converted into and used as, a two family dwelling, when authorized as a conditional use.

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<sup>5</sup>Editor's Note: See Chapter 22, Subdivision and Land Development.

2. Drawings for the conversion of said dwelling shall be submitted to the Board of Supervisors, accompanied by certificates of approval from any governmental agencies or other entities having jurisdiction, where two families are to be housed above the ground floor.
3. The plans shall demonstrate provision of adequate and suitable parking space at a safe distance from the public road. There shall be at least two parking spaces per dwelling unit.
4. The structure shall be subject to the height, area, width and yard regulations effective in the district wherein such dwelling is situated and the lot area shall be not less than the product of the minimum lot area prescribed in the district regulations times the number of families for the use of which such dwelling is to be converted.
5. There shall be no external alteration of the building except as may be necessary for reasons of safety, and fire escapes and outside stairways shall, where practicable, be located in the rear of the building. Both units shall have two or more direct means of escape to the exterior, one which at least shall be on each level.
6. No dwelling unit shall have less than 800 square feet of habitable floor area.
7. The Board of Supervisors may prescribe such further conditions and restrictions with respect to the conversion and use of such dwelling and to the use of the lot, as the Board may consider appropriate.
8. Smoke detectors shall be provided to each finished floor of each dwelling.
9. The applicant shall provide approval of adequate sewage disposal for both units from the sewage enforcement officer and evidence of adequate water supply, if on lot water supply or sewage disposal is provided.

**§ 27-1123. Day Care Facilities. [Ord. 35, 11/11/1999, § 1123]**

1. Recognizing the growing need for child and adult day care facilities, it is the intent of the Township to encourage the establishment of such facilities in a manner which will preserve the character of residential neighborhoods while meeting the operational and physical standards of the Pennsylvania Department of Public Welfare (DPW). Child and adult day care facilities, operated within a residence, are not subject to the requirements for home occupations or home businesses contained elsewhere in the Chapter.
2. The provisions of this Section shall apply to child or adult day care facilities providing service for all or part of a 24 hours day for children under 16 years of age or for persons who are otherwise disabled. Day care facilities shall include day care homes and day care centers as defined by this Chapter, many of which are subject to Chapter II, §§ 8A, 8B and 8C of DOW Social Services Manual regulations. This Section does not apply to activities

excluded by the definition of "child or adult day care" in this Chapter or child day care service furnished in places of worship during religious services.

3. The following general provisions apply to all child or adult day care facilities:
  - A. All child day care facilities shall comply with all current DPW regulations, including those standards governing adequate indoor space, accessible outdoor play space and any applicable State or local building and fire safety codes.
  - B. The operator of a day care facility will allow appropriate representatives of the Township to enter the property to inspect such use for compliance with the requirements of this Chapter.
  - C. Hours of outside play shall be limited to the hours of 8:00 a.m. until sunset, as defined by the National Weather Service.
  - D. An outdoor play area, as required by DPW regulations, shall be provided for child day care facilities and shall not be located in the front yard.
  - E. Adequate water and sewer service shall be provided to the site.
  - F. Child drop-off areas shall be designed to eliminate the need for pedestrians to cross traffic lanes within or adjacent to the site.
  - G. Fencing shall be provided to restrict occupants from hazardous areas, such as open drainage ditches, wells, holes and arterial and major collector roads. Natural or physical barriers may be used in place of fencing so long as such barriers functionally restrict occupants from these areas.
  - H. The expansion of a day care home to a day care center shall require a conditional use permit.
  - I. Adult and child day care facilities shall not provide medical or personal care services which extend beyond simple first aid and assistance with dressing, bathing, diet and medication prescribed for self administration unless licensed by the DPW to provide such services.
  - J. When applying for a special exception, the applicant shall submit a plan showing any existing or proposed outdoor play areas, outdoor play equipment, fencing, access drives, adjacent streets, adjacent hazardous land uses, onsite hazardous areas, merchandise delivery areas, parking spaces and the child or adult drop-off circulation pattern.
4. Day Care Homes. In addition to the provisions of subsection (3) above, day care homes shall comply with the following:

- A. If care is provided to more than three adults and/or children at any one time, the facility must have an approved and currently valid DPW registration certificate. Proof of DPW registration renewal must be supplied to the Township every year.
  - B. Any external evidence of such use shall be limited to on non-illuminated sign subject to the sign regulations.
  - C. Day care homes shall only be permitted in single-family dwellings and shall not be permitted in accessory buildings.
  - D. The person primarily responsible for the day care home shall be a full-time resident.
  - E. A fence with a minimum height of four feet shall physically contain the children within the outdoor play area. Natural or physical barriers may be used in place of fencing so long as such barriers functionally contain children or adults.
5. Day Care Centers. In addition to the provisions of subsection (3) above, day care centers shall comply with the following:
- A. The facility must have an approved and currently valid DPW license. Proof of DPW annual license renewal must be supplied to the Township every year.
  - B. A fence with a minimum height of four feet shall physically contain the children within the outdoor play area. Natural or physical barriers may be used in place of fencing so long as such barriers functionally contain children or adults.
  - C. If the facility has access to streets of different classifications, access shall be provided using the street of lesser functional classification.
  - D. Play equipment shall be located at least 10 feet from an abutting property line.
  - E. All pedestrian pathways shall be adequately lit for safety if utilized during non-daylight hours. Specific areas for lighting are entrance ways, pedestrian access to the outdoor play areas, sidewalks, drop-off areas, merchandise delivery areas and all parking lots. Such lighting shall not produce objectionable glare on adjacent properties.
  - F. Day care centers may be permitted as an accessory use to churches, schools, recreation centers and similar used by conditional use. Accessory day care centers must comply with all other requirements for day care centers. In addition, evidence must be submitted to document that indoor space, outdoor play space and safe vehicular access are provided in accordance with DPW requirements.

**§ 27-1124. Drive-In Theaters. [Ord. 35, 11/11/1999, § 1124]**

1. All drive-in theaters shall have a minimum lot area of 40 acres.
2. The lot width at the street right-of-way line shall be a minimum of 400 feet.
3. Access shall be from an arterial or collector street.
4. Any sign shall not exceed 100 square feet in size; and shall be set back at least 100 feet from any street right-of-way line.
5. Any buildings or structures must be set back at least 100 feet from any property or street right-of-way line.
6. A buffer yard of at least 100 feet wide must be located on the site in all instances where the site adjoins a residential use. A fifty-foot buffer yard is required where the site adjoins all other uses.
7. Trees and shrubs must be planted in the buffer yard so as to form an effective visual barrier between the drive-in theater and adjoining residential properties. Trees shall be of such dimensions and variety that they will achieve a minimum height of 20 feet in the first four years after issuance of the permit.
8. Noise level shall conform to the requirements; and no audible sounds from load speakers or car speakers shall be heard outside the buffer yard.

**§ 27-1125. Drive-Through and Fast Food Restaurants. [Ord. 35, 11/11/1999, § 1125]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial and collector street design and improvement requirements.
2. The application shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject project property.
3. Drive-through lanes shall be separated from the internal circulation system for the parking facilities and shall provide stacking space for six or more waiting cars.
4. The applicant shall demonstrate that any external-internal microphone system shall not operate in a manner which causes an objectionable noise impact to abutting properties.
5. Exterior seating and/or play areas shall be completely enclosed by a three-foot high fence.

6. No part of any structure on the subject property shall be located within 200 feet of an existing residential structure.
7. All lighting within the subject tract shall be designed and located so as not to produce a glare or direct illumination onto abutting properties.

**§ 27-1126. Dry Cleaners, Laundries and Laundromats. [Ord. 35, 11/11/1999, § 1126]**

1. The subject tract shall front on and gain access from either an arterial, major collector, or minor collector road as identified in this Chapter or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Centralized sewer and water shall be utilized.
3. All activities shall be within completely enclosed buildings.
4. All windows and doors on walls facing adjoining residential properties shall be kept closed during hours of operation and occupancy.
5. Exhaust and ventilation equipment shall discharge away from any adjoining residential properties.

**Echo housing — See § 27-1167**

**§ 27-1127. Feed or Grain Mills. [Ord. 35, 11/11/1999, § 1127]**

1. The applicant shall demonstrate that the grain or feed mill allows for the safe and efficient movement of all vehicles associated with the operation.
2. All proposed entrances and exits to the grain or feed mill shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.
3. Any commercial structure in excess of 35 feet shall be set back from all property lines a distance of two times the height of the structure.
4. Suitable buffering shall be provided when any structure, access drive and parking, loading or unloading areas are located within 150 feet of adjacent residential structures.

**Forestry — See § 27-1168**

**§ 27-1128. Funeral Homes. [Ord. 35, 11/11/1999, § 1128]**

1. The subject tract shall front on and gain access from either a major collector or minor collector road, or a street in a proposed subdivision or land

development plan which conforms to prevailing arterial or collector street design or improvement requirements.

2. Centralized sewer and water shall be utilized.
3. The applicant shall demonstrate that sufficient off-street parking is being provided so that no traffic back-ups occur onto adjoining roads.

**§ 27-1129. Golf Courses (Including Driving Ranges and Par 3 Courses). [Ord. 35, 11/11/1999, § 1129]**

1. All golf courses shall have a minimum lot area of 40 acres.
2. A buffer yard 50 feet wide must be located on the site in all instances where the site adjoins a residential use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage.
3. The lot width at the street right-of-way line shall be a minimum of 300 feet.
4. No golf hole shall be designed which requires any shot to cross a street, driveway, building or parking lot.
5. At any point where the golf course crosses a public or private road or a private drive, the road or drive shall be signed to identify a golfer's crossing and the golfer's crossing shall be signed to identify the road or drive crossing.
6. All accessory uses of the golf course, including but not limited to the club house, parking facilities, driving range, storage sheds, pro-shop, snack bar, restaurant and swimming pool, shall be setback at least 100 feet from all property lines and 75 feet from all street right-of-way lines.
7. Outdoor storage of maintenance equipment or golf carts is not permitted.
8. All lighting facilities for night play on a par three course or driving range shall be designed and located so as to not produce a glare or direct illumination onto abutting properties.
9. There shall be a minimum setback of 100 feet from the field of play to any adjacent residential structure.

**§ 27-1130. Group Facilities. [Ord. 35, 11/11/1999, § 1130]**

1. Emergency Shelter.
  - A. The emergency shelter shall be sponsored and supervised by a government agency or an officially recognized nonprofit organization.
  - B. The applicant shall provide a letter from the Township Code Enforcement Officer stating that the structure has been inspected

within the past two months and that it meets minimum code requirements for the intended use.

- C. The maximum number of residents shall be indicated at the time of application and that number, not including employees, shall not exceed any applicable minimum space requirements.
2. Group Care Facility.
    - A. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents.
    - B. The applicant shall provide evidence that the group care facility is sponsored and operated by an agency licensed, registered or certified by an applicable County, State or Federal program. The group care facility shall notify the Township, in writing, within 14 days if there is change in the type of residents, the sponsoring agency or maximum number of residents or if the license, registration, certification expires, is suspended or withdrawn.
    - C. The maximum number of residents shall be indicated at the time of application and that number, not including employees, shall not exceed any applicable minimum space requirements.
  3. Shelter for Abused Persons.
    - A. The shelter for abused persons shall be sponsored and supervised by a government agency or an officially recognized nonprofit organization.
    - B. The applicant shall provide a letter from the Township Code Enforcement Officer stating that the structure has been inspected within the past two months and that it meets minimum code requirements for the intended use.
    - C. The maximum number of residents shall be indicated at the time of application and that number, not including employees, shall not exceed any applicable minimum space requirements.
    - D. The applicant shall provide sufficient evidence to the Zoning Hearing Board that the security measures to be provided will provide adequate protection to the residents of the facility.
  4. Temporary Shelter.
    - A. The temporary shelter shall be sponsored and supervised by a government agency or an officially recognized nonprofit organization.
    - B. The applicant shall provide a letter from the Township Code Enforcement Officer stating that the structure has been inspected

within the past two months and that it meets the minimum code requirements for the intended use.

- C. The temporary shelter shall be approved for a maximum time period of two years and shall require another special exception approval every two years. Upon applying for renewal, the applicant shall provide evidence of need for the continuation of the use.
5. Community Rehabilitation Facility.
- A. The applicant shall indicate the nature of the residents to be served and the type of treatment/care to be provided, including whether or not any counseling or other services will be provided for nonresidents.
  - B. The applicant shall provide evidence that the group care facility is sponsored and operated by an agency licensed, registered or certified by an applicable County, State or Federal program. The group care facility shall notify the Township, in writing, within 14 days if there is a change in the type of residents, the sponsoring agency or maximum number of residents or if the license, registration, certification expires, is suspended or withdrawn.
  - C. If the facility is a temporary residence for the clients, the maximum number of clients shall be indicated at the time of application and that number, not including employees, shall not exceed any applicable minimum space requirements.
  - D. The facility shall have twenty-four-hour onsite supervision by professionals trained to supervise the types of clients to be served by the facility.
  - E. If a facility will house persons presenting a potential physical threat to the safety of nonresidents, the facility owner shall provide evidence that sufficient staffing and other security measures will be provided.
  - F. The facility shall be located a minimum of 1,000 linear feet from any other such existing/approved facility.

**§ 27-1131. Heavy Equipment Sales, Service and/or Repair Facilities. [Ord. 35, 11/11/1999, § 1131]**

- 1. This includes excavation machinery, commercial trucks, buses, farm equipment, mobile homes, trailers and other similar machinery.
- 2. All service and/or repair activities shall be conducted within a wholly-enclosed building.
- 3. All uses involving drive-thru service shall provide at least 200 feet onsite stacking lanes to prevent vehicle back-ups on adjoining roads.

4. All exterior and/or display areas shall be screened from adjoining residentially-zoned or used properties. All exterior storage/display areas shall be set back at least 50 feet from adjoining street lines and shall be entirely covered in an all-weather dust-free surface.
5. The storage of junked vehicles, boats, machinery, trucks, trailers, mobile homes, buses and heavy equipment vehicles on the property is prohibited.
6. Any ventilation equipment outlets associated with the service/repair work area(s) shall not be directly towards any adjoining residentially-zoned or used property.
7. All licensed vehicles shall be repaired and removed within 30 days from the premises.
8. The site shall front on and gain access from any arterial road.

**§ 27-1132. Home Improvement and Building Supply Stores. [Ord. 35, 11/11/1999, § 1132]**

1. All outdoor storage and display areas (exclusive of nursery and garden stock) shall be screened from adjoining roads and properties.
2. If the subject property contains more than two acres, it shall front along an arterial or rural major collector road.

**§ 27-1133. Home Occupations and Home Businesses. [Ord. 35, 11/11/1999, § 1133; as amended by Ord. 2012-01-58, 5/10/2012]**

1. The person primarily responsible for the home occupation or home business shall be a full-time resident of the premises.
2. The home occupation shall be carried on only by members of the immediate family of the operator residing on the lot where the home occupation will be located and a maximum of two nonresident employees.
3. No more than 25% of the gross floor area of the dwelling unit, excluding unimproved attics and unimproved basements of the dwelling may be used for the practice of a home occupation or home business.
4. No displays or change in the building facade, including the dwelling and all accessory buildings shall indicate from the exterior that the dwelling is being utilized for purposes other than a dwelling.
5. Storage of materials, products or machinery used for the home occupation or home business shall be wholly enclosed by the dwelling, within the maximum floor area previously defined and shall not be visible from any adjacent lot or street.

6. Deliveries shall not restrict traffic circulation.
7. Traffic generated by the home occupation or home business shall not exceed volumes than would normally be expected in a residential neighborhood. A 20% increase in traffic is excessive.
8. A home occupation or home business shall not produce noise, obnoxious odors, vibrations, lighting glare, fumes or smoke detectable to normal sensory perception on any adjacent lots of streets or electrical interference.
9. The disposal of all materials, fluids and gases shall be in a manner which complies with all regulations of the Township and all other applicable government codes.
10. Home occupations or home businesses utilizing or proposing to utilize explosive, highly flammable or hazardous materials shall require proof of fire department notification and compliance with applicable building codes prior to using such materials.
11. A home business shall limit any external evidence of an occupation to one non-illuminated sign, not exceeding two square feet in sign area subject to the sign regulations.
12. Sales of goods on the premises shall be limited to goods made on the premises and goods which are incidental to services performed on the premises.
13. In addition to the required parking for the dwelling unit, additional off-street parking is required as follows:
  - A. One space for the home occupations, two spaces for patron use and one space for each nonresident employee.
  - B. Three additional spaces for a physician or dentist.
14. If a new building is to be constructed or an existing accessory building is to be enlarged to accommodate the proposed use, the building after enlargement or construction shall not have a ground floor area in excess of 50% of the ground floor area of the dwelling unless the building is at least 500 feet from any neighboring residence.

**§ 27-1134. Hospital. [Ord. 35, 11/11/1999, § 1134]**

1. The minimum lot area for a hospital shall be 10 acres.
2. Public sewer and public water shall be used.
3. The subject property shall have frontage on and gain access from an arterial road.

4. All buildings and structures shall be set back a minimum of 100 feet from all property lines.
5. Emergency entrances shall be located on a building wall facing away from adjoining residentially-zoned properties.
6. The applicant shall demonstrate proof of an approved means of disposal of all liquid, solid, medical, bio-hazardous, nuclear and hazardous wastes.
7. Off-street parking areas and loading areas shall be set back at least 75 feet from all adjoining residentially zoned or used land.
8. Standard straight curbs and pedestrian walkways shall be installed surrounding the perimeter of the parking area and within all public rights-of-way abutting the hospital.
9. Lighting shall not cast glare upon adjacent properties or public roads.
10. No outdoor storage shall be permitted.

**§ 27-1135. Hotels and Motels. [Ord. 35, 11/11/1999, § 1135]**

1. Use of recreational facilities shall be limited to guests of the hotel or motel. If the recreational facilities are proposed to be open to persons other than guests of the establishment, the recreational facility shall meet all requirements of this Chapter as if it were a separate principal use of the property.
2. If a restaurant is proposed, the restaurant shall meet all requirements of this Chapter as if the restaurant were a separate principal use.
3. The applicant shall provide a statement setting forth the full particulars of the operation, including all recreational facilities and amenities to be provided for guests.

**§ 27-1136. Hunting Facilities, Sportsmen's Clubs, Shooting Ranges. [Ord. 35, 11/11/1999, § 1136]**

1. The minimum lot size shall be 20 acres.
2. Off-street parking shall be provided.
3. All shooting or archery ranges shall be screened from any adjoining residentially-zoned or used property by a six feet high berm.
4. The applicant shall demonstrate that the shooting or archery range is designed to provide maximum safety both on site and off site.
5. Safety zones shall be established around any structure on site or off site and no shooting, archery or hunting shall be permitted within such zones.

6. No shooting or archery range shall be permitted within 1,000 feet of any residentially-zoned or used property.
7. An outdoor shooting or archery range shall be enclosed with a six feet high fence.
8. The range area must be at least 500 feet from any property line or street right-of-way line.

**§ 27-1137. Concentrated Animal Operations (CAO) and Concentrated Animal Feeding Operations (CAFO). [Ord. 35, 11/11/1999, § 1137; as amended by Ord. 2007-01-46, 3/8/2007; and by Ord. 2013-01-59, 8/8/2013]**

1. An owner or operator of a proposed CAO or CAFO must show proof that the owner or operator has approved nutrient and odor management plans and has obtained all required DEP permits and plans to obtain conditional use approval. Following receipt of conditional use approval, the owner or operator of a proposed CAO/CAFO shall obtain a zoning permit, which shall be issued upon receipt of proof of obtaining the conditional use approval.
2. The proposed CAO or CAFO must ensure that dead animals are disposed of in strict accordance with the applicable standards as set forth by the Pennsylvania Department of Agriculture and other State agencies.
3. The applicant/owner shall provide proof that either the State Conservation Commission or the Adams County Conservation District has approved the implementation of the odor management plan.
4. A stormwater management plan shall be prepared for a proposed CAO or CAFO. The plan shall be submitted to the Township Engineer for review and approval.
5. An erosion and sedimentation control plan shall be prepared for a proposed CAO or CAFO. The plan shall be submitted to the Adams County Conservation District for review and approval.
6. The proposed CAO or CAFO must comply with all other land development provisions in the Huntington Township Code of Ordinances that are not in conflict with State laws, rules, or regulations.
7. The owner/operator of a CAO or CAFO must report any change of acreage from that listed under the original approved nutrient management plan to the Township within 15 days of any such change.

**§ 27-1138. Junkyards. [Ord. 35, 11/11/1999, § 1138]**

1. Such uses shall be conducted in a manner as will not interfere with or abrogate public health and safety, constitute a nuisance or otherwise be detrimental to adjoining property and public thoroughfares.

2. The minimum lot area requirement shall be two acres.
3. The outdoor junk storage area shall be completely enclosed by an eight-foot high, sight-prohibitive fence which shall be setback at least 50 feet from all property lines.
4. All buildings used to store junk shall be wholly-enclosed and setback at least 50 feet from all property lines.
5. All junk shall be stored or arranged so as to permit access by firefighting equipment and to prevent the accumulation of water, the breeding or harboring of rodents, of flies or other vermin and no junk shall be piled to a height of more than eight feet.
6. Storm water shall be drained in a manner which does not result in chemical residues being discharged from the site.
7. No material shall be stored or stacked in a manner that it is visible from adjoining properties and roads.
8. All additional Federal and State laws shall be satisfied.
9. The setback area between the fence and property line shall be kept free of weeds and all scrub growth.
10. No oil, grease, tires, gasoline or other similar material shall be burned at any time.
11. No junkyard shall be located on lands with an average slope of greater than 5%.
12. No junkyard shall operate without a certificate of use, which shall be issued for a period of one year and shall be subject to annual renewal with the cost of such permit to be determined by resolution of the Board of Supervisors.

**§ 27-1139. Kennels. [Ord. 35, 11/11/1999, § 1139]**

1. The minimum lot area requirement shall be two acres.
2. Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls or runways shall be located within the rear yard.
3. Animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls or runways shall be a minimum of 100 feet from all property lines.
4. Outdoor running areas shall be fenced in a manner which restricts access and provides for a full enclosure. All enclosures shall be a minimum of 50 feet from all property lines.

5. All animal wastes shall be regularly removed and disposed from the premises.
6. All animals being boarded are prohibited from being outdoors between the hours of 9:00 p.m. and 7:00 a.m.
7. A noise barricade shall be constructed where any animal boarding building, pens, stalls or runways are within 200 feet of any residential property.

**§ 27-1140. Liquor (State) Stores. [Ord. 35, 11/11/1999, § 1140]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road, or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design or improvement requirements.
2. No part of the subject property shall be located within 300 feet of any residential property line.
3. No part of the subject property line shall be within 1,000 feet of any school, museum, library, playground, park, day care facility or church property.

**§ 27-1141. Manufacturing. [Ord. 35, 11/11/1999, § 1141]**

1. All manufacturing shall have a minimum lot area of three acres.
2. The lot width at the street right-of-way line shall be a minimum of 300 feet.
3. All buildings must be set back at least 100 feet from a street right-of-way line.
4. A buffer yard at least 50 feet wide must be located on the park site in all situations where the site adjoins a residential use. This yard shall be naturally landscaped, have no imperious cover and shall not be used for building, parking, loading or storage purposes.
5. Access shall be via an arterial or collector street. Traffic routes and exits shall be far enough from houses so that truck noise and vibration will be minimized.
6. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration, smoke, vapors and gases, electrical emissions and industrial wastes).

**§ 27-1142. Medical/Dental Clinic. [Ord. 35, 11/11/1999, § 1142]**

1. All clinics shall have a minimum lot area of three acres.
2. The lot width at the street right-of-way line shall be a minimum of 200 feet.

3. Access shall be via an arterial or collector street.
4. Public sewer and public water approved by the Pennsylvania Department of Environmental Protection must be utilized.
5. Appearance should be harmonious with adjoining properties. This feature includes but is not limited to: landscaping, height control, sign control, building coverage and architectural controls.
6. Buffers and screens shall be provided as accessory to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.
7. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may be permitted as part of the clinic facility, subject to the following specific conditions:
  - A. All entrances to parts of the building in which these accessory services are provided shall be from within the building and any direct access from the street is prohibited.
  - B. The hours during which these services are provided shall be no greater than or the same as those during which medical practitioners are receiving patients.
  - C. Signs or other evidence advertising or indicating the provision of these services visible from outside the building are prohibited, except that there may be erected one sign not exceeding two square feet in area attached to the building, any illumination thereof being white, non-flashing and limited to an enclosed lamp design.

**§ 27-1143. Migrant Worker Camps. [Ord. 35, 11/11/1999, § 1143]**

1. Where permitted, migrant worker camps shall have a minimum lot area, or land area exclusively appertaining thereto, of 1,500 square feet for every occupant quartered or intended to be quartered within the camp shall have building located at least:
  - A. One hundred feet from the centerline of any public thorough-fare or adjoining property in separate ownership.
  - B. Two hundred feet from any food processing facility or permanent dwelling.
  - C. Five hundred feet from any structure quartering livestock or poultry.
2. Migrant worker camps shall conform to all rules and regulations of the Pennsylvania Department of Environmental Protection and the Pennsylvania Department of Agriculture.

**§ 27-1144. Mini Storage Facilities. [Ord. 35, 11/11/1999, § 1144; as amended by Ord. 2007-01-46, 3/8/2007]**

1. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only and at least 30 feet wide when cubicles open onto both sides of the lane.
2. Required parking spaces may not be rented as, or used for, vehicular storage. Additional external storage area may be provided for the storage of privately owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially zoned or used land and adjoining roads and is located behind the minimum front yard setback line. This Section shall not be interpreted to permit the storage of partially dismantled, wrecked or inoperative vehicles.
3. All storage shall be kept within an enclosed building except that the storage of flammable, highly combustible, explosive or hazardous chemicals shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area.
4. If limited access to lessors only is not provided, a resident manager shall be required to live on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. The actual dwelling of the resident manager shall comply with all of those requirements listed within the zoning district and shall be entitled to all residential accessory uses provided in this Chapter. Hours of operation shall be within 6:00 a.m. to 11:00 p.m. seven days a week.
5. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction or reconstruction of any boat, engine, motor vehicle or furniture is prohibited.
6. No door openings for any mini storage facilities shall be constructed facing any residentially zoned property. No portion of the facility shall be on a slope over 4%.
7. Mini storage facilities shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited upon the site. The applicant shall adequately demonstrate that all mini storage facilities rental and/or use contracts shall specifically prohibit all these uses:
  - A. Auctions, commercial, wholesale or retail sales or processing or manufacturing or garage sales.
  - B. The servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.

- C. The operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment.
  - D. The establishment of a transfer and storage business.
  - E. Any use that is noxious or offensive because of odors, dust, noise, fumes, vibrations or other nuisances.
  - F. Research and development testing and other non-storage activities.
- 8. No offsite glare of lights shall be allowed.
  - 9. These facilities shall be located on and gain access from a rural major collector or any arterial road.
  - 10. The perimeter of the facility shall be surrounded by the landscape buffer and shall have a six feet fence along the inside of the buffer with a self locking gate.
  - 11. All storage units shall be of masonry and/or metal construction. Individual units shall be aligned in a row with a minimum of four units and a maximum of 12 units.

**§ 27-1145. Mobile Home Parks. [Ord. 35, 11/11/1999, § 1145]**

- 1. In districts where permitted as a conditional use, mobile home parks shall be subject to the following regulations and shall also comply with all applicable regulations of the Commonwealth of Pennsylvania.
  - A. The design and improvement of mobile home parks, including street, drainage, sewers, water and the placement of mobile home units therein shall be in accordance with the standards and requirements of the Subdivision and Land Development Ordinance [Chapter 22] of this Township.
  - B. Mobile homes located in a mobile home park must comply with the foundation requirements of a dwelling and shall be securely anchored. In cases where the perimeter of the mobile home is not enclosed by a permanent foundation, a permanent fire resistant "skirt" shall be attached to the outside face of the mobile home on all four sides. Adequate ventilation may be provided for crawl space as long as adequate protection is made to prevent intrusion by rodents and other vermin.
  - C. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park,

excluding mobile home sales other than the sales of a unit located on a mobile home lot and connected to utilities.

2. Mobile homes shall not include, nor should they be confused with, sectional and/or prefabricated homes hauled on trucks or other vehicles.
  - A. Temporary Quarters. Mobile units providing temporary quarters either residential or commercial, shall not be permitted in any district except in an approved recreation vehicle park or when authorized by the Board of Supervisors and for a limited period of time and when so authorized, shall be subject to the approval of the Department of Environmental Protection and the following:
    - (1) A temporary permit shall be required and said permit, if issued, shall indicate the period of time for which the exception was granted and further that no temporary permit shall be issued for any period exceeding one year.
    - (2) Any person, firm or corporation holding a legal temporary permit may apply for an extension of time, not to exceed 90 days. Such application shall set forth the reason or reasons necessitating the extension.
    - (3) The Board of Supervisors shall grant an extension of the temporary permit time limit, if in their opinion the applicant encountered unforeseen circumstances, deemed to be no fault of his own, in carrying out the operations for which the original temporary permit was issued or if the permit covered residential use, the refusal of an extension would result in an undue hardship to the applicant.
3. A mobile home park shall consist of a minimum of 10 acres and each mobile home site or space within the park shall have an area meeting the development standards as herein required.
4. No mobile home shall be occupied until the Zoning Officer has verified that it has been connected to the sanitary sewer and water supply systems.
5. No mobile home lacking toilet and washing facilities or cooking or food storage facilities or any of these shall be permitted, nor shall any self-propelled vehicles used as living accommodations or travel trailers designed for temporary occupancy be permitted for residential purposes for a period exceeding 14 days.
6. It shall be unlawful for a mobile home to be removed from the Huntington Township until all taxes owed on the property or by the residents of the mobile home have been paid in full as verified by the Township tax collector.

7. It shall be unlawful for any person, corporate or otherwise, to construct a new mobile home park or alter or extend any existing mobile home park in Huntington Township unless a valid permit has been issued.
  - A. The Board of Supervisors may grant a mobile home park permit for a period not to exceed 12 months from the date of approval of such permit which shall be renewable by January 15, of each year thereafter. The Board of Supervisors or its duly authorized representative shall inspect each mobile home park prior to granting an annual permit for conformance with the Sections of this Chapter and any other applicable regulations. The permit fee shall be established by the Board of Supervisors.
  - B. It shall be incumbent upon the proprietor of a mobile home park to keep a register and to report therein the name of the person or head of family occupying each said mobile home, showing date of entry on said land, make and size of the mobile home and the names of all persons living in said mobile home. Said register shall be subject to inspection periodically by the Board of Supervisors.
  - C. Every person holding a permit shall file a written notice to the Pennsylvania Department of Environmental Protection and the Huntington Township Board of Supervisors within 10 days after having sold, transferred, given away or otherwise disposed of any interest in or control of any mobile home park.
  - D. Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provisions of this Chapter or of any regulations adopted pursuant thereto, the Board of Supervisors shall give written notice to the person to whom the Township license was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in the Township shall be suspended. At the end of such period, such mobile home park shall be inspected and if such conditions or practices have not been corrected and the licensee have not requested a hearing, the Supervisors shall suspend the license and give notice, in writing, of such suspension to the person to whom the permit is issued.
  - E. The Board of Supervisors, Zoning Officer or other authorized Township representative may inspect a mobile home park periodically to determine compliance with this Chapter. As a result of such inspection, a notice for any violations of this Chapter may be given.
8. Individual mobile home lots located in a mobile home park shall contain at least 5,000 square feet of lot area and shall not be less than 50 feet wide at the building setback line.

9. All mobile home lots shall be given street numbers and all park streets shall be given names.
10. All mobile homes shall be located at least 50 feet from any street right-of-way which abuts a mobile home park boundary and at least 35 feet from any other boundary of the park.
11. There shall be a minimum distance of 15 feet between an individual mobile home, including accessory structures attached thereto and adjoining pavement of a park street or common parking area or other common areas.
12. No mobile home or patio on a mobile home lot shall be located closer than 10 feet from any internal lot line of the park.
13. Each mobile home park shall be provided with at least two points of ingress and a distance of at least 200 feet shall be maintained between centerline of access streets.
14. All mobile home parks shall be provided with safe and convenient access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography. All streets within a mobile home park shall be privately owned and maintained.
15. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least two vehicular parking spaces for each mobile home lot.
16. Each off-street parking space shall contain at least 200 square feet and shall not exceed a distance of 150 feet from the mobile home lot that it is intended to serve.
17. All mobile homes shall be connected to centralized sewer and water systems approved by the Department of Environmental Protection.
18. All mobile home parks shall have underground electrical distribution system which shall be installed and maintained in accordance with the local electric power company's specifications regulating such systems.
  - A. Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.
  - B. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors of other approved metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.
19. Any natural gas system shall be installed and maintained in accordance with the regulations and specifications of the company supplying said natural gas.

20. Liquefied petroleum gas systems provided for mobile homes, service buildings or other structures shall include the following:
  - A. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
  - B. Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
  - C. All LPG piping outside the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas liquid of form shall not be conveyed through piping equipment and systems in mobile homes.
  - D. Any vessel containing liquefied petroleum gas shall be securely, but not permanently, fastened to prevent accidental overturning.
  - E. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specifically approved by the Board of Supervisors.
21. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the following regulations:
  - A. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
  - B. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five inches of storage tanks.
  - C. All fuel storage tanks or cylinders shall be securely placed and shall not be closer than 10 feet from any mobile home exit.
  - D. Storage tanks located in areas subject to traffic shall be protected against physical damage.
  - E. Storage tanks shall not be placed partially or totally underground.
22. All mobile home parks shall provide not less than 10% of the total land area for usable open space purposes. Usable open space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents and suitable for the purpose for which it is intended.

23. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects or other pests harmful to man.
24. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a width of five feet and be improved with all weather materials.
25. A fire extinguisher shall be provided in each public service building. All fire extinguishers shall be in operable condition.
26. Provisions shall be made by the park operator to have garbage and waste collected at least once every week.
27. Individual tenants at the mobile home park may construct attached enclosures or covered patios to individual mobile homes; provided, that such enclosure does not exceed the slab area, is confined to same and meets provisions of this and all other Township ordinances.
28. All means of ingress, egress, walkways, streets and parking lots shall be adequately lighted.
29. No part of any mobile home park shall be used for nonresidential purpose, except such uses that are required for the directed servicing and well-being of park residents and for the management and maintenance of the park.
30. Nothing contained in this Section shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.
31. Every mobile home shall be anchored to prevent uplift or overturning of the mobile home.
  - A. Every mobile home shall be firmly anchored to withstand lateral wind pressures in excess of 10 pounds per square foot.
  - B. The dead load resisting moment of a mobile home shall not be less than 1 1/2 times the overturning moment due to wind and other lateral forces. The foundation and superimposed earth loads may be included provided the anchorage is sufficient to develop these weights.
32. No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the Township without first obtaining a removal permit from the Township Tax Collector as required by Act No. 54, 1969 of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee and real estate taxes assessed against the home and unpaid at the time the permit is requested.

**§ 27-1146. Nightclubs. [Ord. 35, 11/11/1999, § 1146]**

1. No part of the subject property shall be located within 300 feet of any residentially-zoned land or use.
2. The applicant shall furnish evidence that the proposed use shall not be detrimental to the use of adjoining properties due to hours of operation, light and/or litter or other nuisance.
3. The applicant shall furnish evidence as to how the use will be controlled as to not constitute a nuisance due to noise or loitering outside the building.
4. A daily working plan detailing how the clean up of litter shall be undertaken by the applicant shall be provided to the Zoning Hearing Board.
5. A security guard must be provided during operating hours.
6. An asphalt paved parking surface shall be provided.
7. Outside lighting of all entrances, walkways and parking areas shall be provided.
8. Sidewalks and curbs shall be provided around the perimeter of the parking lot.
9. Public water service and public sewer service shall be provided.
10. The property shall front on and gain access from an arterial road.

**§ 27-1147. Public and Private Schools. [Ord. 35, 11/11/1999, § 1147]**

1. All height, area, setback and coverage standards within the applicable zoning district shall apply.
2. All off-street parking facilities shall be setback 25 feet and screened from adjoining property lines.
3. All structures shall be setback at least 100 feet from any adjoining land within a residential zone.
4. Recreational areas shall be provided for all educational facilities below the college level at a scale of 100 square feet per individual enrolled. Off-street parking areas shall not be utilized as recreational areas and such recreation areas shall not be located within the front yard and must be setback at least 25 feet from all property lines. Outdoor recreation areas shall be screened from adjoining residentially-zoned properties by means of fences, plantings or decorative enclosures sufficient to screen activities from adjacent lots. Any vegetative materials located within the recreation area shall be nonharmful (i.e. thorny, poisonous, allergenic, etc.) All outdoor recreation areas shall provide a means of shade either by the planting of shade trees or the

construction of pavilions. Enrollment, for the purposes of this Section, shall be defined as the largest number of students per day on the site at any one time during a seven-day time period.

5. Passenger drop-off and pick-up areas shall be provided and designed so that there is no cross-traffic pedestrian circulation.

**§ 27-1148. Public Utilities Service Structures. [Ord. 35, 11/11/1999, § 1148]**

1. The applicant must demonstrate that the selected location is necessary for public service and the use cannot be supplied if located elsewhere.
2. If located within a residential district, all buildings and structures shall be designed (to the extent possible) to have the exterior appearance of a residence.
3. In any residential district, the outdoor storage of vehicles or equipment, used in the maintenance of a utility, shall not be permitted; in a nonresidential district, all outdoor storage parking/or loading areas shall be screened from adjoining roads and all properties.
4. There shall be no specified minimum lot size; however, each lot shall provide front, side and rear yard setbacks and comply with the maximum lot coverage requirements and impervious surface bed as prescribed in the zoning district.
5. All structures shall be set back a distance at least equal to the height of the structure, from all adjoining property lines and height regulations for the district shall be followed.
6. The use shall emit no obnoxious noise, glare, dust, odor, vibration, electrical or microwave disturbance or cause any other objectionable impact, nuisance or safety hazard beyond the subject property.
7. All new or added electrical transmission projects shall have an EMF mitigation plan to eliminate to the greatest extent possible any potential health risk or nuisance.

**§ 27-1149. Quarries and Other Extractive Industries. [Ord. 35, 11/11/1999, § 1149]**

1. The zoning permit application submitted shall identify:
  - A. The ownership and acreage of the land which is the site of quarrying operations, including all lands held under contract or lease.
  - B. The type of material being quarried.
  - C. The depth of excavations.

- D. The probable effect of blasting and other excavation methods upon existing and permitted uses in the areas surrounding the quarry site.
- E. A map at any scale acceptable to the Board of Supervisors showing:
  - (1) All land owned under option, contract or lease.
  - (2) Lot or land to be quarried.
  - (3) Internal private access drives and streets abutting the property.
  - (4) Contour information of sufficient detail to evaluate areas beyond the site to the nearest abutting public streets.
  - (5) Location of all structures.
  - (6) Location of stockpiles and waste piles.
  - (7) Title, scale, north point and date.
  - (8) Fencing and screen planting.
- 2. The applicant shall demonstrate that the proposed quarry operation:
  - A. Does not substantially injure or detract from the lawful existing or permitted use of neighboring properties.
  - B. Does not adversely affect any public or private water supply source.
  - C. Does not adversely affect the logical, efficient and economical extensions of public services, facilities and utilities throughout the Township.
  - D. Does not create any significant damage to the health, safety or welfare of the Township and its residents and property owners.
  - E. Complies with all applicable State regulations.
- 3. A substantial fence measuring at least 10 feet in height must be placed around the area of actual quarrying to prevent unauthorized person from entering the area.
- 4. Trees and shrubs shall be provided or earth barriers with a suitable, stabilized ground cover erected to screen the operation where it is adjacent to a residential or a public street or where the operation will substantially impair the beauty and character of the surrounding countryside.
- 5. The applicant shall demonstrate that the operation allows for the safe and efficient movement of all vehicles associated with the operation.

6. All proposed entrances and exits to the operation shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.
7. Where the subject lot or parcel of land is adjacent to a residential zone, no stockpiles, waste piles or processing equipment shall be closer than 1,000 feet to the residential zone and no part of the quarry pit, internal private access drive, truck parking area or operational equipment shall be closer than 500 feet to the residential zone.
8. No part of a quarry pit, stockpiles, waste piles, processing equipment scales, operational equipment or truck parking area shall be closer than 100 feet to a public street line.
9. Except for the setbacks specified above, no part of a quarry pit, stockpiles, waste piles or processing equipment shall be closer than 200 feet to a property.
10. The applicant shall provide quarry rehabilitation information and include a plan which indicates that:
  - A. Within two years after the termination of quarrying operations, the area of actual quarrying operations must be rehabilitated to a condition of reasonable physical attractiveness and, as practical, restored.
  - B. The slope of earth material in any excavated pit shall not exceed the angle of slippage.
  - C. When the filling of any portion of the pit is desirable and economically feasible, such fill material must be able to sustain a vegetative cover of grass, plants and trees and such must be provided.
  - D. To prevent any silt, erosional debris or other loose material from filling any existing drainage course or encroaching on existing public roads or private property, all surface drainage exiting or developing by or through the top soil shall be controlled by dikes, barriers or drainage structures. All measures to control natural drainage or flood water must meet with approval of the Board of Supervisors.
  - E. Within two years after termination of operations, all plant and equipment shall be removed, except where the plant and equipment is being utilized for processing earth material from other properties. Foundations and piers from any structure may remain in the ground if substantially covered.
11. No quarry shall operate without a certificate of use, which upon payment of the fee to be determined, from time to time, by the Board of Supervisors shall be issued for a period of one year and shall be subject to annual renewal thereafter.

12. Operation of the facility shall at all times comply with all applicable State and Federal statutes and regulations. This shall include, but not be limited to, the Non-Coal Surface Mining Conservation and Reclamation Act of December 19, 1984, P.L. 1093, No. 219, as amended, 52 P.S. § 3301 et seq., or any subsequent amendment or enactment of the Pennsylvania General Assembly regulating mining and the regulations of DER implementing such statutes.
13. The minimum lot area shall be 50 acres.
14. The operator shall limit access to the site to those posted times when an attendant is on duty. In order to protect the public health, safety and welfare, access drives shall be secured by fences, locks, gates and other means to deny access at unauthorized times.
15. All access drives onto the site shall be paved to a cartway width of 35 feet for a distance of at least 200 feet from the street right-of-way line.

**§ 27-1150. Recreation and Entertainment Facilities. [Ord. 35, 11/11/1999, § 1150]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial and collector street design and improvement standards.
2. Uses involving extensive outdoor activities shall provide sufficient screening and/or landscaping measures to prevent any reasonable harm on adjoining properties.
3. Any structures exceeding the maximum permitted height may be permitted so long as they are setback from all property lines at least the horizontal distance equal to their height, plus an additional 50 feet. Such structures shall not be used for occupancy.
4. Required parking shall be based upon the requirements of Part 10 of this Chapter. When deemed necessary, the Board of Supervisors may require an unimproved grassed overflow parking area for peak period use, located and designed in a manner which prohibits vehicles from crossing adjoining properties and directly accessing adjoining roads.
5. All entrances to the recreation facility shall be designed so that vehicle back-up on abutting roads does not occur.
6. The zoning permit application shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject property.

7. The area to be used for recreational purpose must be set back at least 50 feet from any property or street line.
8. The minimum lot size shall be five acres.
9. Any booths or other structures used for the collection of admission and/or parking fees shall be set back and arranged to prevent vehicle back-ups on adjoining roads during peak arrival periods. Any other collection fees (roaming parking lot attendants) shall be conducted in a manner to prevent vehicle back-ups on adjoining roads.
10. Any outside pedestrian waiting lines shall be provided with a means of shade.
11. Any accessory eating or retail use must be assessed through the main entertainment or clubhouse building.
12. Public sewer service and public water service shall be provided.

**§ 27-1151. Recreation Vehicle and Recreation Vehicle Parks. [Ord. 35, 11/11/1999, § 1151]**

1. Recreation vehicles shall not include nor should they be confused with section or prefabricated homes hauled on trucks or other vehicles.
2. Recreation vehicle parks, in districts where permitted, shall be subject to the following safeguards and regulations:
  - A. The driveways, exits, entrances and walks shall be lighted and paved in accordance with Township standards. One-way traffic driveways shall not be less than 12 feet wide and two-way traffic shall be not less than 22 feet wide.
  - B. An area of not less than 3,000 square feet shall be provided for each vehicle.
  - C. The minimum width of each vehicle space shall be 40 feet.
  - D. The minimum depth of each vehicle space shall be not less than 60 feet or 30% longer than the length of the vehicle, whichever requirement is greater.
  - E. Each vehicle shall be located not less than 25 feet from any building and not less than 50 feet from lines bounding adjacent property.
  - F. Separate provision shall be made for the parking of two equipment on or adjacent to the vehicles space or at a location removed from the vehicle space. There shall be one such off-street parking space not less than 10 feet wide and 20 feet long for each vehicle space in the park.

- G. In addition to the off-street parking as required in subsection (F) above, there shall be additional off-street parking space required equal to 1 1/2 of the number of vehicle spaces provided in the park.
- H. The plan of any proposed recreation vehicle park development shall be presented to the Planning Commission for approval before any construction and any vehicle shall be permitted on the site.
- I. Each vehicle park shall be provided with public or community sewage disposal facilities. The proposed provisions for sewage shall be presented to the Board of Supervisors and the Township Engineer for approval before any vehicle shall be permitted on the site. Approval shall be required from the Pennsylvania Department of Environmental Protection.

**§ 27-1152. Recycling and Resource Recovery Facilities. [Ord. 35, 11/11/1999, § 1152]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Operation of the facility shall at all times comply with applicable State and Federal statutes and regulations. This shall include, but not be limited to, the Municipal Waste Planning, Recycling and Waste Reduction Act or any subsequent amendment or enactment of the Pennsylvania General Assembly regulating waste recycling and recovery and the regulations of the Department of Environmental Protection implementing such statutes.
3. The minimum lot area shall be 10 acres.
4. A fence measuring eight feet high shall enclose the facility. The fence shall have openings less than three inches in any dimension, if any. A vegetative screen must be provided along the outside of the fence, facing away from the facility, with plantings at least 36 inches high and placed in a double-staggered row with no more than five feet between plants. The vegetation shall be of a variety to obtain a height of at least eight feet at maturity. The use shall be screened completely from normal view.
5. The applicant shall assure regular maintenance of the site to assure the immediate collection of stray debris. Litter control measures shall be implemented to prevent scattering of materials and a plan for the clean-up of litter shall be submitted to the Township.
6. No recycling center shall operate without a certificate of use, which upon payment of the fees to be determined, from time to time, by resolution of the Board of Supervisors, shall be issued for a period of one year and shall be subject to annual renewal thereafter.

7. The applicant shall demonstrate that the water supplies for neighboring properties shall not be adversely affected by the proposed use. In order to fulfill this requirement, the applicant shall submit a hydrogeologic study performed by a qualified hydrogeologist or other similar professional. Such study shall be prepared in accordance with accepted hydrogeological standards and practices, shall contain the sources of all test data including, but not limited to, wells evaluated as a part of the study and shall clearly set forth the conclusions and recommendations of the professional.
8. The applicant shall provide an explanation of the scope of operation and any measures used to mitigate problems associated with noise, fumes, dust and litter.
9. Sufficiently-long vehicle stacking lanes into the facility shall be provided so that vehicles waiting to be weighted will not back upon onto public roads.
10. All driveways onto the site shall be paved to a cartway width of 35 feet for a distance of at least 200 feet from the street right-of-way line. In addition, a one-hundred-foot long crushed stone section of access drives shall be placed just beyond the preceding two-hundred-foot paved section to help collect any mud that may be attached to a vehicle's wheels.
11. The operator shall provide the Township with copies of notices of violation received from DEP or EPA within two weeks from the date such notice of violation was received by the operator.
12. There shall be no operations on Sunday or legal holidays and no operation between 7:00 p.m. and 7:00 a.m. on other days.
13. No structures or parking areas shall be located closer than 100 feet to any property line.
14. The unloading, transfer and disposition of materials shall be continuously supervised by a qualified facility operator. Vibrations and emissions into the air shall not be permitted outside the property. All regulations relating to the control of noise shall be observed.

**§ 27-1153. Research Laboratory. [Ord. 35, 11/11/1999, § 1153]**

1. The minimum lot size shall be two acres.
2. Access shall be via an arterial or collector street.
3. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.
4. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare and vibration smoke). Toxic materials may

only be stored or disposed of in a manner that will not be a public health hazard or a public nuisance.

**§ 27-1154. Restaurants, Taverns and Eating Establishments. [Ord. 35, 11/11/1999, § 1154]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Adequate off-street parking spaces shall be provided.
3. The applicant shall provide a working plan, which demonstrates that the proposed land use will not create excessive light, noise, litter and loitering with respect to abutting properties.
4. The applicant shall furnish evidence identifying how the use will be controlled and will not constitute a nuisance due to noise, light or loitering outside the building.
5. A working plan for the clean up of litter shall be furnished and implemented by the applicant.
6. Any proposal for an existing restaurant to provide for the sale of alcoholic beverages or for an existing restaurant or tavern to provide live entertainment, such proposal shall require the approval of conditional use by the Board of Supervisors.
7. Adequacy of the water and sewer facilities shall be attested to by the U.S. Public Health Service and Pennsylvania Department of Environmental Protection.
8. All exterior seating areas shall be completely enclosed by a fence or a landscape screen.

**§ 27-1155. Retail Stores, Supermarkets, Business Offices in Excess of 10,000 Square Feet of Gross Floor Area. [Ord. 35, 11/11/1999, § 1155; as amended by Ord. 2012-01-58, 5/10/2012]**

1. The proposed structure shall be connected to and use public water and public sewer. Applicant shall present evidence that sewer and water capacity has been obtained or reserved from the applicable provider.
2. The lot shall directly abut and gain access from an arterial road or a rural major collector road.
3. Standard straight curbs and pedestrian walkways shall be installed surrounding the perimeter of the parking areas and within all public

rights-of-way abutting the parking areas according to the specifications for curbs and walkways in the Subdivision and Land Development Ordinance [Chapter 22].

4. A buffer yard shall be provided along all property lines (except for necessary access drives) which shall be at least 80 feet in depth for building(s), whether initially or cumulatively, in excess of 50,000 square feet of gross floor area and at least 50 feet in depth for building(s) between 10,001 and 50,000 square feet of gross floor area.
5. Traffic Control and Access Requirements.
  - A. At least two separate points of ingress and egress shall be provided from an arterial road or a major rural collector road.
  - B. Applicant shall demonstrate that the road network providing access to and from the site can accommodate the volume of traffic reasonably expected to be generated by the proposed use in a safe and convenient manner or that the applicant will make all improvements necessary to the road network to provide for safe and convenient access to and from the site.
  - C. Applicant shall demonstrate that the proposed use will not create unusual traffic patterns or movements which will jeopardize the traveling public.
  - D. Applicant shall demonstrate that the location and design of the proposed access ways to and from the site are designed in a manner that will provide the least detrimental impact upon traffic capacity, level of service and safety upon abutting roads. Applicant shall install all traffic control signals and devices necessary to mitigate any detrimental impact.
  - E. If reduction of the speed limit, installation of traffic control signals and devices or similar measures are required to mitigate traffic impacts upon Township or State highways, the applicant shall present traffic studies performed in accordance with PennDOT regulations, guidelines and procedures to support the imposition of such traffic regulations or the installation of such traffic control signals and devices. If the enactment of an ordinance is necessary to effectuate traffic regulations, the applicant shall reimburse the Township for all expenses incurred in the preparation and enactment of the necessary ordinance.
  - F. Applicant shall make all improvements necessary to maintain an adequate level of service and to eliminate any unsafe conditions on all intersections and streets within the area and shall make all improvements required by the applicable subdivision and land

development ordinance, any other Township ordinance and the regulations, guidelines and procedures of PennDOT.

6. Interior access ways shall be designed so as to prevent the blocking of vehicles entering or leaving the site, stacking and cross-over traffic. Areas provided for loading and unloading of trucks and/or other vehicles or for servicing of stores, offices or shops or for trash removal or recyclable collection or other services shall be adequate in size and shall be so arranged that they may be used without blocking or interfering with internal circulation.
7. Minimum front yard: 200 feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area, 100 feet for all building(s) between 10,001 and 50,000 square feet of total gross floor area.
8. Minimum side yard: 100 feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area, 75 feet for all building(s) between 10,001 and 50,000 square feet of total gross floor area.
9. Minimum rear yard: 100 feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area, 75 feet for all building(s) between 10,001 and 50,000 square feet of total gross floor area.
10. Outdoor storage shall be limited to plants, nursery and garden supplies, soil, peat moss and similar materials. Such outdoor storage shall not utilize off-street parking spaces. Outdoor storage of other goods and inventory shall not be permitted.
11. Applicant shall present elevation drawings of all sides, including elevation drawings from prominent approach points. Applicant shall provide drawings which shall set forth the essential architectural elements of the design of the structure.
12. All stormwater facilities shall be located on the subject property and shall be designed and constructed in accordance with the Huntington Township Stormwater Ordinance.<sup>6</sup>

**§ 27-1156. Retirement Home or Community. [Ord. 35, 11/11/1999, § 1156]**

1. The site shall front on and gain access from a rural major collector or any arterial road.
2. Public water service and public sewer service shall be provided.
3. The subject tract shall contain a minimum area of three acres.

<sup>6</sup>Editor's Note: See Chapter 17, Stormwater Management.

4. Off-street parking lots and loading areas shall be screened from adjoining residentially-zoned or used lands.
5. At least 20% of required parking spaces shall be designed for handicapped persons. Notwithstanding the foregoing, all requirements of the Americans with Disabilities Act and the regulations promulgated thereunder shall be met.
6. The building, off-street parking lots and loading areas shall be set back at least 75 feet from all adjoining residentially-zoned or used land.
7. The building shall have fire sprinklers and require verification from the local fire chief that adequate firefighting protection is available.
8. All licenses and approvals from all Federal, State and other agencies having jurisdiction to license this facility, including the Pennsylvania Department of Labor and Industry and others must be presented to the Township prior to the issuance of permits under this Chapter.
9. A fire hydrant shall be located within 200 feet of the building.
10. Sidewalks and straight standards curbs shall be constructed around the perimeter of the parking area (with the area for access by the handicapped) and abutting all public rights-of-way.
11. Lighting shall not cast glare offsite.
12. A community shall primarily serve the needs of retirement aged persons.
13. The community shall achieve a balanced residential/medical environment which cannot be achieved through the use of conventional zoning techniques.
14. Residences shall be functionally, physically and architecturally integrated with medical service and recreational centers.
15. Commercial and recreational uses shall be grouped together and located near the populations being served.
16. The minimum land area devoted to a community shall be 10 acres.
17. All buildings or structures, off-street parking lots and loading areas shall be set back at least 75 feet from all adjoining residentially-zone or used land and 75 feet from all lot lines of the community property.
18. No more than 55% of the subject property shall be covered with buildings, parking and loading areas and/or other impervious surfaces. Building coverage shall not exceed 30% of the total site coverage.
19. Off-street parking spaces shall be located throughout the community in such a manner to be conveniently accessible to the buildings/uses for which they are required and curbs and pedestrian walks shall be throughout the

community and linked with adjoining development by safe and convenient walkways.

20. Only those uses which provide a harmonious, balanced mix of medical, residential, limited commercial and recreational uses, primarily serving community residents and public, quasi-public and medical services for the off-community retirement aged community will be permitted. Uses may include, but need not be limited to, the following:
  - A. Dwellings, nursing homes and congregate living facilities for the elderly or physically handicapped.
  - B. Commercial uses which are strictly related and subordinate to the residential/medical character of the community and which directly serve the residents and employees of or visitors to the center. The uses should be chosen to reflect their local orientation the immediate community vicinity and should be a size and scope so as not to interfere with existing or proposed retail uses located in the off-community area. No outdoor storage shall be permitted.
  - C. Recreational and social uses, such as athletic facilities, community centers and assembly halls, limited to use only by community residents, employees or their visitors.

**§ 27-1157. Riding School, Riding Club or Horse Boarding Stable. [Ord. 35, 11/11/1999, § 1157]**

1. All animals except while exercising or pasturing shall be kept within a completely enclosed building which was erected or maintained for that purpose.
2. No building or stable shall be located less than 100 feet from any lot line, nor closer than 200 feet from the nearest existing dwelling, other than that of the owner. A minimum lot size of one acre per 1 1/2 animals maintained shall be provided.
3. All areas used for exercise and pasturing shall be securely fenced. A pasture fence shall be located a minimum distance of six feet from the property line.
4. No manure storage facility or area shall be established closer than 150 feet to any property line.
5. Adequate off-street parking shall be provided.
6. Minimum lot area shall be five acres.
7. No more than 10 equine may be kept with the exception that one additional equine may be kept for each additional acre of land over 10 acres.

8. All parking and unimproved overflow parking areas shall be set back at least 25 feet from adjoining lot lines. Unimproved overflow parking areas shall also provide a fence delineating such occasional parking facilities and preventing the parking and/or movement of vehicles across neighboring properties.

**§ 27-1158. Sales, Repair and Service of Agricultural Equipment, Vehicles or Supplies. [Ord. 35, 11/11/1999, § 1158]**

1. Activities and services provided by this use should address the needs of those engaged in local farming. The facility should be directed at providing materials and services needed to farm rather than the distribution of goods produced on the farm.
2. Minimum lot areas shall be two acres.
3. Vehicular and pedestrian traffic to and from the use shall not create undue congestion or hazards within the general neighborhood.
4. Structures shall be located at least 50 feet from all property lines.
5. The maximum lot coverage shall be not greater than 20%.
6. Screening and/or landscaping will be required where the use abuts a residential zone or use.
7. Adequate parking and loading areas shall be provided and shall not be permitted on or along any public road.

**§ 27-1159. Sawmill Operations. [Ord. 35, 11/11/1999, § 1159]**

1. No saw or other machinery shall be less than 100 feet from any property or street line.
2. All power saws and machinery will be secured against tampering and locked when not in use.
3. The facility shall front upon and gain access from a rural major collector or any arterial road.
4. No parking area, loading area or access to the sawmill shall be within 250 feet of the nearest residence not owned by the sawmill owner.
5. Where a sawmill is located adjacent to any residential use, all cutting shall be conducted within a structure with a closed side facing such residential use.
6. A plan for the periodic disposal of sawdust shall be provided.

**§ 27-1160. Semidetached Buildings in a Commercial-Industrial District. [Ord. 35, 11/11/1999, § 1160]**

1. The Board of Supervisors may allow the elimination of adjacent side or rear yards on two or more adjacent lots in the C-I — Commercial-Industrial District provided the following conditions and standards are adhered to:
  - A. The owners of the adjacent lots jointly request the elimination.
  - B. The buildings to be constructed will be built at the same time and will be physically connected to each other and have uniform facades and roof lines.
  - C. Fire walls are to separate the buildings from basement to 1 1/2 foot above the roofline.
2. No more than one side yard or rear yard per lot can be eliminated.

**§ 27-1161. Shopping Centers or Malls in Excess of 50,000 Square Feet of Gross Floor Area. [Ord. 35, 11/11/1999, § 1161; as amended by Ord. 2012-01-58, 5/10/2012]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conform to prevailing arterial or collector street design and improvement requirements.
2. The following types of commercial and commercial-related establishments shall be permitted in a shopping center:
  - A. Grocery store.
  - B. Banks and similar financial institutions.
  - C. Drugstore.
  - D. Retail sale of goods; provided, the total sales and/or display area is less than 1,500 square feet.
  - E. Retail services, including barber/beauty salons, music, dance, art or photographic studios, repair of small appliances and laundromat and dry cleaning collection stations.
  - F. Professional offices.
  - G. Restaurants and taverns, including fast food.
  - H. Any other establishment which in the opinion of the Board of Supervisors is of the same general character as any of the above identified uses.

3. The minimum lot area shall be 10 acres.
4. The minimum lot width shall be 300 feet.
5. All buildings must be set back at least 100 feet from a street right-of-way.
6. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.
7. All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material.
8. A buffer yard at least 100 feet wide must be provided on the site in all instances where the site adjoins a residential use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage purposes.
9. The maximum building coverage shall be no greater than 25%.
10. The maximum impervious lot coverage shall be no greater than 70%.
11. The minimum landscaped area shall be no less than 30%.
12. No building shall be placed closer than 30 feet to any property line. Where there exists a more stringent requirements, such requirement shall apply. Off-street parking shall not be permitted within side and rear yard setback areas.
13. Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.
14. All stormwater facilities shall be located on the subject property and shall be designed and constructed in accordance with the Huntington Township Stormwater Ordinance.<sup>7</sup>

**§ 27-1162. Solid Waste Disposal and Processing Facilities (Landfills and Mass Burn Facilities). [Ord. 35, 11/11/1999, § 1162]**

1. Such facility shall be established and operated only under the strict supervision of a duly appointed Huntington Township municipal authority specifically ordained for purpose of operating such facility.
2. All sanitary landfills, waste disposal sites, incinerators shall have a minimum lot area of 40 acres.

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<sup>7</sup>Editor's Note: See Chapter 17, Stormwater Management.

3. All solid waste processing operations shall be conducted within a wholly enclosed building.
4. No refuse shall be deposited or stored and no building or structure shall be located within 500 feet of any property line and 1,000 feet of any residential zone or use.
5. Any area used for the unloading, transfer, storage, processing, incineration or deposition of refuse must be completely screened from ground level view at the property line. The use of an earthen berm is recommended whenever possible. In addition, such areas must also be completely enclosed by an eight-foot high fence, with no openings greater than two inches in any direction.
6. The applicant must demonstrate compliance through a written statement and continue to comply with all applicable State and Federal standards and regulations.
7. The use shall be screened from all roads and adjoining properties.
8. All uses shall provide sufficiently long stacking lanes into the facility so that vehicles waiting to be weighed will not back-up onto public roads.
9. All driveways into the site shall be paved for a distance of at least 200 feet from the street right-of-way line. In addition, a fifty-foot long gravel section of driveway should be placed beyond the preceding paved section to collect any mud that may have accumulated on the wheels of any vehicles.
10. Access to the site shall be limited to those posted times when an attendant is on duty. In order to protect against the indiscriminate and unauthorized dumping, all areas of the site shall be protected by locked barricades, fences, gates or other means to prohibit access to the area at unauthorized times or locations.
11. Hazardous waste as identified by the Pennsylvania Department of Environmental Protection shall not be disposed of within the subject property.
12. The application shall be accompanied by a working plan to prevent the scattering of debris and litter as well as the clean-up of the same.
13. The facility shall employ qualified facility operators responsible for supervising all unloading, processing, transfer and deposition activities of solid waste.
14. Leak and vector proof containers shall be provided for the storage of any waste that cannot be used in any disposal process or material that is to be recycled. Such containers shall be designed to prevent their being carried by wind and/or water and shall be stored within a wholly enclosed building.

15. No more solid waste shall be stored on the property than what is necessary to keep the facility in constant operation, but in no circumstances shall such waste be stored for greater than 72 hours.
16. A contingency plan for the disposal of solid waste shall be submitted to the Township in the event of a facility shutdown.
17. Leachate from the solid waste shall be disposed of in a manner in compliance with any applicable State and Federal laws or regulations. If leachate is to be discharged to a municipal sewage facility, appropriate permits shall be obtained from the applicable agencies and authorities. In no event shall leachate be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with the Department of Environmental Protection's regulations.
18. The applicant shall submit an analysis of raw water needs (ground water or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed. In addition, a water feasibility study will be provided to enable the Township to evaluate the impact of the proposed development on the ground water supply and on existing wells. The purpose of the study will be to determine if there is an adequate supply of water for the proposed development and to estimate the impact of the new development on existing wells in the vicinity. The water feasibility shall be reviewed by the Township Engineer. A water system which does not provide an adequate supply of water for the proposed development, considering both quantity and quality or does not provide for adequate ground water recharge considering the water withdrawn by the proposed development shall not be approved by the Township. A water feasibility study shall include the following information:
  - A. Calculations of the projected water needs.
  - B. A geologic map of the area with a radius of at least one mile from the site.
  - C. The location of all existing and proposed wells within 1,000 feet of the site with a notation of the capacity of all high yield wells.
  - D. The location of all existing onlot sewage disposal system within 1,000 feet of the site.
  - E. The location of all streams within 1,000 feet of the site and all known point sources of pollution.
  - F. Based on the geologic information(s) underlying the site, a determination of the long term safe yield.

- G. A determination of the effects of the proposed water supply system on the quantity and quality of waters in nearby wells, streams and the ground water table.
  - H. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
19. The applicant shall provide an analysis of the physical conditions of the primary road system serving the proposed use. The analysis shall include information on the current traffic flows on this road system and projections of traffic generated by the proposed use. Improvements to the road shall be provided by the applicant to ensure safe turning movements to and from the site and safe through movements on the existing road.
20. A minimum of one-hundred-foot wide landscape strip shall be located along all property lines. No structures, storage, parking or any other related activity or operation shall be permitted within this landscape strip. Any fences or other screening erected on the site must not be located within this landscape strip.

**§ 27-1163. Storage Services, Areas. [Ord. 35, 11/11/1999, § 1163]**

- 1. All commercial storage services, storage areas shall have a minimum lot area of five acres.
- 2. The lot width at the street right-of-way line shall be a minimum of 200 feet.
- 3. Access shall be via an arterial or collector street. Traffic routes and exits shall be far enough from houses so that truck noise and vibration will be minimized.
- 4. A buffer yard 50 feet wide must be located on the site in all instances where the site adjoins a residential use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage.
- 5. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration and smoke). Toxic materials may only be stored in a manner that will not create a public health hazard or a public nuisance.

**§ 27-1164. Truck, Bus or Motor Freight Terminal. [Ord. 35, 11/11/1999, § 1164]**

- 1. The subject tract shall front on and gain access from either an arterial or major collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or major collector street design and improvement requirements.

2. Minimum lot area shall be 10 acres.
3. The terminal shall not be within 200 feet of a dwelling not owned by the business owner.
4. Light from the lot shall not cast glare outside the property lines.
5. A buffer yard at least 50 feet wide must be located on the terminal site in all situations where the site adjoins a residential use. This yard shall be naturally landscaped, have no impervious cover and shall not be used for parking, building, loading or storage purposes.
6. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration and smoke).
7. If hazardous materials are stored (even temporarily) the applicant shall demonstrate compliance with any regulations for the storage of such materials promulgated by DEP or the Environmental Protection Agency.

**§ 27-1165. Vehicle Service Station and Repair Facilities. [Ord. 35, 11/11/1999, § 1165]**

1. The subject tract shall front on and gain access from either an arterial, major collector or minor collector road or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. All service and/or repair activities shall be conducted within a single, wholly-enclosed building.
3. The subject property shall be at least 500 feet from the property line of any parcel containing a school, day care facility, hospital, playground, library or nursing, rest or retirement home.
4. All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work within the preceding seven days shall be removed.
5. Gasoline pump islands shall be at least 50 feet from the street right-of-way line.
6. Entrances and exits shall be a minimum of 30 feet in width.
7. All ventilation equipment associated with fuel storage tanks shall be at least 100 feet from any adjoining residential property or residentially-zoned property.
8. All uses involving drive-through service shall provide sufficient onsite stacking lanes to prevent vehicle back-ups on adjoining roads.

9. All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.
10. The storage of unlicensed vehicles on the property is prohibited.
11. The demolition or storage of junked vehicles is prohibited.

**§ 27-1166. Wholesale Distributing of Industrial Products, Including Lumber and Coal Yards, Building Material Storage Yards, Contractor's Equipment and Storage Yards (For Operations In Excess of Four Employees) and Commercial Warehouses. [Ord. 35, 11/11/1999, § 1166]**

1. The subject tract shall front on and gain access from either an arterial, major collector or a street in a proposed subdivision or land development plan which conforms to prevailing arterial or collector street design and improvement requirements.
2. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings and open spaces.
3. Lighting shall not cast glare beyond the property lines.

**§ 27-1167. Echo Housing.**

This Section describes and provides restrictions for echo housing and cottages on lots with a principal dwelling.

- A. The total building coverage for the principal dwelling, any existing accessory structures and the echo cottage together shall not exceed the maximum requirement for the zoning district in which the echo cottage is located.
- B. The echo cottage may not exceed 900 square feet of floor area.
- C. The echo cottage shall be occupied by either an elderly, handicapped or disabled person related to the occupants of the principal dwelling by blood, marriage, or adoption.
- D. The echo cottage shall be occupied by a maximum of two people.
- E. Utilities.
  - (1) For sewage disposal and water supply and all other utilities, the echo cottage shall be physically connected to those systems serving the principal dwelling. No separate utility systems or connections shall be constructed or used. All connections shall meet the applicable utility company standards; and
  - (2) If on-site sewer or water systems are to be used, the applicant shall submit evidence showing that the total number of occupants in both

the principal dwelling and the echo cottage will not exceed the maximum capacities for which the one-unit systems were designed, unless those systems are to be expanded, in which case the expansion approvals must be submitted to the Township. Any connections to or addition to an existing on-site sewer system shall be subject to the review and approval of the Sewage Enforcement Officer.

- F. A minimum of one paved off-street parking space shall be provided for the echo cottage.
- G. The echo cottage shall be constructed and located only in the side or rear yards, and shall adhere to all side and rear yard setback requirements for principal uses.
- H. The echo cottage shall be removed from the property within 90 days after it is no longer occupied by a person who qualifies for the use.
- I. Upon the proper installation of the echo cottage, the Zoning Officer shall issue a temporary building permit. Such permit shall be reviewed every 12 months until such time as the echo cottage is required to be removed. A fee, in the amount to be set by the Board of Supervisors, shall be paid by the landowner upon each renewal of the temporary building permit. Such fee shall be based upon the cost of the annual review of the permit.
- J. The landowner must post a \$5,000 bond with the township to ensure that the echo housing building is removed within 90 days after it is no longer occupied by a person who qualifies for the use. If it is not removed within 90 days, the Township will remove the building and charge the actual cost against the bond. If the cost of removal exceeds the bond, the balance will be charged to the landowner. If payment is not received within 30 days of removal, a lien will be placed against the landowner's property.

**§ 27-1168. Forestry.**

- A. Clearcutting on tracts of land less than two acres in size is prohibited.
- B. On all tracts of land larger than two acres, at least 30% of the forest cover (canopy) shall remain. The residual or remaining trees shall be comprised of higher value species and well distributed.
- C. Clearcutting on areas with slopes greater than 25% or within a one-hundred-year floodway is prohibited.

**§ 27-1169. Private Solar Energy Systems. [Added by Ord. 2012-01-58, 5/10/2012]**

- 1. Zoning approval is required for the construction of any solar energy system.

2. The applicant shall demonstrate through project planning and proposed mitigation that the proposed project's impact will be minimized for surrounding properties. This may include, but not be limited to, information regarding site selection, facility design, appearance, buffering, glare control, and screening of ground-mounted electrical and control equipment.
3. Noise from any solar energy system shall not exceed 15 decibels at the lot lines, unless all affected adjacent property owners shall have executed a nondisturbance easement, covenant, or consent.
4. Construction of any solar energy system shall comply with all applicable rules, laws, and regulations of the Federal Aviation Administration.
5. All solar energy systems shall comply with the PA Uniform Construction Code.<sup>8</sup>
6. All electrical components of any solar energy system shall conform to relevant and applicable local, State and National codes.
7. Solar energy systems shall not be artificially lighted, except to the extent required by the Federal Aviation Administration.
8. Solar energy systems shall not display any advertising.
9. Transmission, power, and plumbing lines shall be placed underground.
10. No solar energy system, when combined with existing impervious cover, may exceed the percent of impervious cover for the zoning district.
11. Solar energy systems shall meet the accessory structure setbacks that may apply in the zoning district within which they are constructed.
12. No solar energy system shall be attached to a tree, any other natural object, or any structure not intended to support such a system.
13. No solar energy system shall be installed immediately adjacent to a swimming pool or other open body of water.
14. A solar energy system mounted on a roof shall conform to the height regulations of the zoning district.

**§ 27-1170. Commercial Solar Energy Systems. [Added by Ord. 2012-01-58, 5/10/2012]**

1. The applicant shall demonstrate through project planning and proposed mitigation that a proposed project's impact will be minimized for surrounding properties. This may include, but not be limited to, information

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<sup>8</sup>Editor's Note: See 35 P.S. § 7210.101 et seq.

- regarding site selection, facility design, appearance, buffering and screening of ground-mounted electrical and control equipment.
2. A commercial solar energy system is considered a land development, and, therefore, a land development plan must be submitted that meets all the requirements of the Huntington Township Subdivision and Land Development Ordinance.<sup>9</sup>
  3. Noise from any commercial solar energy system shall not exceed 50 decibels at the lot line adjacent to any nonresidential lot or zoning district, and not exceed 15 decibels at the lot line adjacent to any residential lot or zoning district.
  4. Construction of any commercial solar energy system shall comply with all rules, laws and regulations of the Federal Aviation Administration.
  5. Commercial solar energy systems shall comply with the PA Uniform Construction Code.<sup>10</sup>
  6. All electrical components of commercial solar energy systems shall conform to relevant and applicable local, State, and National codes, such as, but not limited to, NEC, Underwriters' Laboratories, IEEE, Solar Rating and Certification Corporation and ETL.
  7. Commercial solar energy systems shall not be artificially lighted, except to the extent required for safety or by any applicable Federal or State Authority, and shall meet the requirements of § 27-1175 of this Part.
  8. Commercial solar energy systems shall not display any advertising. Commercial solar energy systems shall be constructed with panels using nonglare glass or coverings on the solar collector units.
  9. On-site transmission, power, and plumbing lines shall be placed underground.
  10. The following project information shall be submitted to the Township for every proposed commercial solar energy facility:
    - A. A project narrative including the following: an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of facilities to be constructed, including their generating capacity, dimensions, and respective manufacturers, and description of any ancillary facilities to the solar energy system.
    - B. An affidavit or similar evidence of agreement between the property owner and the solar energy facility owner or operator, demonstrating

<sup>9</sup>Editor's Note: See Chapter 22, Subdivision and Land Development.

<sup>10</sup>Editor's Note: See 35 P.S. § 7210.101 et seq.

- permission to apply for necessary permits for construction and operation of a solar energy facility.
- C. Identification of the properties on which the proposed facility will be located and the properties adjacent to the proposed location.
  - D. A site plan showing the planned location of each proposed solar energy facility, property lines, setback lines, access roads and the location of any ancillary structures, including equipment, cabling, buildings, structures, transmission lines, and substations.
  - E. A viewshed impact analysis illustrating views of the proposed facility from multiple angles.
  - F. A design certification by a professional engineer licensed in Pennsylvania, consisting of the proposed foundation design and analysis of soil conditions.
11. Commercial solar energy facilities shall not exceed a maximum height of 15 feet, measured from ground level to the tallest point on the facility.
  12. All commercial solar energy systems and any associated accessory equipment shall comply with all area, dimensional, buffering, parking, landscaping, and yard setbacks for the zoning district in which the facility is located, as well as any other zoning provisions that apply.
  13. All commercial solar energy systems must be buffered with a vegetative screen equal to the height of the solar collector units.
  14. Secure perimeter fencing shall be installed around a commercial solar energy facility. The fencing shall not be constructed within any required setback or landscape buffer. The fencing shall be of chain-link construction with rubberized coating in neutral earth tone colors such as black, brown, tan, or green.
  15. Decommissioning funds shall be posted and maintained with the Township in an amount equal to 125% of the estimated decommissioning costs for as long as the facility exists, regardless of change of ownership of the facility or property on which it sits.
  16. Decommissioning shall include removal of all solar energy systems, buildings, cabling, electrical components, roads, foundations and any other associated appurtenances. Disturbed earth shall be graded and reseeded, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
  17. An independent and professional engineer licensed in Pennsylvania shall estimate the total cost of decommissioning, without regard to salvage value of the equipment.

18. Decommissioning funds shall be posted and maintained with a bonding company, provided that the bonding company is authorized to conduct such businesses within Pennsylvania and approved by the Township. The bond shall be a form acceptable to the Township Solicitor.
19. If a commercial solar energy system is unused for a period of 12 consecutive months, the owner or landowner shall, at his/her expense, complete the decommissioning of the system within six months.
20. If the owner, operator, or landowner of a commercial solar energy system fails to appropriately complete decommissioning, the Township may take such action as necessary to complete the decommissioning.
21. The entry into and submission of evidence of a participating landowner agreement with or to the Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors, and assigns, that the Township may take such action as necessary to implement the decommissioning.

**§ 27-1171. Geothermal Wells. [Added by Ord. 2012-01-58, 5/10/2012]**

1. No construction, drilling, digging, reconstruction, major repair or other change of or for any geothermal well shall commence unless the property owner, or authorized agent, acquires a zoning permit.
2. Geothermal wells shall be located on the property with respect to the following minimum isolation distances:
  - A. Delineated wetlands, floodplains, lakes, ponds, or other surface waters: 50 feet.
  - B. Stormwater pits, storm drains, retention basins, stormwater stabilization ponds: 25 feet.
  - C. Hand-dug potable water well: 50 feet.
  - D. Drilled/cased potable water well: 25 feet.
  - E. Subsurface sewage absorption areas, elevated sandmounds, cesspools, sewage seepage pits: 100 feet.
  - F. Spray irrigation site perimeter, sewage sludge, and seepage disposal site: 100 feet.
  - G. Septic tanks, aerobic tanks, sewage pump tanks, holding tanks: 50 feet.
  - H. Private sewer lines: 50 feet.
  - I. Public sewer laterals: 10 feet.

- J. Preparation area or storage area of hazardous spray materials, fertilizers or chemicals, salt piles: 300 feet. (If borehole is cased and grouted inside and out: 150 feet.)
- K. Surface or subsurface containers or tanks greater than 1,000 gallons used for storage of materials that cannot be properly renovated by passage through soil. This includes, but is not limited to, gasoline and all other petroleum products: 300 feet. (If borehole is cased and grouted inside and out: 150 feet.)
- 3. Closed-loop geothermal boreholes shall be located, drilled and finished in a manner that will protect the borehole structure from damage from surface activities or other natural occurrences so that the quality of the local groundwater will not be affected.
- 4. Casings are not required for closed-loop systems. When a casing is used (open-loop system), grouting the annular space is required.
- 5. The pipe loop system must be installed by a contractor who is certified in the proper method of heat fusion specified by the pipe manufacturer. The well contractor shall be responsible for ensuring that the pipe loop is installed in accordance with the specifications of the ground source heat pump system manufacturer, the pipe manufacturer, the International Ground Source Heat Pump Association (IGSHPA) and the National Ground Water Association.
- 6. If the closed-loop borehole penetrates bedrock, it must be grouted from a depth of 15 feet into the bedrock to the top of the borehole.
- 7. Backfilling material for the boreholes shall be bentonite or its performance equivalent.
- 8. The space between the vertical loop piping and the borehole from the bottom up to the ground surface shall be sealed with an appropriate low-permeability grout, as recommended by the ground source heat pump system manufacturer.
- 9. Surface or streambed discharge of water is strictly prohibited. No open-loop geothermal system shall be constructed on property underlain with karst topography.
- 10. For any proposed open-loop system, an impact analysis on existing wells within a one-quarter-of-a-mile radius will be required.

**§ 27-1172. Commercial Greenhouses. [Added by Ord. 2012-01-58, 5/10/2012]**

- 1. Commercial greenhouses that are intended to raise, grow, or produce products for off-site whole or retail sales as a principal use shall be considered a conditional use within the Agricultural-Conservation District.

2. Commercial greenhouses shall be subject to the following requirements:
- A. A minimum of 20 contiguous acres of land area shall be required to accommodate any commercial greenhouse. All such uses shall be located on a conforming lot, which shall comply with the following minimum and maximum dimensional requirements.
    - (1) The minimum lot width requirement for the use shall be 200 feet.
    - (2) All buildings and structures utilized for the use shall be located at least 100 feet from any property line or street right-of-way line.
    - (3) The maximum height of all buildings and structures utilized for the commercial greenhouse uses shall not exceed 30 feet.
    - (4) A greenhouse shall be considered as a structure which shall be accounted for as a part of the building coverage and lot coverage requirements for the lot. The total building coverage for commercial greenhouse use shall not exceed 50% of the lot area. Total lot coverage for commercial greenhouse use shall not exceed 60% of the lot area.
  - B. Commercial greenhouses shall be serviced by public, private or on-lot sanitary sewer facilities. All sewerage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of the Huntington Township Sewerage Enforcement Officer and Department of Environmental Protection.
  - C. Commercial greenhouses shall be served by public, private or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by Huntington Township. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval of Huntington Township and the PA Department of Environmental Protection. Every effort must be made to utilize and recycle storm runoff to limit the impact on groundwater supplies. All water impoundments must be of sufficient capacity and number to contain and exceed the anticipated average rainfall for the area and must meet the requirements of the Huntington Township Stormwater Ordinance.<sup>11</sup>
  - D. Outside storage of merchandise, materials or waste shall be in proper containers, shall be screened from public view and shall be located at least 100 feet from any property line or street right-of-way.
  - E. No exterior storage of any substance which has the potential to contaminate groundwater or surface water shall be permitted.

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<sup>11</sup>Editor's Note: See Chapter 17, Stormwater Management.

- F. Off-street parking for the commercial greenhouse must be provided for and conform to the requirements of Chapter 27, Part 10, § 27-1019, of the Huntington Township Code of Ordinances.
- G. Off-street loading and unloading for the commercial greenhouse must be provided for and conform to the requirements of Chapter 27, Part 10, § 27-1019, of the Huntington Township Code of Ordinances.
- H. All driveways from Township- or State-owned roads must conform to the requirements of Chapter 27, Part 10, § 27-1019, Subsections 3, 4, and 5, of the Huntington Township Code of Ordinances.
- I. All signage must conform to the requirements of Chapter 27, Part 10, § 27-1023 of the Huntington Township Code of Ordinances.
- J. The transparent walls and roof of the commercial greenhouse shall be constructed of glass or other suitable solid material.
- K. Buffering and landscaping shall be according to § 27-1005 of this Part, any conditions as a result of a conditional use decision, and when the proposed greenhouse abuts a residential use property at the time of conditional use.
- L. A traffic impact study shall be completed according to the requirements of § 510 of the Huntington Township Subdivision and Land Development Ordinance.<sup>12</sup>

**§ 27-1173. Greenhouses. [Added by Ord. 2012-01-58, 5/10/2012]**

1. A greenhouse that is intended to grow or produce products primarily for on-Site sales as an accessory use to an agricultural operation shall be considered a permitted use by right in the Agricultural-Conservation District.
2. Greenhouses shall be subject to the following requirements:
  - A. A minimum of four contiguous acres of land area. Such a use shall be located on a conforming lot which shall comply with the following minimum and maximum dimensional requirements:
    - (1) Minimum lot width for the use shall be 200 feet.
    - (2) All buildings and structures shall be located at least 50 feet from any property line or street right-of-way.
    - (3) Maximum height for the greenhouse shall not exceed 30 feet.

<sup>12</sup>Editor's Note: See Chapter 22, Subdivision and Land Development, § 510, Traffic Impact Studies.

- (4) The greenhouse shall be considered as a structure which should be counted as a part of the building and lot coverage of the lot. Total coverage from all uses shall be 10%.
- B. Off-street and parking and unloading areas should conform to the requirements of Chapter 27, Part 10, § 27-1019 of the Huntington Township Code of Ordinances.
- C. Signage must conform to the requirements of Chapter 27, Part 10, § 27-1023 of the Huntington Township Code of Ordinances.
- D. The transparent walls and roof of the greenhouse shall be constructed of glass or other suitable material. If sheet plastic is used, it must be maintained, repaired and/or replaced to avoid shredding that would contaminate the environment.
- E. If the greenhouse structure(s) covers more than 1,000 square feet of land, a conservation plan approved by the Adams County Conservation District or a stormwater plan must be submitted and approved by the Huntington Township Engineer.

**§ 27-1174. High-tunnel Greenhouses. [Added by Ord. 2012-01-58, 5/10/2012]**

1. High-tunnel greenhouses that are intended to protect already established high-quality fruit trees and fruit-producing bushes from pests and excessive rain are an accessory to an established permitted agricultural use, subject to the following requirements:
  - A. Plastic sheeting, if damaged, must be repaired and maintained to avoid littering and contaminating the environmental landscape.
  - B. Plastic sheeting which has been sprayed with pesticide must be disposed of properly to avoid contaminating groundwater and the environment.

**§ 27-1175. Lighting.**

These lighting requirements provide appropriate standards to ensure adequate nighttime safety and security while minimizing the spillover of light and glare on operators of motor vehicles, pedestrians and land uses near the light source. It is the safety, welfare, nuisance, and hazardous aspects of lighting that form the basis of these regulations.

- A. Lighting shall be required in subdivisions and land developments.
- B. Streetlights shall be provided with the construction of all new streets. A plan for streetlights, approved by the local utility company, shall be provided by the applicant upon submission of final subdivision or land development plans.

- C. Streetlights shall be provided at locations designated by the local utility company, consistent with current policy, at all street intersections and all other locations considered necessary for safety reasons, as approved by the governing body.
- D. A proposed lighting plan shall be submitted for approval as part of subdivision and land development process. The plan shall show the proposed footcandles on a ten-foot by ten-foot grid work. There shall be no light or glare spillover onto adjacent properties.
- E. Exterior lighting shall be provided in parking areas, pedestrian sidewalks and walkways, and nonresidential driveway intersections in accordance with the following standards. Lighting used for security purposes shall also conform to the following standards. Exterior lighting shall meet one of the following standards:

- (1) When the light source or luminaire has no cutoff:

| <b>Maximum Permitted Illumination (footcandles)</b> | <b>Maximum Permitted Height of Luminaire (feet)</b> |
|---|---|
| Residential equals 0.2                              | 10  |
| Nonresidential equals 0.3                           | 20  |

- (2) When a luminaire has a total cutoff angle greater than 90°, the maximum illumination and the maximum permitted luminaire height shall be:

| <b>Zoning District</b>   | <b>Maximum Permitted Illumination (footcandles)</b> | <b>Maximum Permitted Height at Illumination (feet)</b> |
|--------------------------|---|--|
| Residential              | 0.75  | 25   |
| Residential Multifamily  | 1.0   | 30   |
| Commercial               | 1.5   | 35   |
| Manufacturing/Industrial | 2.0   | 40   |

- (3) When a luminaire has a total cutoff of light at an angle less than 90° and is located so that the bare lightbulb, lamp or light source is completely shielded from the direct view of an observer five feet above the ground at the point where the cutoff angle intersects the ground, then the maximum permitted illumination and maximum permitted height of the luminaire shall be:

| <b>Zoning District</b>   | <b>Maximum Permitted Illumination (footcandles)</b> | <b>Maximum Permitted Height at Illumination (feet)</b> |
|--------------------------|---|--|
| Residential              | 1.5 to 2.0  | 25   |
| Residential Multifamily  | 2.0   | 35   |
| Commercial               | 3.0   | 40   |
| Manufacturing/Industrial | 5.0   | 60   |

F. Exemption for specified uses.

- (1) Because of their unique requirements for nighttime visibility and their limited hours of operation, public and private recreational uses such as ball diamonds, playing fields, tennis courts, and volleyball courts are exempt from the above requirements.
- (2) Outdoor public and private recreational uses specified above shall not exceed a maximum permitted post height of 80 feet.
- (3) Outdoor public and private recreational uses may exceed a total cutoff angle of 90°, provided that the luminaire is shielded to prevent any light and glare spillover to adjacent uses. The maximum permitted illumination at the interior buffer yard line shall not exceed two footcandles.
- (4) Low-level pedestrian lighting for sidewalks should be provided as necessary for safety.
- (5) Additional requirements.
  - (a) Flickering or flashing lights shall not be permitted.
  - (b) Light sources or luminaires shall not be located within buffer yard areas except for pedestrian walkways.
  - (c) The location and type of lighting required by this chapter shall be shown on the site plan submitted for development.
  - (d) Low-level sidewalk illumination for nonresidential uses shall be between 0.5 to 1.0 footcandle. Low-level sidewalk illumination for residential uses shall be between 0.2 and 0.3 footcandle.

**PART 12**  
**NONCONFORMING USES**

**§ 27-1201. General. [Ord. 35, 11/11/1999, § 1200]**

All lawful uses of land or of a building or other structure existing on the effective date of this Chapter may be continued, altered, restored, reconstructed, sold or maintained even though such use may not conform to the use, height, area, yard and other regulations of the district in which it is located, providing such nonconforming uses shall comply with the provision of this Part.

**§ 27-1202. Alterations and Reconstruction. [Ord. 35, 11/11/1999, § 1201]**

1. Repairs and structural alterations, not constituting an extension, expansion or enlargement, may be made to a nonconforming building or to a building occupied by a nonconforming use.
2. A nonconforming building which is damaged by fire, explosion or natural disaster, may be rebuilt and used for the same purposes, provided that:
  - A. The reconstruction of the building is commenced within two years from the date of the destruction of the building and is carried to completion within three years, unless an extension is granted as a conditional use by the Township Supervisors.
  - B. The reconstructed building does not exceed in height, area and volume that of the building destroyed.
  - C. The reconstructed building shall comply with the area regulations of the district in which it is located; provided, however, reconstruction may be carried out upon existing sound foundations.
  - D. The reconstruction reduces the nonconformity of the structure to the maximum extent feasible.

**§ 27-1203. Extensions, Expansions and Enlargement. [Ord. 35, 11/11/1999, § 1202]**

1. The Board of Supervisors may authorize, as a conditional use, the following types of extension, expansions and enlargements for nonconforming uses and buildings existing on the effective date of this Chapter:
  - A. A nonconforming use of an existing building may be extended throughout the building if not structural alterations are made therein.
  - B. A nonconforming use may be extended upon a lot occupied by such use and held in single and/or separate ownership.

- (1) Such an extension cannot replace a conforming use and cannot violate the yard requirements of the zone in which the nonconforming use exists.
  - (2) The expense of the extension cannot exceed 80% of the fair market value of the building or structure existing at the time of enactment of this Chapter.
  - (3) The proposed expansion cannot exceed 50% of the square foot area of any unenclosed area in use at the time the lot or use became nonconforming.
- C. The proposed expansion shall not cause an increased detrimental effect on surrounding properties.
2. The foregoing extension, expansions and enlargements of such nonconforming buildings or uses shall be subject to the following conditions:
- A. The extension, expansion or enlargement shall conform to the height, area, yard and coverage regulations of the district in which the use would be permitted as a matter of right.
  - B. The entire building or use shall be provided with off-street parking and loading spaces as required by this Chapter.
  - C. The extension, expansion or enlargement does not replace a conforming use.
  - D. The extension, expansion or enlargement of the nonconforming building or use shall not be permitted to extend into land adjacent to the initial parcel of existing and occupied on the effective date of this Chapter.

**§ 27-1204. Change of Use. [Ord. 35, 11/11/1999, § 1203]**

Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.

**§ 27-1205. Discontinuance. [Ord. 35, 11/11/1999, § 1204]**

If a nonconforming use of a building or land ceases or is discontinued for a continuous period of two years or more, the nonconforming status thereof shall be lost and subsequent use of such building or land shall be in conformity with all the provisions of this Part except in cases where the cessation or discontinuance was caused by circumstances beyond the control of the owner.

**§ 27-1206. Nonconforming Lots. [Ord. 35, 11/11/1999, § 1205]**

Any lot held in single and separate ownership at the effective date of this Chapter which does not conform to one or more of the applicable area regulations in the

district in which it is located shall be considered nonconforming. A building may be erected upon any vacant nonconforming lot provided a conditional use is approved by the Board of Supervisors and further provided that the applicant does not own or control other adjoining property sufficient to comply with the provisions of this Chapter. Such development shall comply with the following provisions:

- A. The proposed use is permitted by right within the district in which it is located.
- B. The proposed building shall comply with all applicable area, height and bulk regulations including, but not limited to, applicable district requirements and yard requirements.

**§ 27-1207. Nonconforming Signs. [Ord. 35, 11/11/1999, § 1206]**

- 1. Signs in existence at the effective date of this Chapter may be continued subject to the requirements contained in this Chapter.
- 2. If and when a nonconforming sign is replaced, the new sign shall comply with the requirements of this Chapter. "Replacement" shall not only include simply revising the text or color of the sign, but shall also refer to structural replacement and/or relocation of the sign.

**PART 13****ADMINISTRATION AND ENFORCEMENT****§ 27-1301. Appointment and Powers of the Zoning Officer. [Ord. 35, 11/11/1999, § 1300]**

For the administration of this Chapter, a Zoning Officer, who shall not hold any elective office in the Township, shall be appointed. The Zoning Officer shall administer this Chapter in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this Chapter.

**§ 27-1302. Enforcement. [Ord. 35, 11/11/1999, § 1301]**

It shall be the duty of the Zoning officer and the Zoning Officer is hereby given the power and authority, to enforce the provisions of this Chapter. The Zoning Officer shall examine all applications for permits, issue permits for construction and uses which are in accordance with the requirements of this Chapter, record and file all applications for permits with accompanying plans and documents and make such reports as the Township may require. Special exceptions uses, construction permits associated with special exceptions uses and variances to be requirements of this Chapter shall be issued only upon approval of by the Zoning Hearing Board. Conditional use and construction permits associated with conditional uses shall be issued only upon approval by the Board of Supervisors.

**§ 27-1303. Permits. [Ord. 35, 11/11/1999, § 1302]**

1. Requirements of Permits. A zoning permit shall be required prior to the erection, addition or alteration of any building or portion thereof, prior the use or change of use of a building or land, prior to the change or extension of a nonconforming use. It shall be unlawful for any person to commence work for the erection or alteration of any building or for a change in land use, until a permit has been duly issued therefore. No such zoning permit shall be required in case of normal maintenance activities, minor repairs and alterations which do not structurally change a building or structure.
2. Application for Permits. All applications for permit shall be accompanied by three sets of plans, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location of any building existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existence and intended use of each building or part of a building, the number of dwelling units the building is designed to accommodate and such information as may be necessary to determine compliance with this Chapter and all other ordinances. A copy of such plans shall be returned to the applicant when such plans have been reviewed and acted upon by the Zoning Officer. All applications with accompanying plans and documents shall become public record after a permit is issued or denied.

3. Issuance of Permits.
  - A. No permit shall be issued until the Zoning Officer has certified that the proposed building, addition or alteration complies with all the applicable provisions of this Chapter, as well as the provisions of all other applicable ordinances.
  - B. The Zoning Officer shall act upon request within 30 days following the submission of the application.
  - C. A permit issued hereunder shall become void after 12 months after issuance date, unless a request for extension has been submitted to and approved by the Zoning Officer. Such request shall be filed with the Zoning Officer at least 30 days prior to the permit expiration date.

**§ 27-1304. Fees. [Ord. 35, 11/11/1999, § 1303]**

1. The Board of Supervisors shall establish a schedule of fees, charges and expenses, as well as a collection procedure, for zoning permits, appeals, variances, special exceptions, conditional uses, amendments, bonds and other matters pertaining to this Chapter. The schedule of fees shall be posted in the Township office and may be amended only by the Board of Supervisors.
2. Such fees shall be payable to the Township and until all applicable fees, charges and expenses have been paid in full, the application shall be considered incomplete and no action shall be taken on the applications.
3. Any fee paid by a party to appeal an enforcement notice to the Zoning Hearing Board shall be returned to the appealing party by the Township of Huntington if the Zoning Hearing Board or any court in a subsequent appeal, rules in the appealing party's favor.

**§ 27-1305. Inspection by the Zoning Officer. [Ord. 35, 11/11/1999, § 1304]**

It shall be the duty of the Zoning Officer, Building Permit Officer or other qualified individual authorized by the Township Supervisors, to make the following minimum number of inspections of property for which a permit has been issued:

- A. Beginning of Construction. A record shall be made indicating the time and date of inspection and the finding of the Zoning Officer in regard to conformance of the construction with plans submitted with the approval permit application. If the actual construction does not conform to the application, a written notice of violation shall be issued by the Zoning Officer and such violation shall be discontinued. Upon proper correction of the violation and receipt of written notice from the Zoning Officer, construction shall proceed.

- B. Completion of Construction. A record shall be made indicating the time and date of inspection and the findings of the Zoning Officer in regard to conformance with this Chapter.

**§ 27-1306. Certificate of Nonconformance. [Ord. 35, 11/11/1999, § 1305]**

A certificate of nonconformance may be issued by the Zoning Officer upon the request of the owner of any property which is identified as containing a non conforming use or structure. The owner's property and the issuance date of such certificate shall be registered in the records of the Township as follows:

- A. The certificate of nonconformance shall set forth in detail all of the nonconforming conditions of said property.
- B. A copy of the certificate of nonconformance shall be retained and filed by the Zoning Officer.
- C. The certificate shall be for the purpose of insuring the owner the right to continue a nonconforming use in accordance with the regulations of this Chapter.

**§ 27-1307. Conditional Uses, Application. [Ord. 35, 11/11/1999, § 1306]**

1. Where provided for in this Chapter, the Board of Supervisors shall hear and decide requests for conditional uses in accordance with stated standards and criteria. In granting a conditional use, the Board of Supervisors may attach such reasonable conditions and safeguards, in addition to those expressed in this Chapter, as it may deem necessary to implement the purposes of this Chapter. The Board may grant approval of a conditional use; provided, that the applicant complies with the following standards for conditional uses as set forth in this Chapter and that the proposed conditional use shall not be detrimental to the health, safety or welfare of the neighborhood.
2. The applicant shall submit three copies of a site plan, containing the required information, as part of the application for conditional use. Said site plans shall remain with the Board of Supervisors and in the Township's files for its use and review as necessary. The site plan shall contain sufficient information, studies and other data to demonstrate compliance with all applicable regulations.
3. Unless otherwise specified by the Board of Supervisors or by law, a conditional use shall expire if the applicant fails to obtain a zoning permit and a building permit where applicable, within one year from the date of authorization thereof by the Board of Supervisors or by the court. Unless otherwise specified by the Board of Supervisors or by law, a conditional use shall expire within two years from the date of authorization thereof by the Board of Supervisors or by the court, if the applicant fails to complete any erection, construction, reconstruction, alteration or change in the use authorized by said conditional use approval. Under either of the above

circumstances or for any good and reasonable cause, the Board of Supervisors may extend the approval of a conditional use for any additional period up to one year upon the written request of the applicant.

**§ 27-1308. Hearings on Conditional Use Applications. [Ord. 35, 11/11/1999, § 1307]**

The Board of Supervisors shall conduct hearings and make decisions on conditional use applications in accordance with the following:

- A. The Board of Supervisors shall conduct hearings and make decisions in regard to applications for conditional use in accordance with the Pennsylvania Municipalities Planning Code, Act 170 of 1988. Public notice shall be given of such hearing. In addition, notice shall be given to the applicant, the land owner, all owners of adjacent property, the Zoning Officer, such other persons as the Board of Supervisors shall designate and any person who has made timely requests for the same. Such notices shall be in writing and shall be given not more than 30 days nor less than seven days prior to the and time set for such hearing. In addition, written notice shall be conspicuously posted on the affected tract of land at least one week prior to the hearing.
- B. The Supervisors may establish reasonable fees for the holding of such hearing. Fees may include compensation for the secretary, the cost of advertising and giving notice and other necessary administrative overhead connected with the hearing. The cost shall not include legal expenses in regard to the hearing or expenses for engineering, architectural or other technical consultants or expert witness costs.
- C. The hearing shall be scheduled within 60 days from the date of the applicant's request, unless the applicant has agreed, in writing, to an extension of time.
- D. The parties to the hearing shall be the applicant, Zoning Officer, any person affected by the application who has made timely appearance of record before the Board of Supervisors and any other person, including civic or community organizations permitted to appear by the Board of Supervisors. The Board of Supervisors shall have the power to require that all persons who wish to be considered parties enter appearances in writing.
- E. The chairpersons or acting chairpersons of the Board of Supervisors shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- F. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and to cross exam adverse witnesses on all relevant issues.

- G. Formal rules of evidence shall not apply. However, irrelevant, immaterial or unduly repetitious evidence may be excluded.
- H. The Board of Supervisors shall keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared by the applicant and the Board of Supervisors. The cost of the original transcript shall be paid by the Board of Supervisors if the transcript is ordered by them or shall be paid by the person appealing from the decision of the Board of Supervisors if such an appeal is made. In either event, the cost of additional copies shall be paid by the person or persons requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.
- I. The Board of Supervisors shall render a written decision or, when no decision is called for, make written findings on the conditional use application within 45 days after the last hearing before the Board of Supervisors. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons therefore. Conclusions based on any provisions of the Pennsylvania Municipalities Planning Code or of any ordinance, rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. When the Board of Supervisors fails to render a decision within the period required by this Section or fails to hold the required hearing within 60 days from the date of the applicant's request for a hearing, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of the failure of the Board of Supervisors to meet or render a decision as hereinabove provided, the Board of Supervisors shall give public notice of the decision within 10 days from the last day it could have met to render a decision in the same manner as required by the public notice requirements of the Pennsylvania Municipalities Planning Code. If the Board of Supervisors shall fail to provide such notice, the applicant may do so.
- J. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him or her not later than the day following its date. To all other persons who have filed their name and address with the Board of Supervisors shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.
- K. Nothing in this Section shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction.

**§ 27-1309. Appeals and Applications. [Ord. 35, 11/11/1999, § 1308]**

An appeal or application for amendment, special exception, conditional use or variance from the terms of this Chapter shall be filed with the Zoning Officer and shall contain the following information:

- A. The name and address of the applicant.
- B. The name and address of the owner of the real estate to be affected by such proposal.
- C. A brief description and location of the real estate to be affected by such proposal.
- D. A statement of the present zoning classification of the real estate in question, the improvements thereon and the present use thereof.
- E. A statement of the Section of this Chapter under which the appeal or application requested may be allowed and reasons why it should be granted or a statement of the Section of this Chapter governing the situation in which the alleged erroneous ruling is being appealed and reasons for the appeal.
- F. An accurate description of the present improvements and the additions intended to be made under this application, indicating the size and use of such proposed improvements and general construction thereof. In addition, there shall be attached a plot plan of the real estate to be affected, as required to accompany applications for permits, indicating the location and size of the lot and location of improvements now erected and proposed to be erected thereon.
- G. Any other pertinent data required by the Zoning Hearing Board, Board of Supervisors and/or Zoning Officer, as appropriate to their individual authorities set forth in this Part.

**§ 27-1310. Violations. [Ord. 35, 11/11/1999, § 1309]**

Failure to comply with any provision of this Chapter or failure to secure permit or Zoning Hearing Board certification, when required, shall be violations of this Chapter.

- A. Enforcement Notice.
  - (1) If it appears to the Township that a violation of any zoning ordinance provisions has occurred, the Zoning Officer shall initiate enforcement proceedings by sending an enforcement notice as provided by § 616.1 of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.
  - (2) The enforcement notice shall be sent to the owner of the record of the tract on which the violation has occurred, to any person who has filed

a written request to receive enforcement notices regarding said tract and to another person requested in writing by the owner of record.

- (3) An enforcement notice shall state at least the following:
- (a) The name of the owner of record and any other person against whom the Township intends to take action.
  - (b) The location of the property in violation.
  - (c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Chapter.
  - (d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
  - (e) That the recipient of the notice has the right to appeal to the Zoning Hearing Board within 30 days of the date of the termination.
  - (f) The failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

B. Causes of Action. In case any building, structure or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Chapter, the Board of Supervisors or, with the approval of the Board of Supervisors, an officer of the Township or any aggrieved owner or tenant of real property who shows that his or her property or person will substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, landscaping of land or to prevent in or about such premises any act, conduct, business or use constitute a violation. Such action is instituted by a landowner or Township at least 30 days prior to the time the action is begun by serving a copy of the complaint of the Board of Supervisors.

C. Enforcement Remedies.

- (1) Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of or not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor

timely appeals the judgement, the Township may enforce pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for person, partnership or corporation violating this Chapter to be believed that there was no such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation shall be paid over to the Township of Huntington.

- (2) The Court of Common Pleas, upon petition, may grant an order of stay, upon cause show, tolling the per diem fine pending a final adjudication of the violation and judgment.
- (3) Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

**§ 27-1311. Appointment of a Zoning Hearing Board. [Ord. 35, 11/11/1999, § 1310]**

The Huntington Township Board of Supervisors shall, by resolution and in accordance with § 903 of Act 170 of 1988 (the Pennsylvania Municipalities Planning Code) appoint a Zoning Hearing Board consisting of three members, and in accordance with § 906 of Act 170 of 1988, one alternate member. Said Zoning Hearing Board shall have such duties, powers, jurisdiction and authority as set forth in Article IX of Act 170 of 1988. Members and alternative members of the Zoning Hearing Board shall be residents of Huntington Township and shall hold no other elected or appointed office in Huntington Township.

**§ 27-1312. Organization of the Zoning Hearing Board. [Ord. 35, 11/11/1999, § 1311]**

1. The Zoning Hearing Board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing and the taking of any action, a quorum shall be not less than a majority of all the members of the board, but the board may appoint a hearing officer from its own membership to conduct any hearing on its behalf and the parties may waive further action by the board as provided in § 908 of Act 170 of 1988.
2. If, by reason of absence or disqualification of a member, a quorum is not reached, the chairperson of the Board shall designate as many alternate members of the Board as may be needed to provide a quorum. Any alternate member of the Board shall continue to serve on the Board in all proceedings involving the matter or case. Designation of an alternate pursuant to this

section shall be made on a case-by-case basis in rotation according to declining seniority among all alternates.

3. The Board may make, alter and rescind rules and forms for its procedure, consistent with ordinances of the Township and laws for the Commonwealth. The Board shall keep full public records of its business, which records shall be the property of the Township and shall submit a report of its activities to the Board of Supervisors as requested by the Board of Supervisors.

**§ 27-1313. Hearings. [Ord. 35, 11/11/1999, § 1312]**

The Zoning Hearing Board shall conduct hearings and make decisions in accordance with the following requirements:

- A. The Zoning Hearing Board shall conduct hearings and make decisions in accordance with the Pennsylvania Municipalities Planning Code, Act 170 of 1988. Notice shall be given to the public, the applicant, the land owner, the Zoning Officer, such other persons as the Zoning Hearing Board shall designate and any person who has made timely request from the same. Notices shall be given at such time and in such manner prescribed by adopted rules of the Zoning Hearing Board. In addition to the written notice provided herein, a written notice of said shall be conspicuously posted on the affected tract of land at least one week prior to the hearing.
- B. The Township Supervisors may establish reasonable fees for the holding of such hearings. Fees may include compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs and necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs.
- C. The hearing shall be held within 60 days from the date of the applicant's request, unless the applicant has agreed, in writing, to an extension of time.
- D. The hearing shall be conducted by the Board or the Board may appoint any member as a hearing officer. The decision or where no decision is called for, the findings shall be made by the Board; however, the appellant or the applicant, as the case may be, in addition to the Township, may prior to the decision of the hearing officer, waive decision or findings by the Board and accept the decision or findings of the hearing officer as final.
- E. The parties to the hearing shall be the Township, any person affected by the application who has made timely appearance of record before the Board and any other person, including civic or community organizations permitted to appear by the Board. The Board shall have the power to require that all persons who wish to be considered parties enter appearances, in writing, on forms provided by the Board for that purpose.

- F. The chairperson or acting chairperson of the Board or the hearing officer presiding shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and paper, including witnesses and documents requested by the parties.
- G. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and to cross-examine adverse witnesses on all relevant issues.
- H. Formal rules of evidence shall not apply, but irrelevant, immaterial or unduly repetitious evidence may be excluded.
- I. Unless otherwise required by this Chapter or Act 170 of 1988, as amended (the Pennsylvania Municipalities Planning Code) the Township shall have the responsibility of presenting its evidence first.
- J. The Board or the hearing officer, as the case may be, shall keep a stenographic record of the proceedings. The appearance fee of a stenographer shall be shared equally by the applicant and the Board. The cost of the original transcript shall be paid by the Board if the transcript is ordered by the Board or hearing officer or shall be paid by the person appealing from the decision of the Board if such appeal is made and in either event the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.
- K. The Board or the hearing officer, as the case may be, shall render a written finding on the application within 45 days after the last hearing before the Board or hearing officer. Where the application is contested or denied, each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefore. Conclusions based on any provisions of this Act or of any ordinance, rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. If the hearing is conducted by a hearing officer and there has been no stipulation that his or her decision or findings are final, the Board shall make the hearing officer's report and recommendations available to the parties within 45 days and the parties shall be entitled to make written representations thereon to the Board prior to final decisions or entry of findings and the Board's decision shall be entered no later than 30 days after the report of the hearing officer. Where the Board fails to render the decision within the period required by this Section or fails to hold the required hearing within 60 days from the date of the applicant's request for a hearing, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of the failure of the Board to meet or render a decision as hereinabove provided, the Board shall give public notice of said decision within 10 days from the last day it could have met to

render a decision in the same manner as provided in § 27-1013(1). Nothing in this subsection shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction.

- L. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him or her not later than the day following its date. To all other persons who have filed their name and address with the Board not later than the last day of the hearing, the Board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

**§ 27-1314. Jurisdiction. [Ord. 35, 11/11/1999, § 1313]**

The Zoning Hearing Board shall have exclusive jurisdiction to hear and render final adjudication in the following matters, set forth in the Pennsylvania Municipalities Planning Code, Act 170 of 1988.

- A. Substantive challenges to the validity of a zoning ordinance, except those brought before the governing body pursuant to § 609.1(a)(2) of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.
- B. Challenges to the validity of a zoning ordinance raising procedural questions or alleged defects in the process of enactment or adoption which challenges shall be raised by an appeal taken within 30 days after effective date of said ordinance.
- C. Appeals from the determination of the Zoning Officer including, but not limited to, the granting or denial of any permit or failure to act of the application therefore, the issuance of any cease and desist order or the registration or refusal to register any nonconforming use, structure, or lot.
- D. Applications for variances from the terms of this Chapter pursuant to § 910.1 of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.
- E. Applications for special exceptions under this Chapter pursuant to § 912.1 of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.
- F. Appeals from the determination of any officer or agency charged with the administration of any performance density provisions of this Chapter.
- G. Appeals from the Zoning Officer's determination pursuant to § 916.2 of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.
- H. Appeals from the determination of the Zoning Officer or Township Engineer in the administration of any land use ordinance or provision thereof with reference to sedimentation and erosion control and stormwater management insofar as the same relate to development not involving applications under Article V and VII of the Pennsylvania Municipalities Planning Code, Act of 170 of 1988.

**§ 27-1315. Variances.**

The Zoning Hearing Board shall hear requests for variances where it is alleged that the provision of this Chapter inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance, provided that all of the following findings are made where relevant in a given case.

- A. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape or exceptionally topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provision of this Chapter in the neighborhood or district in which the property is located.
- B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provision of this Chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- C. That such unnecessary hardship has not been created by the applicant.
- D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code, Act 170 of 1988, and this Chapter of the Township of Huntington.

**§ 27-1316. Parties Appellant Before the Zoning Hearing Board. [Ord. 35, 11/11/1999, § 1315]**

Appeals under §§ 909.1(a)1), (2), (3), (4), (7), and (9) of Act 170 of 1988 may be filed with the Board in writing by the landowner affected, any officer or agencies of the Township or any person aggrieved. Requests for a variance under § 910.2 of Act 170 of 1988 and for special exception under § 912.1 of Act 170 of 1988 may be filed with the Board by any landowner or any tenants with the permission of such landowner.

**§ 27-1317. Time Limitations. [Ord. 35, 11/11/1999, § 1316]**

No person shall be allowed to file any proceeding with the Board later than 30 days after an application for development, preliminary or final has been approved by the Township if such proceeding is designed to secure reversal or limit the approval in any matter unless such person alleges and proves that he or she failed to receive adequate notice of such approval. If such person has succeeded to his or her interest after such approval, adequate notice to his or her predecessor in interest shall be

deemed adequate notice to him or her. The failure of anyone other than the landowner to appeal from an adverse decision on a tentative plan or from an adverse decision by the Zoning Officer on a challenge to the validity of this Chapter or an amendment thereto shall preclude an appeal from a final approval except in the case where the final subdivision substantially deviates from the approved tentative approval. All appeals from determinations adverse to the landowner shall be filed by the landowner within 30 days after notice of the determination is issued.

**§ 27-1318. Stay of Proceedings. [Ord. 35, 11/11/1999, § 1317]**

Upon filing of any appeal proceeding before the Zoning Hearing Board and during its pendency before the Zoning Hearing Board, all land development pursuant to any challenged ordinance, order or approval of the Zoning Officer or of any agency or body and all official action thereunder, shall be stayed unless the Zoning Officer or any other appropriate agency or body certifies to the Board facts indicating that such stay would cause imminent peril to life or property, in which case the development or official action shall not be stayed otherwise than by a restraining order, which may be granted by the Zoning Hearing Board or by the court having jurisdiction of zoning appeals, on petition, after notice to the Zoning officer or other appropriate agency or body. When an application for development, preliminary or final, has been duly approved and proceedings designed to reverse or limit the approval are filed with the Zoning Hearing Board by persons other than the applicant, the applicant may petition to court having jurisdiction of zoning appeals to order such person to post bond as condition to continuing the proceedings before the Board in accordance with § 915.1 of the Pennsylvania Municipalities Planning Code, Act 170 of 1988.

**PART 14**  
**LEGAL PROVISIONS**

**§ 27-1401. Interpretation. [Ord. 35, 11/11/1999, § 1401]**

In interpreting and applying the provisions of this Chapter, all provisions shall be held to the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare. Where the provisions of this Chapter impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Chapter shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Chapter, the provisions of such statute, other ordinance or regulation shall be controlling. This Chapter is not intended to interfere with, abrogate or annul any easement, covenant or other agreement between any party, including the Township. However, where this Chapter imposes greater restrictions than those imposed by such easement, covenant or agreement, the provisions of this Chapter shall govern. Where such easement, covenant or agreement imposes greater restrictions than those imposed by this Chapter, the provisions of such easement, covenant or agreement shall govern.

ORDINANCE NO. 2016-01-65

AN ORDINANCE OF THE BOARD OF SUPERVISORS  
OF HUNTINGTON TOWNSHIP, ADAMS COUNTY,  
PENNSYLVANIA AMENDING THE TOWNSHIP OF  
HUNTINGTON CODE OF ORDINANCES AND  
SPECIFICALLY CHAPTER 27 ENTITLED "ZONING"  
SECTION 27-505

The Board of Supervisors of Huntington Township, Adams County, Pennsylvania, does hereby enact and ordain the following amendments to Chapter 27 – Zoning – of the Township of Huntington Code of Ordinances and hereby ordains as follows:

SECTION 27-505, Subsection 1, Paragraph A modifying the last sentence to read "The maximum lot area for all uses shall be two acres."

SECTION 27-505, Subsection 1, Paragraph B Sub-Paragraph 1 Clause (a) is amended to delete the last sentence of Subsection (a) which reads "This restriction shall remain in effect for a period of 10 years from the date of initial subdivision of the parent tract."

All other provisions and amendments of the Zoning Section of the Code of Ordinances shall remain in full force and effect.

ENACTED AND ORDAINED as an Amending Ordinance of the Township of Huntington this 9<sup>th</sup> day of June, 2016.

ATTEST:

Patricia V. Davis  
Secretary

Huntington Township Board of Supervisors

By: Paul T. De...  
Carl ...  
Mark ...