

CRAWFORD TOWNSHIP ZONING ORDINANCE

TABLE OF CONTENTS

	PAGE
ARTICLE I GENERAL PROVISIONS	
1.00 Short Title	1
1.01 Ordaining Clause	1
1.02 Purpose	1
1.03 Interpretation	1
1.04 Conflict With Other Ordinances	2
1.05 Disclaimer of Liability	2
1.06 Severability	2
1.07 Repealer	2
ARTICLE II COMMUNITY DEVELOPMENT OBJECTIVES	
2.00 Community Development Objectives	3
ARTICLE III DEFINITIONS	
3.00 Application and Interpretation	5
3.01 Definition of Terms	5
ARTICLE IV ZONING DISTRICTS	
4.00 Establishment of Districts	20
4.01 Purpose of Districts	20
4.02 Zoning Map	28
4.03 Interpretation of Zoning District Boundaries	28
ARTICLE V DISTRICT REGULATIONS	
5.00 Application of District Regulations	29
5.01 Use Regulations and Dimensional Requirements	29
ARTICLE VI SPECIAL REGULATIONS	
6.00 Intent	30
6.01 Public Utility Corporation Exemption	30
6.02 Environmental Performance Standards	30
6.03 Stream Corridors and Sinkholes	31
6.04 Building Height Exceptions	32

6.05	Building Setbacks Exceptions	32
6.06	Required Yard Exceptions	32
6.07	Obstructions	32
6.08	Flood Plain Management	33
6.09	Outdoor Storage of Materials and Equipment	33
6.10	Travel Trailer Occupancy and Storage Requirements	33
6.11	Erosion and Sedimentation Control and Storm Water Management Plan Requirements	34
6.12	Site Planning Requirements in the Nature Conservation (NC) Zoning District	34
6.13	Planned Residential Development	35

ARTICLE VII SUPPLEMENTAL REGULATIONS

7.00	Applicability of Subdivision and Land Development Ordinance	37
7.01	Uses Not Provided For	37
7.02	Adult Entertainment (Commercial Stores)	37
7.03	Animal Hospitals and Veterinary Facilities	37
7.04	Automobile Filling Station (Including Minor Repair)	38
7.05	Automobile Repair or Body Work Facility	38
7.06	Automobile Sales	39
7.07	Bed and Breakfast/Guest House	39
7.08	Campground, Commercial and Private	40
7.09	Car Wash	41
7.10	Cemetery	41
7.11	Chemical Plants and Storage Facilities	41
7.12	Church Related Educational or Day Care Facilities	42
7.13	Clubs, Lodges and Fraternal Organizations	42
7.14	Commercial Day Care Center	42
7.15	Composting as a Principal Use	43
7.16	Group Home	43
7.17	Home Occupation	44
7.18	Junk Yards	44
7.19	Kennels	45
7.20	Liquid Fuel Storage and Distribution Twenty-Five (25) Acres	46
7.21	Manufacturing	46
7.22	Mini-Warehouse	46
7.23	Mining and Extractive Operations	47
7.24	Mobile Home on Individual Lots	47
7.25	Mobile Home Parks	48
7.26	Multi-Family Dwellings	51
7.27	Planing Mill/Saw Mill	52
7.28	Professional Offices	52
7.29	Recycling Collection Points	52
7.30	Residential and Seasonal Dwellings (Individual)	53

7.31	Residential Conversion	53
7.32	Residential Development/Agricultural District	54
7.33	Retirement Community	54
7.34	Roadside Farm Stand	55
7.35	Rural Retail Shopping Center	55
7.36	Sanitary Landfills and Transfer Stations	55
7.37	Swimming Pools (Private)	56
7.38	Concentrated Animal Operations and Concentrated Animal Feed Operations	56

ARTICLE VIII SIGN REGULATIONS

8.00	General	58
8.01	Signs Permitted in the RR District	59
8.02	Signs Permitted in the RC and RI Districts	60
8.03	Signs Permitted in the A and RF Districts	61
8.04	Existing Signs	61

ARTICLE IX SCREENING REGULATIONS

9.00	Screening	62
9.01	Where Applicable	62
9.02	Features to be Screened	62
9.03	Screening Location on the Lot	62
9.04	Screening Methods	63
9.05	Required Width or Buffer Screen	63
9.06	Screening Design	63
9.07	Performance Standards	64
9.08	Maintenance Requirements	64

ARTICLE X TRAFFIC CONTROL, INTERNAL CIRCULATION, LOADING AND OFF-ROAD PARKING

10.00	Access and Traffic Control	65
10.01	Internal Circulation	65
10.02	Loading and Unloading	66
10.03	Off-Street Parking	67
10.04	Specific Parking Requirements	68

ARTICLE XI SPECIAL EXCEPTIONS/CONDITIONAL USES

11.00	Special Exceptions/Conditional Uses	70
11.01	Referral to Planning Commission	70
11.02	Referral to Township Zoning Hearing Board/Township Supervisors	70
11.03	Conditions for Granting a Special Exception/Conditional Use	72
11.04	Requirements for Subdivision and Land Development Approval	73

ARTICLE XII NON-CONFORMING USES

12.00	Non-Conforming Structures	74
12.01	Non-Conforming Structure Alterations	74
12.02	Abandonment	74
12.03	Extension, Alterations, Additions	74
12.04	Restoration	74
12.05	Other Non-Conforming Uses	75
12.06	Expansion of Non-Conforming Uses	75
12.07	Non-Conforming Lots	75
12.08	Delinquent Properties	76
12.09	List of Non-Conforming Uses	76

ARTICLE XIII ADMINISTRATION AND ENFORCEMENT

13.00	The Zoning Officer	77
13.01	Zoning Permits	78
13.02	Certificate of Compliance	78
13.03	Form of Application	81
13.04	Issuance of Zoning Permits	81
13.05	Expiration of Zoning Permit	83

ARTICLE XIV ZONING HEARING BOARD

14.00	Creation and Membership	84
14.01	Removal of Members	84
14.02	Organization of Zoning Hearing Board	84
14.03	Powers and Duties	84
14.04	Procedures	86
14.05	Time Limitations	87
14.06	Appeals to the Zoning Hearing Board	87
14.07	Appeals from the Board Rulings	88
14.08	Effect of Board's Decision	88
14.09	Amendments	88

ARTICLE XV AMENDMENTS

15.00	Purpose	90
15.01	Citizen Request for Amendment to Text or Map	90
15.02	Planning Commission Requests for Amendment to Text or Map	90
15.03	Procedures of the Board of Supervisors	90
15.04	Procedures of the Planning Commission	91
15.05	Procedures Upon Curative Amendments	92
15.06	Procedures Upon Municipal Curative Amendments	92
15.07	Publication and Availability Before Enactment	93
15.08	Distribution After Enactment	94

ARTICLE XVI REPEALER AND EFFECTIVE DATE

16.00	Repealer	95
16.01	Effective Date	95
16.02	Enactment	95

ARTICLE I

GENERAL PROVISIONS

1.00 SHORT TITLE

This Ordinance shall be known and may be cited as the "Crawford Township Zoning Ordinance". The accompanying map is hereby declared to be part of this Ordinance and shall be known and may be cited as the "Crawford Township Zoning Map" hereinafter referred to as the "Zoning Map".

1.01 ORDAINING CLAUSE

This Ordinance shall become effective immediately upon enactment. Enactment by the Supervisors of Crawford Township is by the authority of and pursuant to the provisions of Articles VI through X-A of Act No. 247 of 1968, as amended by Act 170 of 1988, as further amended by Act 209 of 1990 and Act 131 of 1992 of the Pennsylvania General Assembly, know and cited as the Pennsylvania Municipalities Planning Code.

1.02 PURPOSE

This Ordinance is designed, adopted and enacted:

- (1) To promote, protect and facilitate any or all of the following: the public health, safety, morals, and the general welfare; coordinated and practical community development and proper density of population; emergency management preparedness and operations, airports, and national defense facilities, the provisions of adequate light and air, access to incident solar energy, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements; as well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains.
- (2) 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.
- (3) To preserve prime agriculture and farmland considering topography, soil type and classification, and present use.
- (4) To provide for the use of land within the Township for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multi-family dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.
- (5) To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.

1.03 INTERPRETATION

For the purpose of the interpretation and application of this Ordinance, the provisions contained herein shall be held to be the minimum requirements for the promotion of public health, safety, comfort, convenience, and general welfare.

- (1) Whenever any regulations made under authority of this Ordinance require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or smaller number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required in or under any other statute, the provisions of the regulations made under authority of this Ordinance shall govern.
- (2) Whenever the provisions of any other statute require a greater width or size of yards, courts or other open spaces, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by any regulations made under authority of this Ordinance, the provisions of such statute shall govern.
- (3) Whenever any regulations pertaining to a specific use or activity under authority of this Ordinance require a greater width or size of yards, courts or other open spaces, or require a lower height of buildings or smaller number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required for the zoning district or generally required under this Ordinance, the greater or higher standards shall govern.

1.04 CONFLICT WITH OTHER ORDINANCES

Where any provision of this Chapter is found to be in conflict with any other Township ordinance or code, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail except as otherwise provided herein.

1.05 DISCLAIMER OF LIABILITY

The approval of a subdivision or land development plan in which any portion is within a sensitive environmental area (such as a floodplain, unsuitable soils, steep slopes, etc.) shall not constitute a representation, guarantee or warranty of any kind by the Township Planning Commission or by an official or employee of the Township as to the practicability or safety of the proposed use and shall create no liability upon the Township, its officials or employees.

1.06 SEVERABILITY

The provisions of this Ordinance shall be severable, and if any of these provisions shall be held or declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, the validity of the remaining provision of this Ordinance shall not be affected. It is hereby declared as the legislative intention that this Ordinance would have been adopted had such unconstitutional provisions not been included herein.

1.07 REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed, including the Crawford Township Zoning Ordinance, enacted in June, 1976. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding now pending in any court or any rights accrued or liability incurred or any cause or causes of action occurred or existing under any ordinance repealed by this Ordinance. Nor shall any right or remedy of any character be lost, impaired or affected by this Ordinance.

ARTICLE II

COMMUNITY DEVELOPMENT OBJECTIVES

2.00 COMMUNITY DEVELOPMENT OBJECTIVES

The Crawford Township Supervisors state the following legislative finding with respect to land use, density of population, location and function of roads, and other community facilities and utilities, and other factors which the Supervisors believe relevant in establishing community development objectives for the future development of the Township. It is the purpose of the Ordinance to reflect the objectives of the Township, to establish such other objectives as may be deemed necessary, and to provide the means and regulations whereby these objectives may be attained.

- (1) Maintain the agricultural productivity of prime soils and assure the continuance of farming as an important commercial operation and life style.
- (2) Minimize the impact of residential development on agriculture and ensure that normal farm practices will not be affected by such development.
- (3) Develop zoning and subdivision approaches that recognize the natural and ecological importance of wooded and open space areas and encourage the preservation of open space for both public and private use.
- (4) Preserve and protect public drinking water watersheds within the Township by mitigating adversities created by human encroachment.
- (5) Encourage and facilitate modest levels of population growth that will help the Township sustain a strong tax base, maintain and improve Township roads, and increase the services available to Township residents.
- (6) Promote extension of water services whenever practicable to existing population centers that are experiencing water or septic problems and to areas where growth is both anticipated and recommended based on the most appropriate land use.
- (7) Provide additional housing opportunities for Township residents, including young families and the elderly who need affordable housing as well as new residents moving to the Township.
- (8) Encourage the planning, design, and development of building sites in such a fashion as to provide for maximum safety and human enjoyment while adapting development to, and taking advantage of, the best use of the natural terrain.
- (9) Promote low density development that maintains rural character of Township.
- (10) Encourage more flexible land development which will respect and conserve natural resources such as streams, floodplain, ground water, wooded areas, steeply-sloping areas of unusual attractiveness in the natural environment.
- (11) Control development and other activity on hillsides to minimize pollution of streams, watersheds and underground aquifers to maintain water quality standards for domestic, recreation and commercial use.

- (12) Preserve and enhance the beauty of the landscape by encouraging maximum retention of natural topographic features, such as drainage swales, streams, slopes, ridge lines, rock outcroppings, vistas, natural plant formations, and trees.
- (13) Maintain the habitat for game and other animal and wildlife upon which residents of the Township depend for recreation and in some cases their livelihood.
- (14) Minimize grading and cut-and-fill operations consistent with the retention of the natural character of hill areas.
- (15) Discourage the placement of hazardous and/or low-level radioactive waste sites that could adversely compromise the natural environment and/or the health and safety of Township residents.

ARTICLE III

DEFINITIONS

2.00 APPLICATION AND INTERPRETATION

It is not intended that these definitions include only words used or referred to in this Ordinance. The words are included in order to aid in the interpretation of the Ordinance for administrative purposes and in the carrying out of duties by appropriate officers and by the Zoning Hearing Board.

Unless otherwise expressly stated, the following shall, for the purpose of this Ordinance, have the meaning indicated as follows:

- (1) Words used in the present tense include the future tense.
- (2) The word "person" includes a profit or non-profit corporation, company, partnership or individual.
- (3) The words "used" or "occupied" as applied to any land or building include the words "intended", "arranged", or "designed" to be used or occupied.
- (4) The word "building" includes structure.
- (5) The word "lot" includes plot or parcel.
- (6) The word "shall" is always mandatory.

3.01 DEFINITION OF TERMS

AEU: Animal Equivalent Unit

AEU Per Acre: An Animal Equivalent Unit per acre of crop land or acre of land suitable for application of animal manure.

ANIMAL EQUIVALENT UNIT: 1,000 pounds live weight of livestock or poultry animals, regardless of the actual number of individual animals comprising the unit.

Abandoned: The visible or otherwise apparent discontinuance of a non-conforming use of a building or premises, or the removal of the characteristic equipment or furnishings used in the performance of a non-conforming use without its replacement by similar equipment or furnishings, or the replacement of the non-conforming use or structure.

Abandonment: To cease or discontinue a use or activity, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

Abutting: Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.

Accessory Building: A subordinate building or portion of the main building on a lot, the use of which is customarily incidental to that of the main or principal building.

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

Act 247: The Pennsylvania Municipalities Planning Code, as amended. The law, passed July 31, 1968, is the enabling legislation which permits municipalities in Pennsylvania to prepare and enact comprehensive development plans, zoning ordinances and other land use controls.

Adult Business or Entertainment: An adult business or entertainment is any establishment which:

- a. In whole or in part sells, leases, dispenses or displays publications, photographs, drawings, posters, films, videos, or reproductions of any type depicting explicit or implicit sex acts or lewdness; or
- b. Exhibits or permits the exhibition of live sexual acts or implied sexual acts, or solicits or permits solicitation, or persons and/or animals for purposes of indulging in sexual relations or implied sexual relations.

Agriculture: The cultivation of soil and other uses of land including but not by way of limitation; horticulture, mushroom growing, and the breeding and raising of customary domestic animals, dairying, pasturing, floriculture, viticulture, apiculture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce provided however that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

Agricultural Activities: The procedures that a farm adopts and/or uses in production and preparation of food and agricultural products for market. These procedures being such that they do not pollute the air, water or other natural resources of the area, but include the usual noise, dust and odors involved in agricultural practices. The term includes the storage and utilization of agricultural and food processing wastes, screenings and sludges for animal feed.

Agricultural Protection Areas: Farmland preserved through the use of Pennsylvania Act 43, known as the "Agricultural Area Security Law" as signed into law. In effect, this Act provides a means by which agricultural land may be protected and enhanced as a viable segment of the Township's economy, and an economic and environmental resource of major importance.

Alterations: As applied to building or structure, means a change or rearrangement in structural parts or in the existing facilities or an enlargement, whether by extending on side, front or back or by increasing height or the moving from one location or position to another.

Amendment: Revisions to the zoning text and/or the official zoning map; the authority for any amendment lies solely with the Township Supervisors and is pursuant to the Pennsylvania Municipalities Planning Code.

Applicant: Any lessee or his authorized agent who submits plans, data and/or applications to the Zoning Officer or other designated Township official for the purpose of obtaining approval thereof.

Application for Zoning Permit: An application, required to be filed and approved by the Crawford Township Zoning Officer prior to start of construction or development.

Aquifer: A geological unit in which porous and permeable conditions exist and thus are capable of yielding usable amounts of water.

Aquifer Recharge Area: An area that has soils and geological features that are conducive to allowing significant amounts of surface water to percolate into groundwater.

Area: The surface included within a set of lines.

- a. **Area, Lot:** The area contained within the property lines of individual parcels of land shown on a plan, excluding any area within a street right-of-way, but including the area of any easement.
- b. **Area, Buildable:** That portion of a lot bounded by the required front, side and rear yards.
- c. **Area, Building:** The total area of a lot covered by buildings, excluding uncovered patios, terraces and steps.
- d. **Area, Site:** The total area of a proposed development, regardless of interior lot lines or proposed lots, streets, or easements.

Automobile Wrecking Yard: The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of two or more motor vehicles, which, for a period exceeding thirty (30) days, have not been capable of operating under their own power and from which parts have been or are to be removed for reuse or sale, shall constitute prima-facie evidence of an automobile wrecking yard.

Bar and/or Cocktail Lounge: Any premises wherein alcoholic beverages are sold at retail for consumption on the premises and minors are excluded therefrom by law. It shall not mean a premise wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than 25 percent of the gross receipts.

Bed and Breakfast Inn: A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

Billboard: A surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises wherein it is displayed or posted.

Biological Diversity Areas: Geographic areas defined and listed in the March 1993, **CLINTON COUNTY HERITAGE INVENTORY** as Biological Diversity Areas (BDA). A Biological Diversity Area may consist of:

(1) Special Species Habitat

An area that includes natural or human influenced habitat that harbors one or more occurrences of plants or animals recognized as state or national species of special concern. Examples: A forested stream valley that supports a threatened plant population. A stream that provides habitat for a rare animal.

(2) High Diversity Area

An area found to possess a high diversity of species of plants and animals native to the county. Example: A relatively large tract that provides a variety of habitats.

(3) Community/Ecosystem Conservation Area

An area that supports a rare or exemplary natural community (assemblage of plants and animals), including the highest quality and least disturbed examples of relatively common community types. Example: A marsh land that supports a wetland community found in no or few other sites in the county.

Board of Supervisors: The elected governing body of Crawford Township, Clinton County, PA.

Boarding House: Any structure in which four (4) or more persons either individually or as a family are housed or lodged for hire with or without meals but without separate cooking or sanitary facilities. A rooming house, furnished room house, tourist home, or fraternity/sorority house shall be deemed a boarding house for the purpose of this Ordinance. Any dwelling containing one or more units with an occupancy of four (4) or more persons not within the second degree of kinship, shall also be deemed a boarding house.

Building: A structure having walls and a roof which is used for the shelter, housing or enclosure of persons, animals, or property. The word "building" shall include any part thereof. Included shall be all mobile or manufactured homes and trailers to be used for human habitation.

Campground: An area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and other major recreational equipment, and which is primarily used for recreational purposes and retains an open air or natural character.

Cartway: That portion of the street right-of-way surface for vehicular use. Width is determined from face of curb to face of curb or from on edge of driving surface to the other edge of driving surface.

Certification of Compliance: A statement, based on an inspection, signed by the Zoning Officer, setting forth either that a building, structure or use of a parcel of land complies with this Zoning Ordinance or that a building, structure or parcel of land may lawfully be employed for specified use or both.

Church or Place of Religious Worship: An institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held.

Clinton County Natural Heritage Inventory: Adopted February 9, 1994 by the Clinton County Board of Commissioners, Clinton County Courthouse, Lock Haven, PA.

Club, Lodge, or Fraternal Organization: An organization catering exclusively to members and their guests in premises or buildings for social, recreational, or administrative purposes, which are not conducted for profit. Clubs shall include but need not be limited to service organizations, fraternal organizations, as well as social, athletic or similar groups.

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

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 a development, not including streets, off-street parking areas, and areas set aside for public facilities.

Communications Antennae, Towers, and/or Equipment Buildings: All forms of transmitting and/or receiving antennae, dishes, or devices, and the poles, masts, towers, or other structures which support them, as well as any buildings which may be necessary for the operation or maintenance or such uses, except that those communications transmitting and/or receiving facilities utilized by governmental agencies or those required by applicable public utility laws shall be exempt.

Community Center: A place, structure, area, or other facility used in providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Composting, Accessory Use: The term includes storage, collection, transportation, and/or use of manure, agricultural waste, food processing waste, screenings and sludges on land where the materials will improve the condition of the soil, the growth of crops or in the restoration of the kind for the same purposes. The term also includes storage arrangement, transportation, and disposal of manure, agricultural waste, food processing waste, screenings, and sludges accumulated on-site for purpose of disposal as long as the waste is not considered to be residual or hazardous wastes according to the standards set by the Pennsylvania Department of Environmental Protection. This use is customarily incidental and subordinate to the principal use and is located on the same parcel with such principal use.

Composting, Principal Use: The collection, storage, transportation and disposal of agricultural wastes, food processing wastes, screenings, sludges, manure, and biological decomposable materials from mainly, but not necessarily entirely off-site sources for the purpose of resale after the composting processes have been completed as long as the waste is not considered to be residual or hazardous wastes according to the standards set by DEP. This use is clearly the principal purpose for which a building, other structure and/or land is used, occupied or maintained under the Zoning Ordinance.

Concentrated Animal Operation ("CAO"): Agricultural operations where the animal density exceeds 2 AEUs per acre on an annualized basis.

Concentrated Animal Feeding Operations ("CAFO"): New or expanded farming operation with more than 1,000 AEUs; a CAO with more than 300 AEUs.

Conditional Use: A principal use allowed in certain districts, as provided for in Article XII, which may only be authorized by the Township Supervisors as set forth in Section 12.00 of this Ordinance.

Conservation Areas: Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest.

Conservation Easement: An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

Day Care Center, Commercial: A facility in which care is provided for seven or more children, at any one time, where the child care areas are not being used as a family residence. All facilities require approval or licensure as specified by the Pennsylvania Department of Public Welfare and the Pennsylvania Department of Labor and Industry.

Day Care Home, Family: Any premise other than the child's own home, operated for profit or not for profit, in which child day care is provided at any one time to four, five, or six children, who are not relatives of the caregivers. Pennsylvania Department of Public Welfare registration is required and home occupation regulations herein shall be adhered to.

Day Care Home, Group: A facility in which care is provided for more than six but less than twelve children, at any one time, where the child care areas are being used as a family residence. All facilities require approval or licensure as specified by the Pennsylvania Department of Public Welfare and home occupation regulations herein shall be adhered to.

Density: The number of families, individuals, dwelling units, or housing structures permitted to be constructed or situated on a specific unit of land.

Development: Any man-made 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 or mobile homes or

manufactured housing; streets, and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

Development Plan: The provisions for development of a planned residential development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan", when used in this Ordinance, shall mean the written and graphic materials referred to in this definition.

District or Zoning District: An area constituted by or pursuant to this Ordinance and delineated by text and map as to location, extent, nature and contents.

Dwelling: A building, structure, or shelter designed for or occupied exclusively as the residence or sleeping place of one or more persons.

- a. **Dwelling, Single-Family Detached:** A dwelling containing one (1) dwelling unit from ground to roof, having independent outside access and open space on all sides, including a mobile home as defined below. (See also Mobile Home).
- b. **Dwelling, Single-Family Attached:** A dwelling containing one(1) dwelling unit from ground to roof, having independent outside access and a portion or one or two walls in common with an adjoining dwelling(s); i.e. a townhouse. for the purposes of this Ordinance, a single-family attached dwelling structure shall be considered to be a type of multi-family dwelling structure and shall contain a minimum of three(3) dwelling units.
- c. **Dwelling, Two-Family:** A dwelling structure containing two (2) independent dwelling units which are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or a common basement or cellar; i.e. a duplex. For the purposes of this Ordinance, a two-family dwelling shall be considered to be a type of multi-family dwelling structure.
- d. **Dwelling, Multi-Family:** A dwelling structure containing two (2) or more dwelling units, including single-family attached dwelling structures or townhouses, two-family dwellings, and apartment buildings.

For the purposes of this Ordinance, a MULTI-FAMILY HOUSING DEVELOPMENT shall be defined as a development consisting of more than one (1) multi-family dwelling structure.

Dwelling Unit: One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.

Easement: The right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

Essential Service: The erection, construction, alteration or maintenance by public utilities or public service establishment or municipal or other governmental agencies of: underground gas, electrical, telephone, radio, television transmission or distribution systems; and public water, public sanitary sewer and public storm sewer facilities including wires, mains, drains, sewers, pipes, conduits, fire alarm boxes, traffic signals, hydrants and similar equipment and accessories in connection therewith; including buildings necessary for the furnishing of adequate services for the public health, safety and general welfare; excluding sanitary landfills.

Family: One or more persons occupying a dwelling unit and living as a single, non-profit housekeeping unit; provided that a group of four or more persons who are not within the second degree of kinship shall not be deemed to constitute a family.

Flood: A temporary inundation of normally dry land areas.

- (1) **Flood, One Hundred Year:** A flood that, on the average, is likely to occur once every 100 years, i.e. that has a one percent chance of being equalled or exceeded in any given year; for the purposes of this Ordinance, the Regulatory Flood.
- (2) **Flood, Regulatory:** A flood having a one percent chance of being equalled or exceeded in any given year; the 100 year flood.

Flood Fringe: That portion of the 100 year flood plain outside the floodway.

Flood Hazard Area: A relatively flat or low land area adjoining a stream, river, or water course which is subject to partial or complete inundation; or, any area subject to the unusual and rapid accumulation or runoff of surface waters from any source. The boundary of this area shall coincide with the boundary of the 100 year flood.

Flood Plain: For the purposes of this Ordinance, the flood plain shall be defined the same as the Flood Hazard Area.

Flood Proofing: Structural modifications or other changes or adjustments to buildings or their contents, undertaken to reduce or eliminate flood damage to them.

Floodway: The channel of a river or other water course and the adjacent land areas required to carry and discharge a flood of a 100 year frequency without cumulatively increasing the water surface elevation more than one foot at any point.

Garage, Private: An enclosed or covered space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one car is leased to a non-resident of the premises.

Garage, Repair: A building used primarily for making major repairs to motor vehicles, including overhauling, body work, refinishing, and upholstering and incidental servicing.

General Store: A retail establishment providing, for sale, a variety of perishable household goods. Up to thirty (30) percent of the interior floor space may be used for non-perishable and non-household goods.

Group Home: A facility or dwelling unit housing four or more persons who are not within the second degree of kinship and are operating as a group family household, including but not limited to handicapped persons, foster children, elderly, battered children and women, and operates as a special treatment facility providing less than primary health care.

Home Gardening: The cultivation of herbs, fruits, flowers, or vegetables on a piece of ground adjoining the dwelling, excluding the keeping of livestock, and permitting the sale of produce raised thereon.

Home Occupation: An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Home Occupation, Rural: An accessory use to a customary farming operation or a non-farm household located in a rural area designed for gainful employment involving the sale of goods and services that is conducted either from within the dwelling and/or from accessory buildings.

Homeowners Association: A formally constituted non-profit association or corporation made up of the property owners and/or residents of a fixed area; may take permanent responsibility for costs and upkeep of semiprivate community facilities.

Hotel (See also motel): A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

Household Pets: Animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, and rodents.

Impervious Surface: Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surface shall include graveled driveways and parking areas.

Industrial, Heavy: A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industrial, Light: A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Junk: Any discarded article or material not ordinarily disposed of as rubbish, Garbage, or refuse and including, but not limited to, scrap metal, scrapped, junked Vehicles, machinery, equipment, paper, rags, glass containers and other salvageable materials. For purposes of this Ordinance, the term "junk" shall not include hazardous wastes or materials, industrial residual wastes, or municipal wastes as defined in the PA Solid Waste Management Act.

Junked Vehicle: Any unsheltered motor vehicle which is inoperable or unable to meet the vehicle equipment and inspection standards under the PA Vehicle Code to the extent that repairs would exceed the value of the repaired vehicle; except that any operable but unregistered or uninspected vehicle which is to be restricted to operation upon the property where it is located shall not be considered a junked vehicle.

Junk Yard: A lot or structure, or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition, and for the sale of parts thereof.

Land Development: Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - A. A group of two or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - B. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

- (2) A subdivision of land.
- (3) Development in accordance with Section 503 (1.1), Article V of Act 247, as amended.

Land Owner: 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.

Line, Street: The dividing line between the street and the lot.

Lot (See also lot of record): A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit.

Lot Area: The area of horizontal plan bounded by the vertical planes through front, side, and rear lot lines.

Lot, Corner: A lot abutting on and at the intersection of two or more streets.

Lot Coverage: Determined by dividing that area of lot which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot.

Lot Depth: The average horizontal distance between the front and rear lot lines.

Lot, Flag: Lots or parcels with less frontage on a public street than is normally required. The panhandle is an access corridor to lots or parcels located behind lots or parcels with normally required street frontage.

Lot Interior: An interior lot is a lot other than a corner lot, alley.

Lot Line, Front (See also yard front): On an interior lot, the lot line abutting a street; or, on a corner lot, the shorter lot line abutting a street; or, on a through lot, the lot line abutting the street providing the primary access to the lot; or, on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

Lot Line, Rear: The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line.

Lot Line, Side: Any lot line not a front or rear lot line.

Lot of Record: A lot which individually or as a part of a subdivision has been recorded in the office of the Recorder of Deeds of Clinton County, PA.

Lot, Through: A lot having its front and rear yards each abutting on a street.

Lot Width: The horizontal distance between side lot lines, measured at the required front setback line.

Manufacturing: The act of producing, preparing, or assembling finished products or goods from raw materials or component parts through the repetitious use of an established or set process.

Manufactured Home: A factory-built residential dwelling unit certified as built in compliance with the HUD Code. It is transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length; or when erected on site, is three hundred twenty (320) or more square feet, and is built on a permanent chassis and designed to be used as a year-round dwelling with a permanent foundation and connected to the required utilities.

Mini-Storage Warehouse: A Warehousing facility where separate storage spaces of varying size are available for lease or rental, usually on a self-service basis. For the purposes of this Ordinance, there shall be no residential occupancy or nor commercial sales conducted from such storage areas. (See also Section 7.22)

Mobile Home: A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more 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.

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.

Mobile Home Park: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Motel (See also hotel): A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room. An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a motel.

Non-Conforming 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.

Non-Conforming Structure: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a Zoning Ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such non-conforming structures include, but are not limited to, non-conforming signs.

Non-Conforming Use: A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

Nutrient Management Plan: A written site-specific plan which incorporates best management practices to manage the use of plant nutrients for crop production and water quality protection consistent with the criteria established in the Nutrient Management Act (3 P.S. 1701 et. Seq.).

Off-Site Sewer Service: A system of piping, tanks or other facility approved by DEP serving one or more lots and disposing of sewage in an approved sewage treatment facility.

Off-Site Water Service: A water distribution system approved by DEP which supplies potable to individual lots or dwelling units from a central water source located beyond the limits of the lot being served. Such system may be publicly or privately owned and operated.

On-Site Sewer Service: A single system of piping tanks or other facilities approved by DEP serving only a single lot and disposing of sewage in whole or in part into the soil.

On-Site Water Service: A single water system, well or spring, approved by DEP where applicable, serving only a single lot.

Open Pit Mining: Open pit mining shall include all activity which removes from the surface, or beneath the surface of the land, some material mineral resource, natural resource, or other element of economic value, by means of mechanical excavation necessary to separate the desired material from an undesirable one; or to remove the strata or material which overlies or is above the desired material in its natural condition and position. Open pit mining includes, but is not limited to, the excavation necessary to the extraction of: sand, gravel, topsoil, limestone, sandstone, coal, clay, shale and iron ore.

Open Space: Any parcel or designated land area in its natural state or essentially unencumbered by either principal or accessory uses, buildings, structures, or impervious surfaces.

Open Space, Common: 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 area, and areas set aside for public facilities.

Parcel: A continuous quantity of land in the possession of or owned by, or recorded as the property of, the same person or persons.

Parking Space: An area on a lot and/or within a building intended for the use of temporary parking of a personal vehicle. This term is used interchangeably with parking stall. Each parking space must have a means of access to a public street. Tandem parking stalls in single-family detached, single-family attached, and townhouse residential uses shall be considered to have a means of access to a public street.

Planned Residential and Seasonal Development: An area of land, controlled by a land owner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage, and required open space to the regulations established in any one zoning district.

A Planned Residential and Seasonal Development may include and shall be limited to: 1) dwelling units in detached, semi-detached, attached, or multi-storied structures, or any combination thereof; and 2) those non-residential uses deemed to be appropriate for incorporation in the design of the Planned Residential and Seasonal Development.

Planning Commission: The Planning Commission of the County of Clinton.

Plat: A map, plan or layout of a subdivision indicating the location and boundaries of individual properties.

Principal Building: A structure in which the principal use of the site is conducted.

Principal Use: The main use of land or structures, as distinguished from a secondary or accessory use.

Private Club: An organization catering exclusively to members and their guest; or premises and building for recreational or athletic purposes which are not conducted primarily for gain, providing that any vending stands, merchandise or commercial activities are conducted only as required generally for the membership of each club.

Professional Office: The office of a member of a recognized profession. A professional office shall be considered a home occupation when conducted from a residence, by a member of the resident family and when the office is only secondary to the residential use of the building.

Public Hearing: A formal meeting held, pursuant to public notice by the governing body or planning agency, intended to form and obtain public comment prior to taking action in accordance with Act 170.

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

Public Notice: Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Public Uses: Includes public and semi-public uses of a welfare and educational nature, such as hospitals, nursing homes, schools, parks, churches, cemeteries, civic centers, historical restorations, fire stations, municipal and county buildings, essential public utilities that require enclosures within a building; non-profit recreational facilities; easements for alleys, streets, and public utility rights-of-way; and radio and television transmission facilities.

Recreational Vehicle: A vehicle less than thirty-eight (38) feet in length, used for temporary living or sleeping purposes, which stands on wheels. Included are travel trailers, truck campers and motor homes, and forms of camping accommodation. Such vehicles are permitted only in campgrounds or on private individual parcels.

Recreational Vehicle (RV) Park: Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recycling Drop-Off Centers: For the purposes of this Ordinance, recycling drop-off centers shall be defined as facilities intended for the collection of recyclable materials, not including municipal, residual, or hazardous waste transfer stations.

Resort: A hotel or motel that serves as a destination point for visitors. A resort generally provides recreational facilities for persons on vacation. A resort shall be self-contained and provide personal services customarily furnished at hotels, including the serving of meals. Buildings and structures in a resort should complement the scenic qualities of the location in which the resort is situated.

Restaurant: An establishment that serves food and beverages primarily to persons seated within the building. This includes cafes, tea rooms, and outdoor cafes.

Restaurant, Drive-In: A retail outlet where food or beverages are sold to a substantial extent for consumption by customers in parked motor vehicles.

Restaurant, Fast Food: An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or grilled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.

Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use.

Road: A public or private way which affords principal means of access to abutting properties. The word "road" shall include, but not be limited to, the words "street", "highway", "alley", and "thoroughfare".

Road Center Line: The center of the surveyed road right-of-way, or where not surveyed, the center of the traveled cartway.

Road Grade: The officially established grade of the road upon which a lot fronts, or in its absence the established grade of roads upon which the lot abuts, at the midpoint of the frontage of the lot thereon. If there is no officially established grade, the existing grade of the road at such mid-point shall be taken as the road grade.

Road Classification: For the purpose of this Ordinance, the following definitions are employed:

- (1) **Major Arterial:** A road whose function is to provide for the movement of high volumes of through traffic subject to necessary control of entrances, exits and curb use.
- (2) **Minor Collector:** A road or street which provides for the movement of large volumes of traffic between arterials and local roads and direct access to abutting properties.
- (3) **Local:** A road whose function is to provide for local traffic movement and direct access to abutting properties.
- (4) **Private or Non-Public:** All streets which are not public including, but not limited to, streets maintained by private agreements, by private owners or for which no maintenance responsibility has been established; and including all private driveway easements or right-of-ways for access.

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 and approved by the PA Department of Environmental Protection.

Screen Planting: A vegetative material of sufficient height and density to conceal from the view of property owners in adjoining residential districts the structures and uses on the premises on which the screen planting is located.

Seasonal Dwelling: A dwelling intended for seasonal or leisure activity which is not intended now or in the future for year-round dwelling purposes. It includes cottages and cabins built on a permanent foundation. Such uses shall be limited to hunting and fishing seasons, vacation time, weekends, retreats and other periodic visits for a period not to exceed one hundred eighty (180) days per year.

Self-Service Station: An establishment where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

Service Station: Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

Setback: The required minimum horizontal distance between the building line and the related front, side, or rear property line.

Sign: A structure or device designed or intended to convey information to the public in written or pictorial form.

Special Exception: A principal use allowed in certain districts, as provided for in Article XII of this ordinance.

Stable, Private: An accessory building in which livestock are kept for private use and not for hire, remuneration or sale.

Stable, Public: A building in which any livestock are kept for remuneration, hire, sale, boarding, riding, or show.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

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

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 or ownership of building or lot development. Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Supervisors: The Crawford Township Board of Supervisors

Swimming Pool: Any reasonably permanent pool or open tank, not located within a completely enclosed building, and containing, or normally capable of containing, water to a depth any point greater than two feet. Farm ponds and/or lakes are not included, provided that swimming is not the primary purpose for their construction. Barrier requirements for above ground pools will be measured from the ground.

Transfer Stations: A lot or structure, or part thereof, used primarily for the collection and/or storage of garbage, refuse and other discarded materials including, but not limited to, solid and liquid waste materials resulting from industrial, commercial, agriculture and residential activities.

Travel Trailer: A vehicle that is a portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified "Travel Trailer" by the manufacturer on the trailer. Unoccupied travel trailers do not constitute mobile homes, as used in this Ordinance. All travel trailers shall display a current vehicle inspection sticker and vehicle registration plate.

Travel Trailer Park: A parcel of land used for the parking of two or more trailers for rent and occupancy by the public on a short term or seasonal basis.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

Variance: A modification of the literal provisions of this Ordinance which the Zoning Hearing Board is permitted to grant when strict enforcement would cause undue hardship owing to circumstances unique to the individual property on which the variance is sought.

Watercourse: A channel or conveyance of surface water having a defined bed and banks, whether artificial or natural, with intermittent or perennial flow.

Water Survey: An inventory of the source, quantity, yield and use of ground water and surface-water resources within a municipality.

Wetlands: Land that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The term includes, but is not limited to, swamps, bogs, marshes, and marine meadows.

Yard: An open space which lies between the principal building or group of buildings and the nearest lot line. Such space shall be unoccupied and unobstructed from the ground upward except as may herein be permitted.

- (1) **Yard, Front.** An open space which lies between the principal building or group of buildings and the front lot lines, unoccupied and unobstructed from the ground upward.
- (2) **Yard, Rear.** An open space extending the full width of the lot between a principal building and the rear lot line, unoccupied and unobstructed from the ground upward.
- (3) **Yard, Side.** An open space extending from the front yard to the rear yard between a principal building and the nearest side lot line, unoccupied and unobstructed from the ground upward.

Zoning Hearing Board: The Zoning Hearing Board of Crawford Township.

Zoning Map: The official zoning map of Crawford Township, together with all notations, references and amendments which may subsequently be adopted. The zoning map shall be considered a part of this Ordinance.

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

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 Ordinance for the District in which it is located.

ARTICLE IV
ZONING DISTRICTS

00 ESTABLISHMENT OF DISTRICTS

For the purpose of implementing the community development objectives of this Ordinance, the following zoning districts are hereby established:

- A Agricultural District
- NC Nature Conservation District
- RC Rural Commercial District
- RF Rural Forest District
- RI Rural Industrial District
- R1 Rural Residential District
- R2 Medium Density Residential District

.01 PURPOSE OF DISTRICTS

(1) **A - Agricultural District**

The purpose of this District is to preserve and protect the practice of farming, emphasize the economic importance of farming, to the community and the nation, and to ensure the preservation of prime soils for future generations to farm. Limited residential and agricultural-related activities are permitted in this district; uses which would substantially interfere with the principle use are discouraged.

A. Permitted Uses

1. Agricultural and related activities including dairying, farming, pasturage, horticulture, floriculture, animal and poultry husbandry, riding academics and commercial riding stables. Such activities do not include CAOs and CAFOs which are provided for as conditional uses.
2. Animal Hospitals, Kennels and Veterinary Facilities.
3. Bed and Breakfast/Guest Home.
4. Cemeteries.
5. Church related educational or day care facilities subject to appropriate state day care regulations.
6. Churches.
7. Essential Services.
8. Family and Group Day Care Homes.
9. Home Occupations.
10. Planning Mill (Sawmill).
11. Seasonal dwellings.
12. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.23).
13. Schools.
14. Two-family attached dwellings.
15. Outdoor storage of materials and equipment.

B. Conditional Uses

1. CAOs and CAFOs. (Article VII Section 7.38)
2. Mobile Home Parks.

C. Area and Bulk

1. The lot area for all uses within the Agricultural District shall not be less than two acres provided the lot meets all applicable DEP on-lot sewage disposal requirements.
2. Minimum lot width at setback and minimum lot depth are 150 linear feet.

D. Coverage

1. All buildings, including accessory buildings, shall cover not more than thirty-five percent (35%) of the lot.

E. Setback

1. Front Yard - Principal Building: Minimum of thirty-five (35) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yard - Principal Building: Each lot shall have two (2) side yards, neither of which shall be less than fifteen (15) feet.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

3. Rear Yard - Principal Building: Minimum of twenty-five (25) feet.

All accessory buildings shall be a minimum of eight (8) feet from any rear lot line.

4. Buildings housing livestock (including dog kennels) or poultry shall not be closer than fifty (50) feet to any public right-of-way nor two hundred (200) feet to a residential district or residential structure other than the owner's.

F. Height

1. Buildings devoted to farm use shall be exempt from height regulations.
2. The maximum building height for a single-family detached dwelling shall be three stories or thirty-five (35) vertical feet, whichever is less.

(2) NC - Nature Conservation District

The purpose of this District is to protect environmentally sensitive and valuable lands from any activity that would significantly alter their ecological integrity, balance, or character, except in cases of overriding public interest. Nature conservation areas can include "special protection" waters designated by the Pennsylvania Department of Environmental Protection, biological diversity areas designated by the Clinton County Natural Heritage Inventory, and watersheds that include public drinking water sources.

A. Permitted Uses

1. Agricultural Uses as defined in Article III Definitions.
2. Bed and Breakfast/Guest Homes.
3. Essential Services.
4. Family and Group Day Care Homes.
5. Home Occupations.
6. Residential and Seasonal Dwellings (Individual) as described in Article VII Section 7.30.

C. Area and Bulk - Minimum lot size two (2) acres

1. The lot area and density for single family dwellings, including mobile homes and recreational dwellings shall meet the requirements of Article VII Sections 7.24 and 7.30.
2. Minimum lot width at setback two hundred (200) feet.
3. Minimum lot depth at setback two hundred fifty (250) feet.
4. Minimum lot setback of all buildings from sides is twenty-five (25) feet.
5. Maximum building height shall be thirty-five (35) vertical feet consisting of no more than three stories.

(3) **RC - Rural Commercial District**

The purpose of this District is to set aside areas that can support a mixture of commercial, government, and residential uses including commercial shops, contractor warehouse and service operations, and municipal buildings. Such uses are intended to encourage new small business activity that is compatible with the rural character of the Township and small villages that characterize Crawford Township.

A. Permitted Uses

1. Banks and Financial Services
2. Essential Services
3. Hotels and Motels
4. Professional Offices
5. Residential structures which were converted to a mixed use (combination of residential and commercial uses) or commercial use prior to this Ordinance may revert to a residential use if the structure is no longer used for commercial purposes.
6. Restaurants, Cafes, Fast-Food Restaurants, and other places serving food and beverages.
7. Rural Retail Shopping Center
8. Seasonal dwellings.
9. Single-family detached dwellings including mobile homes, provided that the mobile home is placed concrete or cement block and properly anchored (Article VII Section 7.23).
10. Stores and Personal Service Shops for the conducting of general merchandise and retail business.

B. Special Exceptions

1. Automobile Filling Station (Including Minor Repair)
2. Automobile Repair or Body Work Facility
3. Automobile Sales
4. Car Wash
5. Clubs, Lodges and Fraternal Organizations
6. Recycling Collection Points

C. Area and Bulk

1. Minimum Lot Size is two (2) acres.
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth - Seventy-five (75) feet.

D. Coverage

All buildings, including accessory buildings, shall cover not more than fifty (50) percent of the lot area.

E. Setbacks

All buildings including accessory buildings.

1. Front Yard: Minimum of twenty (20) feet from the right-of-way line. Corner lots shall be construed as having two front yards.
2. Side Yard: Ten (10) feet.
3. Rear Yard: Twenty (20) feet.
4. When abutting Residential Use: Twenty-five (25) feet.

F. Height

Maximum height for all buildings shall be three stories or thirty-five (35) feet, whichever is less.

(4) **RF - Rural Forest District**

This District is intended to permit a variety of low density and principally residential and recreational uses that are in keeping with the hilly and wooded non-developed areas of the Township that are not productive farmland. Activities that relate to forest and outdoor uses are permitted in this District.

A. Permitted Uses

1. Agricultural Uses as defined in Article III Definitions.
2. Cemeteries.
3. Church related educational or day care facilities subject To appropriate state day care regulations.
4. Churches.
5. Essential Services.
6. Family and Group Day Care Homes.
7. Home occupations.
8. Multi-family attached dwellings not exceeding three (3) units.
9. Seasonal dwellings.

10. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.24).
11. Two-family attached dwellings.
12. Outdoor storage of materials and equipment.

B. Special Exceptions

1. Animal Hospitals, Kennels and Veterinary Facilities.
2. Bed and Breakfast/Guest Home.
3. Campgrounds, commercial and private.
4. Clubs.
5. Commercial day care centers.
6. Group Homes.
7. Multi-Family Dwellings.
8. Planing Mill (Sawmill).
9. Public Uses
10. Recycling Collection Points.
12. Retirement Community.

C. Conditional Uses

1. Mobile Home Parks.

D. Area and Bulk

1. The lot area for all uses within the Rural Forest District shall not be less than two acres provided the lot meets all applicable DEP on-lot sewage disposal requirements.
2. Minimum lot width at setback and minimum lot depth are 150 linear feet.

E. Coverage

1. All buildings, including accessory buildings, shall cover not more than thirty-five percent (35%) of the lot.

F. Setback

1. Front Yard - Principal Building: Minimum of thirty-five (35) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yard - Principal Building: Each lot shall have two (2) side yards, neither of which shall be less than fifteen (15) feet. All accessory buildings shall be a minimum of eight (8) feet from any side lot line.
3. Rear Yard - Principal Building: Minimum of twenty-five (25) feet. All accessory buildings shall be a minimum of eight (8) feet from any rear lot line.
4. Buildings housing livestock (including dog kennels) or poultry shall not be closer than fifty (50) feet to any public right-of-way nor two hundred (200) feet to a residential district or residential structure other than the owner's.

G. Height

1. Buildings devoted to farm use shall be exempt from height regulations.
2. The maximum building height for a single-family detached dwelling shall be three stories or thirty-five (35) vertical feet, whichever is less.

(5) **RI - Rural Industrial District**

The intent of this District is to provide areas where various commercial and light industrial activities can be accommodated without creating undesirable or incompatible situations with neighboring land uses and to provide areas for new industrial growth. Because of the rural nature of the land areas zoned in this Ordinance, heavy industrial activities requiring large scale infrastructure (highways, railroads, water, sewer) are discouraged in this District.

A. Permitted Uses

1. Automobile Filling Station (including minor repairs).
2. Automobile Repair or Body Work Activity.
3. Car Wash.
4. Essential Services.
5. Home Occupations.
6. Manufacturing.
7. Mini-Storage Warehouses.
8. Planing Mill/Sawmill.
9. Seasonal dwellings.
10. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.23).
11. Warehousing Facilities.

B. Conditional Uses

1. Adult Business or Entertainment.
2. Chemical Plants and Storage Facilities.
3. Composting, Principal Use.
4. Junk Yards.
5. Liquid Fuel Storage and Distribution.
6. Mining and Extractive Operation.
7. Sanitary Landfills and Transfer Stations.

C. Area and Bulk

1. Minimum Lot Size two (2) acres.
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth at Setback - One Hundred (100) feet.

D. Setbacks

All buildings including accessory buildings.

1. Minimum of twenty-five (25) feet from right-of-way lines.

2. Minimum of twenty-five (25) feet on all sides.
3. When abutting Residential Use - fifty (50) feet.

(6) **R1 - Rural Residential District**

This District is intended to encourage low density development in rural areas. In order to maintain the community's rural character, minimum lot sizes, building setbacks, and buffer requirements have been established. And to foster an appropriate residential environment, compatible public and semi-public uses such as churches and recreational facilities are permitted in this District while industrial and commercial activities, with the exception of home occupations, are discouraged.

A. Permitted Uses

1. Essential Services.
2. Family and Group Day Care Homes.
3. Home Occupations.
4. Seasonal dwellings.
5. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.24).
6. Two-family attached dwellings.

B. Special Exceptions

1. Bed and Breakfast/Guest House.
2. Cemetery.
3. Churches.
4. Church Related Educational or Day Care Facilities.
5. Group Homes/Personal car.
6. Retirement Community.

C. Area and Bulk - Minimum Lot Size two (2) acres.

1. Minimum Lot Width at Setback - One Hundred (100) feet.
2. Minimum Lot Depth at Setback - One Hundred twenty-five (125) feet.

D. Coverage

Lot Coverage: All buildings, including accessory buildings, shall cover not more than thirty-five (35) percent of the lot.

E. Setback

1. Front Yard: Minimum of twenty-five (25) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yards: Each lot shall have two (2) side yards, neither of which shall be less than ten (10) feet.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

3. Rear Yards: Minimum of twenty (20) feet in depth.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

F. Height

The maximum building height for all buildings shall be three stories or thirty-five (35) feet, whichever is less.

(7) **R2 - Medium Density Residential District**

This District is intended to encourage Medium density development in the Rauchtown area. In order to maintain the community's character. And to foster an appropriate residential environment, compatible public and semi-public uses such as churches and recreational facilities are permitted in this District while industrial and commercial activities, with the exception of home occupations, are discouraged.

A. Permitted Uses

1. Essential Services.
2. Family and Group Day Care Homes.
3. Home Occupations.
4. Multi-family dwellings.
5. Single-family detached dwellings including mobile homes, provided that the mobile home is placed on a permanent foundation which shall be of poured concrete or cement block and properly anchored (Article VII Section 7.2).
6. Two-family attached dwellings.

B. Special Exceptions

1. Bed and Breakfast/Guest House.
2. Cemetery.
3. Churches.
4. Church Related Educational or Day Care Facilities.
5. Retirement Community.

C. Area and Bulk - Minimum Lot Size one (1) acre.

1. The regulations for single and multi-family dwellings in the residential zone are as follows:
 - A. 43,560 square feet with on-lot water and sewerage (providing the lot meets all applicable DEP on-lot sewage disposal requirements).
2. Minimum Lot Width at Setback - One Hundred (100) feet.
3. Minimum Lot Depth at Setback - One Hundred twenty-five (125) feet.

D. Coverage

Lot Coverage: All buildings, including accessory buildings, shall cover not more than thirty-five (35) percent of the lot.

E. Setback

1. Front Yard: Minimum of twenty-five (25) feet from the right-of-way line. Corner lots shall be construed to have two front yards.
2. Side Yards: Each lot shall have two (2) side yards, neither of which shall be less than ten (10) feet.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

3. Rear Yards: Minimum of twenty (20) feet in depth.

All accessory buildings shall be a minimum of eight (8) feet from any side lot line.

F. Height

The maximum building height for all buildings shall be three stories or thirty-five (35) feet, whichever is less.

4.02 ZONING MAP

The boundaries of the Zoning Districts shall be shown on the map attached to and made a part of this Ordinance which shall be designated the "Official Zoning Map". The same map and all the notations, references, and other data shown thereon are hereby incorporated by reference into this Ordinance as if all were fully described within the text of this Ordinance.

4.03 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

Where uncertainty exists as to boundaries of any District as shown on said map, the following rules shall apply.

- (1) District boundary lines are intended to follow or be parallel to the center line of streets, streams and railroads, and lot or property lines as they exist on a recorded deed or plan or record in the Clinton County Recorder of Deed's office at the time of the adoption of this Ordinance, unless such District boundary lines are fixed by dimensions as shown on the Zoning Map.
- (2) Where a District boundary is not fixed by dimensions and where it approximately follows lot lines and where it does not scale more than ten (10) feet there from, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.
- (3) In unsubdivided land or where a District boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the maps.
- (4) In cases of uncertainty as to the true location of a District boundary line in a particular instance, the Zoning Officer shall request the Zoning Hearing Board to render its determination provided, however, that no boundary shall be changed by the Zoning Hearing Board.

ARTICLE V

DISTRICT REGULATIONS

5.00 APPLICATION OF DISTRICT REGULATIONS

The regulations set forth in this Article for each District shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- (1) No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the District in which it is located.
- (2) No building or other structure shall hereafter be erected or altered:
 - A. To exceed height or bulk requirements.
 - B. To occupy a greater percentage of lot area.
 - C. To accommodate or house a greater number of families, except as permitted in a residential conversion.
 - D. To have narrower or smaller rear yards, front yards, side yards, or other open space than herein required, or in any other manner be contrary to this Ordinance.

5.01 USE REGULATIONS AND DIMENSIONAL REQUIREMENTS

The specific use regulations and dimensional requirements pertaining to each District are contained in Article IV of this Ordinance.

ARTICLE VI
SPECIAL REGULATIONS

6.00 INTENT

This Article lists specific controls over general aspects of land utilization which are not included elsewhere in this Ordinance. The Crawford Township Zoning Officer has the right and authority to perform or have performed by an independent party and relevant investigation or study to assure public safety, health and welfare and require the cost to be borne by the applicant. The following regulations shall apply to all Zoning Districts and uses as applicable.

6.01 PUBLIC UTILITY CORPORATION EXEMPTION

The provisions of this Zoning Ordinance shall not apply to any existing or proposed building or extension thereof used by any public utility corporation, if upon petition of the corporation, the Public Utility Commission shall, after a public hearing, decide that the present or proposed location or use of the building in question is reasonably necessary for the convenience or welfare of the public.

6.02 ENVIRONMENTAL PERFORMANCE STANDARDS

The Township may require safeguards to assure compliance with the certain environmental standards. When required, the applicant shall demonstrate that adequate provisions will be made to reduce and minimize any objectionable elements related to this Section.

Upon request of the Township Zoning Officer, the owner shall furnish or obtain proof at his own expense that he is in compliance with the following environmental standards:

(1) Air Management

- A. The burning of tires, plastic, or any toxic substance is not permitted.
- B. No gasses, vapors or fumes shall be emitted which are harmful to persons, property, animals, or vegetation.
- C. No radioactive vapors or gasses shall be emitted.
- D. No objectionable odors other than agricultural in origin, shall be detectable beyond the property boundaries.

(2) Solid Waste Management

No storage of waste materials on a lot shall be permitted in excess of thirty (30) days. All waste materials awaiting transport shall be kept in enclosed containers and be screened from view.

(3) Noise and Vibration

- A. The noise limit at lot lines shall be sixty-five (65) decibels.
- B. No physical vibration shall be perceptible without use of an instrument at the lot boundaries.

(4) Lighting and Heat

- A. All lighting shall be shielded and not cause a glare beyond the lot boundary.
- B. Any operation producing heat shall prevent any effect from the heat beyond the property lines.

(5) Electromagnetic

All electromagnetic radiation shall comply with the regulations of the Federal Communication Commission (FCC).

(6) Ground Water Supplies

No use shall endanger ground water levels and quality nor adversely affect ground water supplies of nearby properties.

6.03 STREAM CORRIDORS AND SINKHOLES

Land uses, including agricultural land uses, which occur adjacent to streams and/or sinkholes shall require an undisturbed buffer or filter strip along the stream or sinkhole. The requirement for a buffer applies to all streams and watercourses which are defined as a channel or conveyance of surface water having a defined bed and banks, whether artificial or natural, with intermittent or perennial flow.

- (1) The purpose of the buffer is to intercept sediment and pollutants from project runoff occurring overland before they reach the stream, and/or sinkhole, thereby protecting local water resources and the environment.
- (2) The buffer width shall be a minimum of fifty (50) feet measured from the stream bank or sinkhole to the area of the proposed soil disturbance. This buffer width shall apply to each side of the watercourse where soil disturbance is proposed. If the watercourse marks the project boundary, the buffer requirement shall apply to only one side of the stream.
- (3) Where the subdivision and land development has a slope in excess of eight (8) percent, the following buffer widths shall apply to each applicable side of the watercourse:

<u>% Slope</u>	<u>Buffer Width</u>
0-8%	50'
8-15%	65'
15-25%	80'
25% +	100'

- (4) For calculation of slope, the site may not be averaged over its gross acreage. Only the area within one hundred (100) feet of the watercourse shall be considered for the purpose of slope calculation.
- (5) If the land on each side of the stream bank has different slope characteristics, a different buffer width would be required on each side of the stream.

- (6) The buffer shall consist of existing or new vegetation or a combination thereof, as in the following order or preference:
- A. Existing hedgerow, woodlot, brush and/or uncultivated fields which are naturally occurring along the stream.
 - B. A combination of existing vegetation (such as above) and newly-established vegetation.
 - C. A newly established area of trees, bushes and grasses, where no vegetation existed prior to development.
- (7) Streams classified as Exceptional Value or Scenic River by the Pennsylvania Department of Environmental Protection (DEP) shall have a two hundred (200) foot buffer regardless of slope.
- (8) Stream encroachment work or any development within fifty (50) feet of a stream bank would require a permit from DEP and the US Army Corps of Engineers. The applicant shall provide written determination from the applicable regulatory body or a copy of the required permit prior to Final Subdivision and Land Development Plan approval.

6.04 BUILDING HEIGHT EXCEPTIONS

Height regulations shall not apply to agricultural structures, silos, water towers, church spires, belfries, antennas, chimneys, architectural ornament, or appurtenances placed above the roof level not intended for human occupancy.

6.05 BUILDING SETBACK EXCEPTIONS

The required building setback for a proposed building may be decreased to the average setback of existing buildings within one hundred (100) feet on each side of the proposed building. Setback reduction may occur when adjacent buildings have less than the front yard requirement for the applicable District, but in no case shall the reduction encroach upon the street right-of-way. The granting of a variance shall be the authority of the Zoning Hearing Board.

6.06 REQUIRED YARD EXCEPTIONS

No structure or part of a structure shall be erected within or shall project into any required yard setback except:

- (1) Overhanging eaves, gutters, cornices or solar energy collector not exceeding two (2) feet in width.
- (2) Arbors, trellises, garden sheds, flagpoles, unroofed steps, unroofed terraces, awnings, movable canopies, walls, fences and other similar uninhabitable structures shall be permitted, provided they are not more than eight (8) feet in height.
- (3) Unenclosed fire escapes which extend no more than six (6) feet into any required yard area.

6.07 OBSTRUCTIONS

- (1) On a corner lot, no structure shall be erected or enlarged, and no vegetation shall be planted or maintained which may cause visual obstruction to motorists on any public road.

- (2) Clear sight triangles shall be provided at all street intersections. Within such triangles, no object shall be permitted which obscures vision above the height of thirty (30) inches and below ten (10) feet, measured from the centerline grade of intersecting streets. Such triangles shall be established from a distance of fifty (50) feet from the point of intersection of the center lines of local and collector streets. Triangles shall be established from a distance of one hundred-fifty (150) feet for all intersections with arterial streets.

6.08 FLOOD PLAIN MANAGEMENT

Flood plain management is the responsibility of the individual municipality. Each municipality subject to this Ordinance has in place and administers a flood plain management ordinance. Therefore, in addition to the requirements established by this Ordinance, any activity in a designated flood prone area will be subject to the appropriate municipal ordinance.

6.09 OUTDOOR STORAGE OF MATERIALS AND EQUIPMENT

(1) Commercial Equipment Storage & Parking

Commercial equipment including, but not limited to, trucks of five-ton capacity or more, construction equipment and machinery, and other commercial or industrial materials, equipment and supplies shall not be parked overnight or stored in any residential district unless the following conditions are met:

- A. A site plan showing a proposed screening plan in accordance with Article IX shall be presented to the zoning officer. The zoning officer will review the plans using the following requirements.
1. Location of screened area to adjacent buildings or adjoining lots.
 2. Size and condition of equipment to be stored.
 3. View of the screened areas from the street and adjoining lots.
 4. Quality and quantity of screening material.

(2) Recreational Vehicle Storage

Recreational vehicles, as defined by this Ordinance, may be parked and stored within a district in any carport or enclosed building or may be parked outdoors provided the vehicle is at least three (3) feet from any lot line. No such equipment shall be used for living, sleeping or housekeeping purposes.

(3) On-Lot Storage of Vehicles

No vehicle without current license and inspection, trailer, boat or similar vehicle shall be parked or stored outside in any district unless within an enclosed building or carport. No such equipment shall be used for living, sleeping or housekeeping purposes.

6.10 TRAVEL TRAILER OCCUPANCY AND STORAGE REQUIREMENTS

Travel trailers equipped with holding tank facilities and that are not connected to a permitted sewage treatment system (public sewer, in-ground holding tank, absorption bed system) shall not remain on a lot that does not contain a residential structure for more than thirty (30) consecutive days.

Travel trailers not equipped with holding tank facilities and that are not connected to a permitted sewage treatment system (public sewer, in-ground holding tank, absorption bed system) shall not remain on a lot that does not contain a residential structure for more than ten (10) consecutive days.

6.11 EROSION AND SEDIMENTATION CONTROL AND STORM WATER MANAGEMENT PLAN REQUIREMENTS

An erosion and sedimentation pollution control plan shall be prepared using best management practices as set forth in chapter 102 and submitted to the Clinton County Conservation District for their review and approval. A stormwater management plan shall be prepared that limits post development runoff to predevelopment levels shall be prepared and submitted to the Clinton County District for their review and approval.

6.12 SITE PLANNING REQUIREMENTS IN THE NATURE CONSERVATION (NC) ZONING DISTRICT

This Section is applicable to all subdivision and land development activity in the Nature Conservation (NC) Zoning District involving forty-nine (49) acres or less.

(1) All applications for a zoning permit in the Nature Conservation (NC) District shall include a site plan, copy of proposed deed restrictions in the form of covenants and a model deed which references the covenants. Both the approved site plan and covenants shall be recorded by the applicant at the Clinton County Recorder's Office before issuance of a zoning permit.

(2) The site plan shall locate and identify:

A. Existing and proposed man-made features, including the following: buildings, accessory structures, parking areas, roads normally passable by motor vehicles, sewage disposal facilities, water supply sources, and utilities.

B. Natural features including the following:

1. Wetlands, as shown on the National Wetlands Inventory map of the project area or identified by field assessment;
2. Exceptional Value and Scenic River designated streams as classified by the Pennsylvania Fish Commission;
3. Biological diversity areas as recorded in the Clinton County Natural Heritage Inventory;
4. Lakes and ponds and watercourses;
5. Areas of slope in excess of twenty-five (25) percent of greater;
6. Soils characterized as unsuitable for building sites or susceptible to septic tank infiltration as classified in Interpretation of Engineering Properties of Soils found in the Clinton County Soil Survey.

(2) No construction or other activity such as logging shall be carried out within one hundred (100) feet of the features identified above. In the case of wetlands, biological diversity areas and exceptional value and scenic river designated streams there shall be no activity within two hundred (200) feet of the stream. In all cases, proposed

land development shall be located so that there is the least impact on these features as possible. Applicable State and Federal permits shall be obtained by the applicant before a zoning permit is issued.

(4) Restrictions and Covenants shall address the following:

- A. Any required permits and their conditions;
- B. Statement regarding the protection of the natural features listed above and that the owner/applicant shall not disturb the natural environment within a one hundred (100) foot setback of such features;
- C. Statement that the owner/applicant will be responsible for the private maintenance of driveways, access roads, sewage disposal facilities, water supply, storm drainage facilities and utilities.
- D. Statement that the lot owners shall be responsible for any greater level of service or maintenance than currently exists on the public roads which for purposes of this Ordinance shall only include snow/ice removal, clearing of fallen trees and power lines, stabilization of a mud condition, and repair of drainage washouts.
- E. Statement that the lot owners recognize the risks involved in developing in a remote area and that the Township, the Commonwealth of Pennsylvania, and emergency organizations such as fire, medical, and police services shall not be liable to provide the same level of services that would otherwise be expected in a more accessible region.

6.13 PLANNED RESIDENTIAL DEVELOPMENT

A Planned Residential Development as defined by Act 247, the Pennsylvania Municipalities Planning Code, shall be permitted in any zoning district described in this ordinance with the exception of the Nature Conservation and the Rural Industrial Districts, providing it meets the minimum standards provided by Article IV, Section 4.01(6) Rural Residential District and provided it meets the minimum standards provided in the Clinton County Subdivision and Land Development Ordinance.

The following are the purposes of the Planned Residential Development:

- (1) To respond to the growing demand for housing of all types and design;
- (2) To encourage innovations in residential and nonresidential development and renewal so that the growing demand for housing and other development may be met by greater variety in type, design, and layout of buildings;
- (3) To encourage the conservation of natural features and more efficient use of auxiliary open space;
- (4) To provide greater opportunities for better housing and recreation to all citizens and residents of this Commonwealth.
- (5) To encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that economies secured may benefit those who need homes; and

- (6) To provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential and nonresidential areas.

**ARTICLE VII
SUPPLEMENTAL REGULATIONS**

7.00 APPLICABILITY OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Where the regulations identified in this Article apply to subdivision and land development activities, they shall be subject to the provisions of Clinton County's Subdivision and Land Development Ordinance. Plan and procedural requirements for land development are presented in Articles III and IV of said Ordinance. Developers must meet the requirements of said Ordinance in all land development activity.

In addition to the lot size, setback, and other requirements that may be required for each of the land uses listed below, all land uses shall meet the requirements of the District in which they are located. In the event of a conflict, the more restrictive provisions shall apply.

7.01 USES NOT PROVIDED FOR

Whenever, in any District established under this Chapter, a use is neither specifically permitted or denied and any 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 to and compatible with permitted uses in the district and in no way is in conflict with the general purposes and intent of this Chapter.

7.02 ADULT BUSINESS OR ENTERTAINMENT

Within the RI District, adult businesses or entertainment are permitted as a conditional use subject to the following requirements:

- (1) The building or structure of such use shall be located not less than five hundred (500) feet from any residential use or district, public or private school, church, day care centers, recreation facility or any other religious, institutional, or educational use.
- (2) No such use shall be located within two thousand (2,000) feet of a similar use.
- (3) No materials sold within shall be visible from any window, door, or exterior of the building.
- (4) No person under the age of eighteen (18) years of age shall be permitted within an adult commercial store or sold any pornographic material.
- (5) Signage shall be limited to one attached sign no larger than twenty (20) square feet. Signage may be lighted by a covered and recessed fixture located at the top or base of the sign.

7.03 ANIMAL HOSPITALS AND VETERINARY FACILITIES

Within the RF District, animal hospitals and veterinary facilities are permitted by special exceptions and in the A District as a permitted use, subject to the following requirements:

- (1) All animal boarding facilities that are not wholly-enclosed, any outdoor animal pens, or runways shall be located within the rear yard.

- (2) Any animal boarding facility that is not wholly-enclosed, any outdoor animal pens, stalls, or runways shall be a minimum of one hundred (100) feet from all property lines.
- (3) 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 ten (10) feet from all property lines.

7.04 AUTOMOBILE FILLING STATION (INCLUDING MINOR REPAIR)

Within the RC District, automobile filling stations, (including minor incidental repair) are permitted by special exceptions and within the RI District as a permitted use, subject to the following conditions:

- (1) The subject property shall front on an arterial or collector road as defined in the Definition Section of this Ordinance.
- (2) The subject property shall be set back at least three hundred (300) feet from any lot containing a school, day care facility, playground, library, hospital or nursing, rest or retirement home.
- (3) The storage of motor vehicles (whether capable of movement or not) for more than one (1) month period is prohibited.
- (4) Any parts removed from repaired vehicles shall not remain on the site longer than forty-eight (48) hours.
- (5) The outdoor storage of auto parts shall not be permitted.
- (6) Access driveways shall be a minimum of thirty (30) feet wide.
- (7) All ventilation equipment associated with fuel storage tanks shall be set back one hundred (100) feet and screened from any adjoining residential properties in accordance with Article IX of this Ordinance.

7.05 AUTOMOBILE REPAIR OR BODY WORK FACILITY

Automobile repair garage, including paint spraying and body and fender work shall be permitted as a special exception in the RC District and as a permitted use in the RI District, subject to the following requirements:

- (1) All automobile parts, refuse, and similar articles shall be stored within a building or enclosed area.
- (2) All repair and paint work shall be performed within an enclosed building.
- (3) No junk vehicles may be stored in the open for a period of longer than one hundred eighty (180) days. No more than three (3) such vehicles may be stored in the open.
- (4) Signage shall be limited to one attached sign no larger than twenty (20) square feet and/or one (1) perpendicular hanging sign no larger than twelve (12) square feet and one free standing sign no larger than twelve (12) square feet set back at least twenty (20) feet from the adjoining road right-of-way. In the event the financial establishment is located at an intersection, two (2) such signs shall be permitted.
- (5) Minimum lot width of not less than two hundred fifty (250) feet shall be provided along each street on which the lot abuts.

- (6) Access to roads shall be at least one hundred (100) feet from the intersection of any streets.

7.06 AUTOMOBILE SALES

Sale of automobiles by a duly franchised new car dealership, used car sales, truck, trailer, cycle and boat rental shall be permitted as a special exception within the RC District, subject to the following requirements:

- (1) Minimum lot width of not less than two hundred fifty (250) feet shall be provided along each street on which the lot abuts.
- (2) Access to roads shall be at least one hundred (100) feet from the intersection of any streets.
- (3) All automobile parts and similar articles shall be stored within a building.
- (4) All fuel shall be stored within a building or enclosed area.
- (5) Lubrication, oil changes, tire changes, and minor repairs must be performed within a building.
- (6) Signage shall be limited to one attached sign no larger than twenty (20) square feet and/or one (1) perpendicular hanging sign no larger than twelve (12) square feet and one free standing sign no larger than twelve (12) square feet set back at least twenty (20) feet from the adjoining road right-of-way. In the event the financial establishment is located at an intersection, two (2) such signs shall be permitted.

7.07 BED AND BREAKFAST/GUEST HOUSE

The use and occupancy of a detached dwelling for the accommodation of transient guests is permitted in the A and NC District and by special exceptions in RF, R1 and R2 Districts which permits single-family dwelling units, subject to the following requirement:

- (1) No more than six (6) guest rooms may be provided. No more than two (2) adults and three (3) children may occupy one guest room.
- (2) There shall be no advertising visible outside the premises to attract guests other than a single, non-illuminated sign which shall not exceed twelve (12) square feet. No external alterations, additions, or changes to the exterior structure shall be permitted except as required by the Pennsylvania Department of Labor and Industry.
- (3) The use shall be carried on primarily by members of the immediate family which must reside on the premises. Non-resident employees shall be limited to two (2) in addition to the resident members of the family.
- (4) There shall be no separate kitchen or cooking facilities in any guest room. Food served to guests on the premises shall be limited to breakfast and afternoon refreshments only.
- (5) The use of any amenities provided by the guest house such as swimming pool or tennis courts shall be restricted in use to the guests.
- (6) The use may not be established until there is compliance with all Township zoning rules and regulations.

7.08 CAMPGROUND, COMMERCIAL AND PRIVATE

Commercial campgrounds (including recreational vehicle parks) and private campgrounds (including cottage development) shall be permitted as a special exception in the RF Zoning District, subject to the following requirements:

- (1) All campgrounds are subject to the provisions for land development as found in the County Subdivision and Land Development Ordinance and are subject to the plan submittal procedures of Articles III and IV of that Ordinance.
- (2) All campgrounds are subject to Township permitting procedures and requirements in the County Subdivision and Land Development Ordinance.
- (3) All campgrounds must secure a Campground Permit from the Pennsylvania Department of Environmental Protection.
- (4) Minimum tract size for all campgrounds in the RF Zoning District is fifteen (15) acres.
- (5) The following requirements apply to all private camps and cottage development:
 - A. Permitted use shall be seasonal only, not exceeding one hundred eighty (180) days during any calendar year.
 - B. No mobile homes or recreational vehicles shall be permitted.
 - C. Cottage shall be clustered, but the maximum overall density shall not exceed one (1) cottage for every two (2) acres.
- (6) The following standards apply to all commercial campgrounds:
 - A. There shall be a minimum of two thousand (2,000) square feet of area provided each campsite.
 - B. Campsites shall abut internal driveways for vehicular ingress and egress, except for tent campsites which shall be two hundred fifty (250) feet maximum from an internal driveway.
 - C. All campgrounds shall furnish centralized sanitary and garbage collection facilities that shall be set back a minimum of one hundred (100) feet from any property line. Such facilities shall be screened from adjoining residentially-zoned properties.
 - D. Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the vehicle.
- (7) Accessory Uses:
 - A. Accessory uses such as management headquarters, camp store, "bathhouse" and structures customarily incidental to operation of a campground are permitted, provided:

1. Such establishments shall be restricted in their use to occupants of the campground only.
2. Their commercial character (which would attract customers other than occupants of the campground) shall be invisible.

B. Signage shall be limited on two (2) signs which together total twenty (20) square feet of sign face.

7.09 CAR WASH

Car washes are permitted in the RI district and shall be permitted as a special exception in the RC District, subject to the following requirements:

- (1) No sinkhole, stream or watercourse shall be used for the draining of car wash affluent of waste water.
- (2) Each washing bay shall provide an on-site stacking lane at least eighty (80) feet long.

7.10 CEMETERY

Within the A and RF Districts, cemeteries, including mausoleums are permitted and within the R1 and R2 Districts by special exceptions, subject to the following conditions:

- (1) The minimum lot area shall be five (5) acres.
- (2) The cemetery association, or operators, must provide assurances that water supplies of properties surrounding the cemetery will not be contaminated by burial activity.
- (3) Burial plots or facilities shall not be permitted in flood plain areas.

7.11 CHEMICAL PLANTS AND STORAGE FACILITIES

Chemical plants and storage facilities shall be permitted as a conditional use in the RI District subject to the following requirements:

- (1) All activities must be in compliance with applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Section 6.11 and approved by the County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity. Additional measures determined as necessary by the County Planning Commission may be required.
- (3) All activities except outdoor material storage must be conducted within an enclosed structure.
- (4) All activities must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.
- (5) No activity or part thereof will be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit.
- (6) Setbacks on all sides must be at least three hundred (300) feet.

7.12 CHURCH RELATED EDUCATIONAL OR DAY CARE FACILITIES

Within the R1 and R2 Districts, church related and day care facilities are permitted as a special exception and as a permitted use in the A and RF Districts, subject to the following requirements:

- (1) All educational or day care uses shall be accessory, and located upon the same lot as a house of worship.
- (2) If education or day care is offered below the college level, an outdoor play area shall be provided, at a rate of one hundred (100) square feet per individual enrolled. Off-street parking lots shall not be used as outdoor play areas. Outdoor play areas shall not be located within the front yard and must be set back twenty-five (25) feet from all property lines. Outdoor play areas shall be completely enclosed by a six-foot-high fence, and screened from adjoining residentially-zoned properties. All outdoor play areas must provide a means of shade such as a shade tree(s) or pavilion(s).
- (3) Enrollment shall be defined as the largest number of students and/or children under day care supervision at any one time during a seven-day period.
- (4) Passenger "drop-off" areas shall be provided and arranged so that passengers do not have to cross traffic lines on or adjacent to the site.
- (5) All educational or day care uses shall be governed by the location, height, and bulk standards imposed upon principal uses within the underlying District.

7.13 CLUBS, LODGES AND FRATERNAL ORGANIZATIONS

Within the RC and RF District, clubhouses, lodges and fraternal organizations are permitted by special exception subject to the following requirements:

- (1) All private clubs shall have access to a private or public road.
- (2) All off-street parking shall be located to the sides or rear of the principal structure but no closer than twenty-five (25) feet from the right-of-way line of adjoining road(s) or thirty (30) feet from any adjoining residential lot lines.
- (3) All outdoor recreation/activity areas shall be set back at least fifty (50) feet from any property line.
- (4) A vegetative buffer shall be provided along any adjoining residential zoned property.

7.14 COMMERCIAL DAY CARE CENTER

A commercial day care center is permitted as a special exception in the RF District, subject to the following requirements:

- (1) Care is provided for seven (7) or more children, at any one time, where the child care areas are not being used as a family residence. greater.
- (2) All facilities require approval or licensure, as specified by the Pennsylvania Department of Public Welfare and the Pennsylvania Department of Labor and Industry.

- (3) The minimum yard, setback and lot width requirements for other permitted uses in the applicable zoning districts shall be met.
- (4) Sewer and water services shall be provided in accordance with the County Subdivision and Land Development Ordinance.
- (5) No commercial day care center shall be constructed within one-half (0.5) mile radius of any other group home.

7.15 COMPOSTING AS A PRINCIPAL USE

Composting as a principal use shall be permitted as a conditional use in the RI District subject to the following requirements:

- (1) All activities must be in compliance with all applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Section 6.11 and approved by the County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity. Additional measures determined as necessary by the County Planning Commission may be required.
- (3) All activities except outdoor material storage must be conducted within an enclosed structure.
- (4) All activities must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.
- (5) No activity or part thereof will be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit.
- (6) Setbacks on all sides must be at least three hundred (300) feet.

7.16 GROUP HOME

Group homes are facilities intended to accommodate special persons (Article III Definitions) and are permitted as special exceptions in the RF and R1 Districts, subject to the following requirements:

- (1) The number of persons living in such a group home shall be four (4) or more in number and shall include at least one (1) on-site support staff member who shall not be included in the maximum number.
- (2) All group home structures should have the appearance of single family or other traditionally residential structures.
- (3) All group homes shall meet the minimum yard, setback and lot width requirements for detached dwellings in the applicable Zoning District.
- (4) A group home must be sponsored and operated by a group, organization or corporation licensed by either the County or the State. Proof of licensing shall be submitted with applications for the group home use. Proof of compliance with all applicable County or State regulations shall be furnished to the Township Zoning Officer within three (3) months of the granting of the zoning permit.
- (5) Sewer and water services shall be provided in accordance with the County Subdivision and Land Development Ordinance.

- (6) No group home shall be constructed within a one-half (0.5) mile radius of any other group home.

7.17 HOME OCCUPATION

Home occupations are permitted in all Districts except RC, subject to the following requirements:

- (1) The home occupation shall be carried on only by a member of the immediate family with a maximum of two (2) non-resident employees.
- (2) The character or external appearance of the dwelling unit or accessory structure must be consistent with the Zoning District. No display of products may be shown so as to be visible from outside.
- (3) A nameplate not larger than six (6) square feet in area shall be permitted. It can be neither animated or illuminated by direct light.
- (4) Not more than forty-five (45) percent of the habitable floor area of a dwelling unit may be devoted to a home occupation.
- (5) The premises must at all times be kept neat and orderly.
- (6) The use will not result in substantial increase in traffic. A twenty (20) percent increase in traffic shall be regarded as substantial.
- (7) The use will not involve any waste product other than domestic sewerage or municipal waste.
- (8) The use will not involve the sale of any item except as incidental to the home occupation.
- (9) If an existing accessory building is to be enlarged or a building constructed to accommodate the proposed use, the building after enlargement or construction shall not have a floor area in excess of fifty (50) percent of the floor area of the principal building.
- (10) The use will not be one which creates dust, heat, glare, smoke, vibration audible noise, or odors outside the building.
- (11) The applicant must supply to the Township Zoning Officer such information to ensure that all of the above requirements will be met. The zoning permit once issued shall continue in effect as long as there is no change in the nature or extent of the use.

7.18 JUNK YARDS

Within the RI District, junk yards shall be permitted as a conditional use, subject to the following requirements:

- (1) The deposit or storage for more than one hundred twenty (120) days of two (2) or more motor vehicles not having valid inspection stickers issued by the Pennsylvania Department of Transportation, excluding farm vehicles, or of two (2) or more wrecked or broken vehicles, or the major parts of two (2) or more such vehicles, shall be deemed to make the lot a junk yard.
- (2) No material shall be placed in any junk yard in such a manner that is capable of being transferred out of the junk yard by wind, water, or other natural causes.

- (3) The boundaries of any junk yard shall at all times be clearly delineated.
- (4) All paper, rags, cloth and other fibers, and activities involving the same, other than loading and unloading, shall be kept within fully enclosed buildings.
- (5) The land area used for junk yard purposes shall not be less than five (5) acres and shall not be exposed to public view from any public street or road by virtue of its location on a hillside or location on a plateau below street level.
- (6) Screening of the junk yard from neighboring land uses shall, as a minimum, require the following:
 - A. The junk yard shall be entirely enclosed by a fence at least eight (8) feet by no more than ten (10) feet high constructed of approved fencing material with access only through solid gates. Such fence or wall shall be kept in good repair. A chain link fence with opaque insets and dense plantings of evergreen, which shall shield the view of the property, or acceptable perennial species, is an example of an approved fencing material.
 - B. The contents of such a junk yard shall not be placed or deposited to a height greater than the height of the fence or wall herein prescribed.
 - C. The fence or wall shall be situated no closer to any street or property line than fifty (50) feet. Between the fence or wall and the street or property line, additional buffer plantings shall be placed so as to minimize the effect of a single fence and hedgerow.
- (7) All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of material, preventing the collection of stagnant water, extermination procedures, or other means.
- (8) No burning shall be carried on in any junk yard. Fire shall be prevented and hazards avoided by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary (gas tanks shall be drained), by the provision of adequate aisles at least fifteen (15) feet for escape and firefighting, and by other necessary measures.

7.19 KENNELS

Within the RF District, kennels are permitted by special exception and as a permitted use in the A District, subject to the following requirements:

- (1) All animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls or runways shall be located within the rear yard.
- (2) All animal boarding buildings that are not wholly-enclosed and any outdoor animal pens, stalls, or runways shall be a minimum of one hundred (100) feet away from all property lines.

- (3) All outdoor running areas shall be enclosed to prevent the escape of the animals; all such enclosures shall be a minimum of ten (10) feet from all property lines.
- (4) All animal wastes shall be regularly and properly disposed of.
- (5) The applicant shall demonstrate a working plan to prevent or alleviate any noise problems emanating from animals boarded on the site.

7.20 LIQUID FUEL STORAGE AND DISTRIBUTION

Operations utilizing liquid fuel storage and distribution shall be permitted as a conditional use in the RI District subject to the following requirements:

- (1) No activity or part thereof shall be located closer than three hundred (300) feet to the lot line of any school, hospital, nursing home or dwelling unit, nor closer than one hundred (100) feet from a public right-of-way.
- (2) The activity must be entirely fenced with opaque material at least ten (10) feet in height. A living fence may not be substituted.

7.21 MANUFACTURING

Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, foodstuffs, and products shall be a permitted use in the RI District subject to the following requirements:

- (1) The screen requirements of Article IX and the sign regulations of Article VIII of this Ordinance shall be met.
- (2) Parking: Three (3) off-street parking spaces for every four (4) employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.
- (3) Wholesale sales are permitted when linked with production of the sale items on the same premises.
- (4) No toxic or chemical wastes shall be stored on the site except in a manner approved by the PA Department of Environmental Protection and with the knowledge of the fire companies serving the area.

7.22 MINI-STORAGE WAREHOUSES

Mini-storage warehouses are permitted only as specified in the Rural Industrial District Regulations. All applications for such uses shall also meet the criteria established for retail uses in Section 4.01 of this Ordinance as well as the standards outlined below.

- A. There shall be no commercial or residential use conducted from or occurring within such facilities. Such warehouses shall be used exclusively for the storage of personal property, goods and materials.
- B. Access to such facilities shall be sufficient to accommodate the size and type of items likely to be stored in the warehouse units.
- C. All external storage of boats, RV's, or other vehicles shall be protected by security fencing and shall be shielded from public view.

- D. There shall be no storage of explosive, toxic, radioactive or highly flammable materials.
- E. The height of such storage facilities shall not exceed 20 feet, nor shall any storage unit exceed 3,000 sq. ft. in size.
- F. The maximum building coverage for such storage facilities shall be 50%.

7.23 MINING AND EXTRACTIVE OPERATIONS

Uses such as excavating, quarrying, mining, and the processing of top soils, gravel, sand, clay, shale or other natural formations such as natural gas production and/or storage, shall be permitted as a conditional use in the RI District subject to the following requirements:

- (1) All activities must be compliance with all applicable federal, state and local regulations.
- (2) An Erosion and Sedimentation Control Plan, as described in Article VI Section 6.11 and approved by the County Soil Conservation District, shall be implemented to minimize the adverse impact of the activity. Additional measures determined as necessary by the County Planning Commission may be required.
- (3) When applying for a zoning permit, the application shall provide the following plans and information:

Site Plan Specifications

- A. The applicant shall provide a full set of all documentation and plans required to meet the permit requirements of the PA Department of Environmental Protection.
- B. Analysis of the impact upon roads shall be presented and the weight of trucks indicated.

Performance Standards

- A. Access. Truck access shall minimize danger to traffic and avoid nuisance to surrounding properties.
- B. Dust Abatement. The applicant shall describe how mud and dust will be controlled during operations.
- C. Setbacks. No excavation, quarry wall, storage or area in which processing is conducted shall be located within two hundred (200) feet of any lot line, two hundred (200) feet of any street right-of-way, or within two hundred (200) feet of any zoning district boundary line.

7.24 MOBILE HOMES ON INDIVIDUAL LOTS

A mobile home shall be permitted on an individual lot in any District permitting single family residences. When reviewing permit applications for such mobile houses, the Zoning Officer shall utilize the following criteria and may require additional information to be submitted where it is necessary in order to adequately protect the health, safety, and welfare of Township residents.

- (1) Every lot to be used for the placement of an individual mobile home shall have a gross area at least equal to the minimum lot size of the District in which it is located. In addition, the unit must be situated on the lot to meet the applicable minimum setback line requirements.

- (2) All mobile homes shall be placed upon one of the following types of foundations:
 - A. Permanent Foundation. A permanent foundation shall consist of no less than footers or masonry construction set well below the frost line. Such foundation shall be constructed to leave no unnecessary open space between the mobile home and the foundation, except for windows or other openings as might be necessary for purposes such as floodproofing.
 - B. Stand or Pad. A pad or stand, properly graded, placed and compacted so as to be durable and adequate to support maximum anticipated loads during all seasons may be utilized.
- (3) Every mobile home shall be firmly anchored to its foundation prior to the unit being occupied. The mobile home foundation shall be provided with anchors and tie-downs, such as cast-in-place concrete "deadman" eyelets embedded in concrete or runways, screw augers or arrow head anchors. The anchoring system shall be designed to resist a wind velocity of at least ninety (90) miles per hour.
- (4) Each mobile home shall have a continuous wall around its entire perimeter in accordance with one of the following methods:
 - A. Permanent Walls. A permanent wall may be constructed of concrete or masonry and shall extend from the unit floor system to concrete footing below the subgrade frost line; i.e. the extension of a permanent foundation.
 - B. Skirting. If a masonry wall is not used, each mobile home shall be encircled with skirting designed to compliment its appearance. Skirting shall include materials which have been prefabricated for this specific purpose. Bales of hay or plywood shall not be allowed.
- (5) Access to crawl space created by the installation of a wall shall be provided by means of a door or panel capable of being locked.
- (6) Every unit to be used as a dwelling unit must contain a minimum of six hundred fifty (650) square feet of habitable floor area.
- (7) Every unit which is to be placed in the Floodplain must comply with all provisions contained in the Municipal Floodplain Ordinance.

7.25 MOBILE HOME PARKS

Mobile home parks are permitted as a conditional use in the A and RF Districts, subject to the following provisions.

- (1) General Standards
 - A. A notice shall be placed on the land development plan stating that it shall be the responsibility of the mobile home park owner to maintain all park facilities, including streets, sewage disposal facilities, and areas designated as open space.

- B. The minimum width of any mobile home lot shall be not less than 75 feet. The minimum length of any mobile home lot shall be not less than 120 feet or equal to the overall length of any mobile home located on the lot plus 30 feet, whichever length is greater. The minimum size of any mobile home lot shall be not less than 10,000 square feet. The maximum number of mobile home lots per acre shall be 4.
- C. A mobile home pad, properly graded, placed, and compacted so as to be durable and adequate for support of the maximum anticipated loads during all seasons, shall be provided on each mobile home lot within the development. Each pad shall be provided with an anchoring system designed to resist the flotation, collapse, and lateral movement of mobile homes.
- D. An all-weather patio of a minimum area of 200 square feet shall be provided on each mobile home lot.
- E. A minimum of two off-street parking spaces per each mobile home lot within the development shall be provided within 200 feet of the lot to be served.

2. Set Backs, Buffer Strips, and Screening Requirements

- A. All mobile homes, auxiliary park buildings and other park structures shall be located at least 40 feet from the mobile home park boundary lines. The minimum buffer strip may be reduced to 25 feet if a suitable perimeter screening of plantings or fencing is provided.
- B. Mobile homes shall be located at least 50 feet from any auxiliary park buildings and any repair, maintenance or storage areas of buildings.

3. Design Standards

- A. A mobile home park shall have a gross area of at least five contiguous acres of land suitable for development.
- B. The developer shall provide a minimum of 10 percent of the gross area of the mobile home park for recreational/open space.
- C. Access to mobile home lots within the development shall be provided via an internal street designed and constructed in accordance with the standards of Article V, Section 501 of the County Sub-Division ordinance.
 - 1. The State Highway System includes all public streets and highways operated and maintained by the Pennsylvania Department of Transportation.
 - 2. The Municipal Street System includes all public streets and roads maintained by local municipalities (cities, townships, and boroughs). Developers proposing public dedication of streets within Mobile Home Park shall submit road design and construction plans, which meet the minimum specifications of the local municipality as part of the plan submission process. A deed, which dedicates the land to be used as a public street to the municipality, shall be recorded with the final plan.
 - 3. Private streets include all streets or roads not dedicated, accepted, and maintained for public use. Private streets may be permitted where the following conditions can be met:

- a. A survey of the centerline of the private right-of-way shall be shown on the plot plans along with a notation identifying the street and right-of-way as being private.
 - b. The subdivider shall provide a right-of-way Use & Maintenance Agreement in each deed, lease, or conveyance prescribing a right-of-way width and location and setting forth an arrangement between the subdivider and buyer or lessee for maintenance of the private right-of-way.
 - c. Where an existing private right-of-way is proposed to provide access to a new subdivision, the subdivider shall provide a right-of-way Use & Maintenance Agreement signed by all property owners using all the right-of-way if such an Agreement has not been previously included in the existing deeds. This Agreement shall be recorded with the final plan and prescribe a right-of-way width and location in accordance with the standards of this Ordinance and set forth arrangements for maintenance of the private right-of-way.
4. Mobile home parks shall be provided with water supply and sanitary sewer facilities designed and constructed in accordance with the standards of the Department of Environmental Protection and the following regulations.
- a. The developer shall construct a system of water mains and connect with such public water supply system where a public water supply with sufficient capacity is available at plat boundary or within a reasonable distance thereto (1,000 feet).
 - b. If a public water supply system is not available under the conditions stated above, the developer shall provide individual or community wells to serve the mobile home park which shall be approved by the Department of Environmental Protection.
 - c. Where wells provide a water supply in a mobile home park, at least one test well shall be drilled in the proposed area for each 10 lots, or upon the requirements of the Department of Environmental Protection.
 - d. All public water systems shall be laid wherever possible in the planting strip on the higher side of the street and constructed in accordance with the standards of the authority, utility company, Department of Environmental Protection or municipal department operating such water mains.
 - e. The developer shall construct a sanitary sewer system and connect with such sewer main and provide lateral connections for each lot where a public sanitary sewer main is available at plat boundary or within a reasonable distance thereto (1,000 feet of mobile home park).
 - f. If a public sanitary sewer main is not available under the conditions stated above, the developer shall construct a public or community sewage treatment system as approved by the Department of Environmental Protection.
5. All sanitary sewers shall be constructed and installed according to the standards of the authority or municipal department operating such sewers. Storm water shall not be permitted to enter sanitary sewers.
6. All phases of construction, including excavation, trench, pipe size, grade, back-fill and manholes shall be in accordance with approved construction drawings, Department of Environmental Protection

requirements, and inspected by the Township Engineer, his authorized representative, authority or health officer during the entire construction period.

7. In areas where a municipal sewer is planned to be available but not yet built, laterals shall be extended to the center of the street or into the right-of-way, and trunk lines provided to the edge of the mobile homes closest to the municipal trunk location and capped. Until such time as a municipal sewer becomes available, a project system must be installed. In the case of a project system, a trunk shall be provided to connect into the municipal system.
8. All phases of construction, including minimum size line, excavation, trench, type pipe, back-fill hydrants, tees and valves shall be in accordance with approved construction drawings, Department of Environmental Protection's Standards and inspected by the Township Engineer, his authorized representative or the authority or agency representative of the utility company during the entire construction period.

4. Inspection Costs

- A. The developer is required to pay inspection costs for utility and infrastructure improvements associated with the mobile home park.

7.26 MULTI-FAMILY DWELLINGS

Multi-family dwellings shall be defined as a single structure designed for and constructed to contain three (3) or more dwelling units and shall be permitted as a special exception in the RF District. Every such structure shall meet the requirements of Article VI, Section 602.4 of the County Subdivision and Land Development Ordinance and the requirements outlined below:

(1) Design Standards

A. Site Plan Specifications and Procedures

All procedures shall conform to Articles III and IV of the County Subdivision and Land Development Ordinance.

B. Minimum Lot Area

1. Each multi-family dwelling shall have a gross area at least equal to the minimum lot size for the District in which it is located, plus an additional fifteen (1500) square feet for each dwelling unit where the structure is situated in a residential district.
2. Where individual dwelling units of a townhouse or other single-family attached dwellings are to be conveyed, and adequate arrangements can be made for sewage treatment, the following shall apply:

Interior Lot Area 8,000 sq. ft.
Exterior Lot Area 10,000 sq. ft.

- C. Traffic access and Parking Facilities. All new streets or access drives shall be designed and constructed in accordance with Article X of this Ordinance.

- D. Sewage and Water Facilities. The developer must provide adequate water and sewage facilities, preferable by public or community facilities and comply with Sections 510 and 511 of the County Subdivision and Land Development Ordinance.
- E. Application for multi-family dwellings shall include a Stormwater Management Plan in accordance with Section 513 of the County Subdivision and Land Development Ordinance.

7.27 PLANING MILL/SAWMILL

Planing mills where wood products are sold or processed to finished items shall be allowed as a permitted use in the A and RI District and as a special exception in the RF District.

- (1) The principal use may be combined with a lumber yard.
- (2) The screening requirements of Article IX of this Ordinance shall be met.
- (3) The noise level shall not exceed sixty-five (65) decibels at property line.
- (4) As a minimum, the structure containing the saws and/or planing equipment shall be located at a minimum of two hundred (200) feet from any residential property.
- (5) No chemicals or creosote shall be used on the premises as an additive to the wood products in any case where the facility is located closer than two hundred (200) feet of a water course.

7.28 PROFESSIONAL OFFICES

Professional offices shall be permitted in the RC District subject to the following requirements:

- (1) Examples of permissible professional offices include the practice of engineering, medicine and dentistry, law, accounting, and architecture.
- (2) One (1) off-street parking space shall be provided for each three hundred fifty (350) square feet of office space in addition to any other uses requiring parking spaces.
- (3) Access is from a primary street which has a right-of-way width of not less than thirty-two (32) feet.

7.29 RECYCLING COLLECTION POINTS

Recycling collection points, or drop box sites, designed for the efficient disposal and collection of recyclable materials, may be established as a special exception in the RF and RC Districts, subject to the following requirements:

- (1) All recyclables shall be placed in enclosed and labeled containers expressly provided for this purpose.
- (2) The container, or containers, shall be setback at least twenty (20) feet from the roadway right-of-way, or thirty (30) feet from the center line of the roadway, whichever is greater. A paved apron at least ten (10) feet wide is also required.

- (3) The recycling area shall have a buffer on each side, which consist of trees and shrubs.

7.30 RESIDENTIAL AND SEASONAL DWELLINGS (INDIVIDUAL)

Individual residential and seasonal dwellings that are not part of a Planned Residential and Seasonal Development as described in Article XI are permitted in the Nature Conservation (NC) District, subject to the following requirements;

- (1) The minimum lot size is ten (10) acres per dwelling. However, one (1) seasonal dwelling may be permitted on a lot of less than ten (10) acres if the lot existed prior to the effective date of this Ordinance, and there are no existing dwellings on the lot.
- (2) There shall be only one principal building per lot. All other buildings and uses shall be limited to accessory uses which are clearly incidental and subordinate in size and mass to the principal use.
- (3) Temporary living arrangements for seasonal dwellings shall not be allowed for more than one hundred eighty (180) days per year. Temporary living arrangements using recreational vehicles as defined in Article III of this Ordinance shall not be allowed.
- (4) All living arrangements, whether temporary or permanent, shall comply with the Municipal Privy Ordinance which includes soil suitability testing and approval by the Sewage Enforcement Officer.
- (5) Individual dwelling units located in the District shall comply with applicable provisions of the County Subdivision and Land Development Ordinance. If an inconsistency is found, the stricter requirement shall apply.

7.31 RESIDENTIAL CONVERSION

The following standards shall apply to the conversion of an existing single-family detached dwelling when permitted under this Ordinance:

- (1) The maximum number of dwelling units resulting from conversion shall be three (3).
- (2) The minimum space per dwelling unit shall be six hundred (600) square feet.
- (3) The conversion dwelling shall maintain the facade and appearance of a single dwelling with a single front entrance. The dwelling units may share the single front entrance.
- (4) Except as may be necessary for purposes of safety, the building shall retain the same structural appearance it had before such conversion.
- (5) Additional entrances, when required, shall be placed on the side or rear of the building. Exterior stairways and fire escapes shall be located on the rear wall in preference to either side wall, and in no case be located on a front or side wall facing a street.
- (6) Separate cooking and sanitary facilities shall be provided for each dwelling unit, except where a family relative or dependant customarily takes their meals with a family member.

- (7) A floor plan shall be included with the application. A lot plan shall also be included in the application which identifies off-street parking and other lot improvements.
- (8) The minimum lot area and bulk regulations for the applicable zoning district shall be met.
- (9) Twenty-five (25) percent of the lot area shall be reserved and maintained as common open space for residents of the dwelling units.

7.32 RESIDENTIAL DEVELOPMENT/AGRICULTURAL DISTRICT

Single-family dwelling units shall be located so as to utilize the least agriculturally productive land feasible in order to minimize interference with agricultural production.

- (1) Land shall be considered of low quality for agricultural use if:
 - A. The land cannot feasibly be farmed due to existing features of the site such as rock outcroppings, surface rock that inhibits plowing, heavily wooded areas or slopes in excess of fifteen (15) percent;
 - B. The land consists of Soil Classes III, IV, or V; or
 - C. Identified as such by the County Conservation District.
- (2) The minimum lot size per dwelling shall be one (1) acre.
- (3) Prime farmland, Soil Classes I and II, shall not be used for residential development except in the case where 1) the size or shape of the parcel will not permit efficient use of farm machinery, or 2) no other land on the tract can be used for residential development.
- (4) In any case, the maximum number of units which can be located on prime farmland shall not exceed one (1) single family residence for every ten (10) acres.

7.33 RETIREMENT COMMUNITY

Within the RF, R1 and R2 Districts, a retirement community designed to accommodate people of retirement age is permitted as a special exception, subject to the following requirements:

- (1) The density, open space, minimum site area and impervious surface standards for the applicable zoning district and use shall be met.
- (2) Residents must be at least fifty-five (55) years of age, with no children at home under the age of eighteen (18).
- (3) Prior to final approval, the Township must be satisfied with legal arrangements pertaining to age restrictions.
- (4) A multi-purpose community center is permitted as part of the retirement development.

7.34 ROADSIDE FARM STAND

A permanent structure or building used for the display and sale of farm products, produced or raised on the premises shall be permitted as an accessory use in the A and RF Districts, subject to the following requirements:

- (1) Such use shall exclude card tables, wagons, benches and similar temporary set-ups that do not accompany a permanent farm stand.
- (2) The roadside farm stand is an accessory use to a farm.
- (3) A roadside farm stand may only be located on the lot from which the products for sale in it originate.
- (4) There shall be only one (1) roadside farm stand per lot.
- (5) A roadside farm stand may also sell farm products from any farm abutting the lot on which the farm stand is located.
- (6) Combined building floor area and horizontal space within or under a structure shall not exceed fifteen hundred (1500) square feet.
- (7) A farm stand may be located on a lot with other permitted uses.

7.35 RURAL RETAIL SHOPPING CENTER

A neighborhood or small retail shopping center, or plaza, that is planned and designed as a complex of related structures shall be permitted in the RC District, subject to the following requirements:

- (1) Rural shopping centers shall have a minimum site area of five (5) acres.
- (2) Medical office, professional office, retail stores, service businesses, financial establishment, eating place, indoor entertainment, and theater may be permitted.
- (3) The development shall be designed as a single architectural style.
- (4) The distance between buildings shall be twenty (20) feet.
- (5) Lighting facilities shall be provided and arranged in a manner which will protect neighboring properties from direct glare.
- (6) A landscaped buffer along any residential or agricultural area shall be provided and shall be not less than seventy-five (75) feet in width, measured from the shopping center boundary. The buffer shall consist of trees and shrubs and ground cover with a minimum cover of five (5) trees per one hundred (100) lineal feet. Trees shall be at least two (2) inch caliper and staked at the time of planting. Other buffer requirements of this Ordinance shall also apply.
- (7) All streets, parking areas, loading and other areas designed for vehicular use shall be in accordance with Article X of this Ordinance.

7.36 SANITARY LANDFILLS AND TRANSFER STATIONS

Sanitary landfills and transfer stations shall be permitted as a conditional use in the RI District subject to the following requirements:

- (1) All activities must be in compliance with all applicable federal, state and local regulations.

- (2) All activities must be entirely fenced with an opaque material at least ten (10) feet in height. A living fence shall not be substituted.
- (3) Setbacks on all sides must be at least three hundred (300) feet.
- (4) All access roads must be constructed to meet the requirements of the Pennsylvania Department of Transportation Form 408.

7.37 SWIMMING POOLS (PRIVATE)

Private swimming pools are permitted in all Districts except NC and RI as an accessory use, subject to the following requirements:

- (1) The pool shall be intended and shall be used solely for the enjoyment of the occupants and their guests of the principal use of the property.
- (2) The pool shall be located in either the rear or side yard of the property.
- (3) All in-ground pool areas shall be fenced or otherwise protected so as to prevent uncontrolled access by children from the street or adjacent properties. The barrier shall be not less than four (4) feet in and shall be maintained in good condition. Where an in-ground pool height is located more than two hundred fifty (250) feet from a residence on an adjoining property, a wall or fence shall not be required. However, if a residence is subsequently constructed within this distance, a wall or fence shall be required.
- (4) For above ground pools, the pool shall be fenced as described above or it shall contain a fence and locked gate around its deck or a retractable ladder when not in use.

7.38 CONCENTRATED ANIMAL OPERATIONS AND CONCENTRATED ANIMAL FEEDING OPERATIONS

CAOs and CAFOs are permitted as a conditional use in the A District subject to the following conditions:

- (1) Applicant must obtain a National Pollutant Discharge Elimination System ("NPDES") permit as required by applicable law and provide a copy of said permit with the application for conditional use.
- (2) Applicant must develop and submit a Nutrient Management Plan and obtain the approval of said plan in accordance with the Nutrient Management Act. Applicant must provide a copy of said plan and a copy of the approval of said plan by the appropriate conservation district or commission along with the application for conditional use.
- (3) No CAO or CAFO shall be allowed on lots less than 10 acres in size.
- (4) Yard and building size requirements shall be as follows:
 - (a) Minimum front yard - 200 feet
 - (b) Minimum side yard - 200 feet
 - (c) Minimum rear yard - 200 feet
 - (d) Maximum building height - 25 feet
 - (e) Maximum building lot coverage - 20%
- (5) Buildings, lagoons and manure holding pits are prohibited from flood Plains, floodways and slopes of 10 degrees or more.

- (6) A hydrogeologic study shall be provided with each application showing The direction and quantity of surface water flow on the subject lot and the adequacy of ground water quantity for a one year period. Said study shall also show the effects of nutrient application on all surface and underground aquifers, streams and other bodies of water. Applicant shall pay the cost of the Township Engineer to review, assess, evaluate and otherwise determine the acceptance of said study.
- (7) A stormwater management plan shall be prepared in accordance with Applicable Township and County standards and provided with each application. The applicant shall pay the cost of the Township Engineer to review, assess, evaluate and otherwise determine the acceptance of the same.
- (8) The applicant shall prepare and provide with each application an odor abatement plan designed to abate or minimize odors produced by the CAO/CAFO. Odor plume movement with seasonal and day/night affects as well as odor chemical composition shall be provided as a minimum. The plan shall show the steps to be taken to abate or minimize odors that would interfere with neighbors. Applicant shall pay the cost of the Township Engineer to review, assess, evaluate and otherwise determine the acceptance of the plan.

ARTICLE VIII
SIGN REGULATIONS

8.00 GENERAL

The following regulations shall apply to all Zoning Districts.

- (1) Permits to construct, install and maintain signs shall be obtained from the Township Zoning Officer.
- (2) Signs may be erected and maintained only when in compliance with the provisions of this Ordinance and all other Ordinances and Regulations relating to the erection, alteration, or maintenance of signs.
- (3) Signs shall not contain moving parts nor use flashing or intermittent illumination. The source of light shall be steady and stationary.
- (4) No sign shall be placed in a position, or have illumination that it will cause any danger to pedestrians or vehicular traffic.
- (5) Floodlighting of any sign shall be arranged so that the source of light is not visible nor glare is detected from any property line or vehicular access, and that only the sign is illuminated.
- (6) No sign other than official traffic signs shall be erected within the right-of-way lines of any street.
- (7) Every sign must be constructed of durable material and be kept in good condition. Any sign which is allowed to become dilapidated shall be removed by the owner, or upon failure of the owner to do so, by the Township at the expense of the owner or lessee. The Township Zoning Officer shall make such determination as to state of repair. All violations shall be corrected within ninety (90) days of receiving notice of violation.
- (8) No sign shall be erected or located as to prevent free ingress to or egress from any window, door, fire escape, sidewalk or driveway.
- (9) No sign shall be erected which emits smoke, visible vapors or particles, sound or odor.
- (10) No sign shall be erected which uses an artificial light source, or reflecting device, which may be mistaken for a traffic signal.
- (11) No sign shall be erected containing information which implies that a property may be used for any purpose not permitted under the provisions of this Ordinance.
- (12) No sign shall be placed on any tree except political signs, yard or garage sale signs, hunting and trespassing signs. Any political, yard or garage sale signs must be removed no later than five (5) days after the cessation of the posted event.
- (13) The distance from ground level to the highest part of any free-standing sign shall not exceed eight (8) feet in residential districts.

- A. Such signs shall be removed within fourteen (14) days upon completion of the work or special event.
 - B. The area of such signs shall not exceed six (6) feet.
 - C. Such signs shall be located on the applicable property.
- (6) Signs advertising an existing non-conforming use, provided that:
- A. The area on one side of such sign shall not exceed six (6) square feet.
 - B. The sign shall be erected only on the applicable premises.
 - C. No more than one such sign shall be erected on any one street frontage.
- (7) Signs necessary for the identification and protection of public utility corporation facilities, provided that the area of one side of such sign shall not exceed four (4) square feet.
- (8) Signs within a residential subdivision to direct persons to a rental office or sample unit within that subdivision provided that the area on one side of any such sign shall not exceed two (2) square feet.
- (9) Trespassing signs and signs indicating the private nature of the premises. The area of any one side of such signs shall not exceed two (2) square feet and the signs shall be placed at intervals of not less than one hundred (100) feet along any street frontage.
- (10) Sign denoting the name of a subdivision or development, provided that:
- A. The area on one side of such sign shall not exceed twenty-four (24) square feet.
 - B. The sign shall be erected only on the premises on which the subdivision or development is located.
 - C. No more than one such sign shall be erected on any one street frontage.
- (11) Free-standing signs, provided that no more than one (1) free-standing sign, exclusive of all directional signs, shall be allowed on any one property.

8.02 SIGNS PERMITTED IN THE RC AND RI DISTRICTS

- (1) Any sign permitted under Section 8.01 of this Article.
- (2) Commercial signs, provided that:
 - A. The total area on one side of all signs placed on or facing any one street frontage of any one premises shall not exceed twenty (20) square feet, except in the case of a tract or building housing more than one commercial use.
 - B. In the case of a building, or tract of land housing more than one use, one permanent directory or identifying sign for the building or tract may be erected. The area on one side of said sign shall not exceed forty (40) square feet. In addition, for each use located within that building, or on the same lot, one wall-mounted sign shall be permitted.

The area of such sign shall not exceed twelve (12) square feet, may be attached to that portion of the building housing in use.

- C. No more than two separate signs shall face any one street frontage for any one use except in the case of a tract containing a directory sign.

(3) Directional signs, provided that:

- A. The area on one side of a directional sign shall not exceed two (2) square feet.

(4) Free-standing signs, provided that:

- A. No more than one (1) free-standing sign exclusive of all directional signs shall be allowed on any one property.
- B. The area on one side of a free-standing sign shall not exceed thirty-two (32) square feet, exclusive of all directional signs.

8.03 SIGNS PERMITTED IN THE A AND RE DISTRICTS

- (1) Any sign permitted under Section 8.01 of this Article.
- (2) Commercial signs, provided that the total area on one side of all signs placed on or facing any one street frontage of any one premises shall not exceed sixteen (16) square feet.

8.04 EXISTING SIGNS

- (1) Existing signs may be continued provided that all such signs shall conform to the General Requirements as set forth in Section 8.00 of this Article.
- (2) Any sign existing at the time of the passage of this Ordinance that does not conform with the regulations of the District in which such sign is located shall be considered a nonconforming use and may continue in such use in its present location until replacement or rebuilding becomes necessary, at which time a zoning permit will be required and the sign brought into conformity with this Ordinance.

ARTICLE IX
SCREENING REGULATIONS

9.00 SCREENING

It is the intent of the screening provisions to provide visual and auditory separation between potentially incongruous land uses. It is a further intent of the following provisions to provide flexibility to the developer or property owner to create effective concealment through performance design requirements below.

9.01 WHERE APPLICABLE

Screening requirements shall be applicable under the following circumstances:

- (1) Where a proposed non-agricultural use abuts an Agriculture District;
- (2) Where a proposed non-residential use abuts an existing residential use;
- (3) Where any proposed multiple family residential building of four or more dwelling units, (including a retirement village, mobile home park, and the like) abuts an existing single family residential area;
- (4) Mobile home parks shall be screened along their entire perimeter, as specified in Article VII of the County Subdivision and Land Development Ordinance;
- (5) Any other instance where screening is required by this Ordinance, or deemed necessary by the Township during its review of a site plan;
- (6) Screening is not required if the features to be screened are set back four hundred (400) feet or more from the lot line along which screening would otherwise be required.

9.02 FEATURES TO BE SCREENED

In addition to the Zoning District boundary areas described above, the following land development features shall be screened on the lot for which development is proposed:

- (1) Loading and unloading areas;
- (2) Parking lots for seven (7) or more vehicles;
- (3) Storage of products or raw materials;
- (4) Refuse storage;
- (5) Mechanical equipment, vents, fans and the like.

9.03 SCREENING LOCATION ON THE LOT

- (1) For screening of features, screening may be located anywhere on the lot provided it effectively shields the features to be screened.
- (2) For a Zoning District buffer, screening shall be located at the lot perimeter representing the Zoning District boundary.

- (3) Screening may be interrupted for necessary driveways to the street, provided a gap in the screening is thirty (30) feet maximum.

9.04 SCREENING METHODS

Effective screening may be accomplished through use of any one or combination of the following:

- (1) Placement of features to be screened behind an existing or proposed landform/berm.
- (2) Use of existing or proposed ninety (90) opaque architectural barriers such as walls, fences and buildings, provided they are architecturally compatible with the style of buildings on the abutting lot(s) that necessitate the screening.
- (3) Use of existing woody vegetation masses such as hedges, woodlands and hedgerows, provided they are preserved intact during construction on the site.
- (4) Proposed woody vegetation plantings such as trees and shrubs.

9.05 REQUIRED WIDTH OF BUFFER SCREEN

The width of buffering screen located between divergent land uses shall be in response to the degree of land use conflict. The width shall be as follows:

A buffer of seventy-five (75) feet width of existing or newly-planted trees is required where any proposed commercial and/or industrial uses abut the A, NC, RF or RR Districts.

A buffer of fifty (50) feet width of existing or newly-planted trees is required where a proposed residential use abuts A, NC or RF Districts. This screen shall also be required as a minimum around proposed mobile home courts.

A planted buffer of twenty-five (25) feet width is required between any other incongruous land uses so deemed by the Township.

To meet the above screening requirements in part or in whole, existing wood lots and hedgerows should be utilized, if they exist.

9.06 SCREENING DESIGN

- (1) For areas requiring a screen width of fifty (50) feet or more, a tree plantation or a combination of trees and shrubs is required.
- (2) Where trees are proposed for screening, at least one (1) tree that normally achieves a height greater than thirty (30) feet shall be planted for every twenty (20) linear feet of distance required to be screened. Any resulting fraction of this division shall be rounded up to the next whole number. Location of the required trees is flexible.
- (3) Where proposed shrubs are used, the maximum distance between plant centers shall be eight (8) feet.
- (4) At a minimum, screening shall be of sufficient height and density to constitute a continuous opaque screen in summer months to a height of six (6) feet within a period of three (3) years of planting.
- (5) Proposed trees and shrubs shall be healthy, typical of their species, have normal growth habits with well developed branches and vigorous root systems.

9.07 PERFORMANCE STANDARDS

- (1) The developer should consider placing improvements on the land in a manner that would lessen the extent and cost of required screening. Examples of sensitive design include the following:
 - A. Situating development in or behind existing vegetation such as woodlots or hedgerows.
 - B. Consolidating development in the smallest possible land area.
 - C. Situating development far from the lot line.
 - D. Situating development behind landform crests.
- (2) To assure compliance with screening requirements, the applicant shall provide a screening plan to enable the Township to access whether proposed screening will create an effective buffer at necessary points. The screening plan may include any one of the following: plot plan with view analysis, landscaping and grading plan, topographic profiles and cross-sections, or photographic evidence. The screening plan shall be drawn to scale and proposed plants shall be indicated, including type, quantity, size at planting time, and spacing.

9.08 MAINTENANCE REQUIREMENTS

- (1) Any proposed tree or shrub planted for screening purposes which dies shall be replaced. Determination of acceptable plant survival shall be made by an agent authorized by the Township.
- (2) Any fence, wall or other architectural method utilized for screening shall be maintained in a structurally sound condition, and the surfaces facing the lot line shall be maintained for an attractive appearance.
- (3) Any landform or existing vegetation mass approved for screening shall not be altered, except for usual maintenance.
- (4) The owner shall be responsible for continual maintenance of the screening. A note on the subdivision land development or site plans shall indicate this, and be signed by the applicant.

ARTICLE X

TRAFFIC CONTROL, INTERNAL CIRCULATION, LOADING AND OFF-ROAD PARKING

10.00 ACCESS AND TRAFFIC CONTROL

To minimize traffic congestion and hazard, control road access and encourage orderly development of street frontage, the following regulations shall apply:

- (1) Every building erected or altered shall be on a lot adjacent to a public road or have access to a public road via an approved private road.
- (2) Unless clearly impractical or inappropriate, lots which abut two (2) or more roads shall have direct access only to the road of lesser functional classification.
- (3) Where lots are created having frontage on expressways, arterial, and collector roads any proposed development road pattern shall also provide frontage to local roads within the subdivision.
- (4) Each use with less than one hundred (100) feet of road frontage shall not have more than one ingress and egress lane to such road. No use with one hundred (100) feet or more of road frontage shall have more than two (2) accessways to any one road for each three hundred (300) feet of road frontage. A common access point for two (2) or more uses is encouraged, where practical, to minimize vehicular access points along roads classified other than local roads.
- (5) All driveways to any public road shall be located a minimum of forty (40) feet from any intersection of road centerlines.
- (6) Provision shall be made for safe and efficient ingress and egress to and from public roads, without undue congestion or interference with normal traffic flow. The developer shall be responsible for the design and construction, and the costs thereof, of any necessary traffic control device and/or highway modifications required by the County, Township or the Pennsylvania Department of Transportation.
- (7) The maximum width of driveway entrances and exits onto a public road, measured at the road line and within the road right-of-way, shall be fourteen (14) feet for one-way driveways and twenty-eight (28) feet for two-way driveways. The radius of the edge of the driveway apron shall not exceed twenty-five (25) feet.

10.01 INTERNAL CIRCULATION

The following regulations shall apply to multiple family residential, commercial and industrial uses, unless otherwise specified:

- (1) Design of Access Aisles and Drives
 - A. Internal drives and service areas shall be designed to prevent blockage of vehicles entering or leaving the site. Drives may be one-way or two-way. Egress to the road shall be in a forward direction.
 - B. Accessways, parking areas and loading areas shall have clearly defined parking bays and circulation designated by markings, curbs, and/or landscaped islands, so that patrons

shall not impede traffic as a result of any confusion as to location of entrances and exits.

- C. All interior drives and accessways shall be paved with an approved all-weather surfaces, and shall be graded, properly drained and maintained in a good condition. Interior drives shall have a maximum grade of eight (8) percent.
- D. Minimum interior drive cartway widths (with no abutting parking):

<u>Use</u>	<u>Two Lane Two-Way Drives</u>	<u>One Lane One-Way Drive</u>
Multi-family	20 feet	12 feet
Residential		
Commercial/office	22 feet	12 feet
Industrial	26 feet	15 feet

- E. Common or shared access driveways to parking and loading areas are permitted and encouraged provided landowners submit an agreement of maintenance responsibility.

(2) Fire Lane Easements

Any use or building located more than six hundred (600) feet from a road shall provide a dedicated fire lane easement consisting of an unobstructed right-of-way width of thirty (30) feet.

10.02 LOADING AND UNLOADING

In connection with any use, building or structure which requires the receipt or distribution of materials by trucks or similar vehicles, there shall be provided a sufficient number of off-street loading and unloading berths in accordance with the following requirements:

(1) Location

Loading and unloading areas shall not be located between the building setback line and street line, and loading facilities shall be screened in accordance with Article IX.

(2) Space Allowed

- A. Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements of any off-street parking facilities or portions thereof.
- B. Loading and unloading space shall be at least twelve (12) feet wide with fourteen (14) feet of vertical clearance, and shall have an adequate maneuvering area.

(3) Surface

Loading and unloading areas shall have an all-weather surface.

10.03 OFF-STREET PARKING

(1) Applicability

- A. Off-street parking facilities shall be provided whenever:
 - 1. A building is constructed or a new use is established.
 - 2. An existing building or its use is changed so as to require more parking facilities.
- B. Off-street parking facilities existing at the effective date of this Ordinance shall not be reduced to an amount less than that required under this Ordinance for a similar new building or use.

(2) Use

- A. Off-street parking shall be an accessory use solely for the parking of patrons, occupants and/or employees.
- B. No motor vehicle repair work of any kind except emergency service shall be permitted within parking lots.

(3) Location

- A. All parking spaces shall be on the same lot as the principal building except herein described. Parking spaces may be located within a structure or in the open.
- B. The parking spaces may be located elsewhere than on the same lot when authorized by the Zoning Hearing Board, subject to some portion of the off-street parking area being within three hundred (300) feet of an entrance, regularly used by patrons.
- C. For all residential dwellings, the parking spaces shall be within one hundred (100) feet of the dwelling unit they serve.
- D. No parking or paved area shall directly abut a street.

(4) Size and Design of Parking Lot

- A. In the layout of parking lots, standard parking dimensions shall be utilized.
- B. Up to one-third (1/3) of the total parking spaces may be designed for compact vehicles.
- C. Parking lots shall be landscaped in accordance with Article IX.
- D. Parking lots shall be illuminated at night.
- E. Parking lots shall have an all-weather surface.
- F. Parking lots shall have a minimum slope of one (1) percent and a maximum slope of five (5) percent. Stormwater run-off shall not be directed across pedestrian walkways or other lots.

(5) Handicapped Parking

The following shall apply to commercial, industrial, office, institutional, and educational uses:

- A. If the total number of required parking spaces exceeds twenty (20), a minimum of two (2) percent of the total number of parking spaces, but not less than two (2) parking spaces, shall be designed for physically handicapped persons.
- B. Said spaces shall be most accessible and approximate to the building or buildings which the parking spaces shall serve.
- C. Each space or group of spaces shall be identified with a clearly visible marking displaying the international symbol or access.
- D. Each space shall be twelve (12) feet wide and shall abut a level, paved surface.

10.04 SPECIFIC PARKING REQUIREMENTS

Specific parking requirements for various uses in each District shall be as follows:

Parking Residential Uses

- (1) Townhouses and multi-family low-rise apartments: two (2) parking spaces per dwelling unit.
- (2) Residential conversion units: two (2) spaces per dwelling unit.
- (3) Mobile homes: two (2) spaces per dwelling unit.

Parking for Public and Semi-Public Uses

- (1) Places of worship or other public auditorium: one (1) parking space for every three (3) seats provided for assembly.
- (2) Nursing and convalescent homes: one (1) parking space for every three (3) beds plus one (1) space for each employee on the largest shift.
- (3) Clinic and medical five (5) patient spaces per doctor and one (1) space for each staff member.
- (4) Day care centers: one (1) space for each employee and an off-street loading and unloading area to accommodate one (1) space for each six (6) children cared for in the center.
- (5) Parks and playgrounds which include spectator seating: one (1) parking space for every three (3) seats.

Parking for Commercial Uses

- (1) Retail stores and commercial uses: one (1) parking space for every three hundred (300) square feet of floor space used for sales purposes and one (1) space for each employee.
- (2) Supermarkets and dairy stores: one (1) parking space for every two hundred (200) square feet of floor space used for sales purposes and one (1) space for each employee.

ARTICLE XI

SPECIAL EXCEPTIONS/CONDITIONAL USES

11.00 SPECIAL EXCEPTIONS/CONDITIONAL USES

For any use permitted by special exception/conditional use, a special exception/conditional use must be obtained from the Township Zoning Hearing Board/Crawford Township Supervisors. Unless otherwise specified or specifically extended by the Township Zoning Hearing Board/Crawford Township Supervisors, a special exception/conditional use authorized by the Board/Supervisors expires if the applicant fails to obtain, where required to do so, a zoning permit within six (6) months of the date of the authorization of the special exception/conditional use.

11.01 REFERRAL TO PLANNING COMMISSION

Where the Township Zoning Ordinance has stated special exceptions/conditional uses to be granted or denied by the Township Zoning Hearing Board/Township Supervisors pursuant to the express standards and criteria, the Township Zoning Hearing Board/Township Supervisors shall hear and decide request from such special exceptions/conditional uses in accordance with such standards and criteria. All applications for a special exception/conditional use may be referred to the County Planning Commission, if required by the Zoning Hearing Board/Township Supervisors, who shall make a study thereof and recommendation thereon to the Board within thirty (30) days from the date of the receipt of said application by the County Planning Commission.

11.02 REFERRAL TO TOWNSHIP ZONING HEARING BOARD/TOWNSHIP SUPERVISORS

The Township Zoning Hearing Board/Township Supervisors may grant a special exception/conditional use if the exception/use meets all standards and criteria in this Ordinance and the following general provisions:

- (1) Purpose - The purpose of the proposed use must be consistent with the Township's community development objectives.
- (2) Compatibility - The proposed use shall be in the best interest of properties in the general area.
- (3) Suitability - The proposed use shall be suitable for the population served, frequency of use, adequacy of space and traffic generation.
- (4) Serviceability - Assurance shall be made as to the adequacy and availability of utility services such as sanitary and storm sewers, water, trash and garbage collection and disposal.
- (5) Accessibility - The proposed use shall provide adequate ingress and egress, interior circulation of both pedestrian and vehicles.
- (6) Water Supply - The applicant must establish that there is an adequate water supply in accordance with Section 5.10 of the Clinton County Subdivision and Land Development Ordinance.
- (7) Drainage - The applicant must establish compliance with drainage requirements of Section 5.12 and Section 5.13 in the Clinton County Subdivision and Land Development Ordinance.
- (8) Sewage - The applicant must establish that adequate provisions will be made to dispose of the sewerage consistent with the Pennsylvania Department of Environmental Protection.

- (9) In granting a special exception/conditional use, the Zoning Hearing Board/Township Supervisors may attach other reasonable exceptions and safeguards it deems necessary to meet the purposes of this Ordinance.

The applicant shall have the duty of presenting evidence supporting the required findings. The burden of persuasion shall be upon the applicant as to the requirements herein.

The Township Zoning Hearing Board/Township Supervisors has the right to perform or have performed by a professional consultant relevant investigations or studies to assure the public safety, health and welfare and require the costs to be borne by the applicant.

Parties before the Township Zoning Hearing Board/Township Supervisors who object to the special exception/conditional use application shall have the duty of presenting evidence on the general effect of a proposed special exception/conditional use if the objecting parties desire the Township Zoning Hearing Board/Township Supervisors to consider the following issues:

- (1) That the grant of the special exception/conditional use shall not materially increase traffic congestion in the roads and highways, nor cause nor encourage commercial or industrial traffic to use residential streets, so as to pose a substantial threat to the health and safety of the community;
- (2) That adequate water, sewage, storm drainage, fire and police protection and other public requirements can not be provided for the use;
- (3) That overcrowding of land or undue congestion of population will result thereby;
- (4) That the use of adjacent land and buildings will be discouraged and the value of the adjacent land and buildings will be impaired by the location, nature and height of buildings, walls and fences.
- (5) That the proposed use will adversely affect the health, safety or welfare of the general public.

Parties before the Township Zoning Hearing Board/Township Supervisors who object to the special exception/conditional use application shall have the duty of presenting evidence on the general policy concerns arising from the proposed special exception/conditional use if the objecting parties desire the Zoning Hearing Board/Township Supervisors to consider the following issues:

- (1) That the location of the use, including location with respect to the existing or future streets giving access to it, is not in harmony with the orderly and appropriate development of the zoning district in which the use is to be located;
- (3) That the nature and intensity of the operations involved are not in harmony with the orderly and appropriate development of the zone in which the use is to be located;
- (3) That the overall effect thereof shall not be in harmony with the County Comprehensive Plan.

Mere allegations by objecting parties of an adverse impact on general policy concerns shall not be considered evidence. Objecting parties desiring findings to be made on any of the matters set forth in this subsection must present into evidence facts which support a finding of an adverse impact on general policy concerns. Upon presentation of such evidence by objecting parties, the

applicant shall have the opportunity to present rebutting evidence on these issues. In the event that the objecting parties have properly raised any issue under this subsection, the burden of persuasion shall be upon the objecting party.

The Township Zoning Hearing Board/Township Supervisors shall make findings in writing within the time period allowed under the applicable provisions of the Pennsylvania Municipalities Planning Code and this Ordinance.

11.03 CONDITIONS FOR GRANTING A SPECIAL EXCEPTION/CONDITIONAL USE

In granting a special exception/conditional use, the Township Zoning Hearing Board/Township Supervisors may attach such reasonable conditions and safeguards in addition to those expressed in this Ordinance, considered necessary to implement the purposes of this Ordinance, including exceptions which are more restrictive than those established for other uses in the same district and may require among others and where appropriate the following:

- (1) Interior drives and an automobile parking arrangement that prevents blockage of vehicles entering or leaving the site and minimal conflicts between pedestrian/ vehicular and vehicular/vehicular points of intersection or contact and/or landscape barriers.
- (2) Areas for loading and unloading delivery trucks and other vehicles and for the servicing of shops by refuse collection, fuel and other service vehicles and shall be so arranged that they may be used without blockage or interference with the use of accessway of automobile parking facilities.
- (3) Screened storage of any proposed outside materials and screened separation between mix use in conformance with this Ordinance.
- (4) Landscaping of any part or portion of the site which is not used for building, other structures, loading or parking spaces and aisles, sidewalks and designated storage areas to:
 - A. Restrict blowing trash;
 - B. Retain and absorb surface water runoff;
 - C. Deter improper and unsafe access to the site by the public.
- (5) Any proposed display of signs which does not constitute a hazard to public safety by reason of location, content, coloring, or manner of illumination or by any other display method so as to obstruct or detract vision at drive or free ingress and egress from a site, window, fire escape or door.
- (6) Adequate easements or rights-of-way for drainage and utilities.
- (7) Positive drainage away from the buildings and proper surface water drainage so as to prevent ponding or the erosion and flooding of abutting properties and street.
- (8) Appropriate stormwater and soil erosion and sedimentation measures must be taken.
- (9) Protection and mitigation measures to assure the integrity of individual or public water systems.

11.04 REQUIREMENTS FOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Within six (6) months of receiving special exception approval from the Crawford Township Zoning Hearing Board, the landowner, where required to do so, shall apply for land development plan approval as stipulated in the Clinton County Subdivision and Land Development Ordinance.

ARTICLE XII

NONCONFORMING USES

12.00 NONCONFORMING STRUCTURES

Any nonconforming use or structure legally existing at the time of the adoption of this Ordinance or which is created whenever a District is changed by amendment hereafter, may be continued, altered, reconstructed, changed, sold, or maintained even though it does not conform to the regulations of the District in which it is located, except as provided below. It is the intent of this Ordinance to permit these nonconformities to continue until they are abandoned. The Zoning Officer may identify and register the nonconforming uses and structures existing as of the effective date of this Ordinance, to provide written assurance of the right to continue the use.

12.01 NONCONFORMING STRUCTURE ALTERATIONS

Repairs and structural alterations may be made to a nonconforming building or a building occupied by a nonconforming use. If the building is damaged by fire, flood, or other natural causes, it may be reconstructed, restored, or used as before provided that:

- (1) Work shall commence within one (1) year of the damage.
- (2) Reconstruction shall not exceed the size, bulk, and area that existed prior to the damage, unless approved by the Zoning Hearing Board.
- (3) If the nonconformity is located within the 100 year floodplain, new construction shall comply with all of the requirements contained in the applicable municipal floodplain ordinance.

12.02 ABANDONMENT

If any nonconforming use or structure is abandoned for a period of one (1) year, the future use of such building or land shall be in conformity with the District regulations. A nonconforming use shall be judged as abandoned when there occurs a cessation of any such use or activity by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of one (1) year from the date of cessation or discontinuance.

12.03 EXTENSION, ALTERATIONS, ADDITIONS

Extension, alterations, and additions may be made to nonconforming structures or uses provided that they do not extend the use or structure by more than fifty (50) percent of the area occupied by such use at the effective date of this Ordinance; that such non-conforming use or structure is not located in the Nature Conservation (NC) District; the Zoning Hearing Board approves such proposed extension or expansion; and provided further that any extensions or enlargements shall conform to the yard and height regulations of the District in which it is situated and, in the case of a nonconforming use, be immediately adjacent to the existing nonconforming use.

12.04 RESTORATION

A nonconforming structure which has been damaged or destroyed by fire or other causes to an extent of not more than seventy-five (75) percent of its market value or a nonconforming structure which has been legally condemned may be

reconstructed provided that:

- (1) The reconstructed structure shall not exceed in height, area, and volume the structure destroyed or condemned.
- (2) The reconstruction shall be commenced within one (1) year from the date the structure was destroyed or condemned and shall be carried on without interruption.

12.05 OTHER NONCONFORMING USES

A nonconforming use of a building or land may be changed to a nonconforming use of the same or a more restricted classification. Whenever a nonconforming use of a building or land has been changed to use of a more restricted classification or to a conforming use, such use shall not thereafter be changed to a use of a less restricted classification.

12.06 EXPANSION OF NONCONFORMING USES

A nonconforming use may be extended, provided expansion is part of normal operations and provided that:

- (1) Any extension shall take place only on the lot or contiguous lots held in the same ownership as that existing at the time the use became nonconforming.
- (2) No nonconforming use shall be extended to displace a conforming use.
- (3) Any extension shall conform with the regulations of the District in which it is located.
- (4) For nonconforming uses whose normal operations involve natural expansion (quarries, landfills, cemeteries, etc.), expansion of area shall be permitted by right up to fifty (50) percent of the volume or area of the non-conformity; for expansion beyond fifty (50) percent, a conditional use shall be required.

12.07 NONCONFORMING LOTS

Any nonconforming lot legally existing at the time of the adoption of this Ordinance or which is created whenever a District is changed by amendment hereafter, may be continued and/or maintained even though it does not conform to the regulations of the District in which it is located. It is not the intent of this Ordinance to be overly restrictive or to cause a hardship for any property owner, but rather to allow these non-conforming lots to continue until they are eliminated as single entities, possibly through the addition of such lots to adjacent property.

In the case of a lot of record which existed at the effective date of this Ordinance and which does not meet the minimum area requirements for the District in which it is located, a permitted structure may be placed on the parcel provided that:

- (1) The owner does not own adjoining land which could be combined to form a conforming lot.
- (2) Each side yard is not less than five (5) feet when adjoining another lot and ten (10) feet when adjacent to any street.
- (3) The rear yard is not less than ten (10) feet.

- (4) The front yard conforms to the minimum distance required.
- (5) Where needed, the site has an approved sewage disposal system or an appropriate sewage permit.
- (6) The site and its intended use complies with all other applicable provisions of this Ordinance.

12.08 DELINQUENT PROPERTIES

If the Municipality or County acquires title to any property by reason of tax delinquency and such property is not redeemed and is sold as provided by law, the future use of such property shall be in conformity with all provisions of this Ordinance.

12.09 LIST OF NONCONFORMING USES

The Township Zoning Officer may prepare a complete list of all non-conforming uses existing at the time of the adoption of the Ordinance or its amendment. The list shall contain the names and addresses of the owner(s), any occupancy other than the owner, the Township Assessor's tax map number and the nature and extent of the nonconforming use.

Owners of lots occupied by a nonconforming use may secure a certificate of nonconformance from the Township Zoning Officer. Such certificate ensures the owner the right to continue the non-conforming use.

The list of nonconforming uses may be filed with the Township Zoning Hearing Board and in the Office of the Clinton County Recorder of Deeds. The list may be corrected yearly, as needed.

ARTICLE XIII

ADMINISTRATION AND ENFORCEMENT

13.00 DUTIES OF THE ZONING OFFICER

The provisions of this Ordinance shall be administered and enforced by the Zoning Officer who shall be appointed by the Township Supervisors and who shall hold no elective office in the municipality. Said Officer shall demonstrate, to the satisfaction of the Supervisors, a working knowledge of municipal zoning, and shall meet such other qualifications as the Supervisors may, from time to time, deem necessary for the effective implementation of the provisions of this Ordinance. The Zoning Officer may be compensated for his/her work and shall have the following duties:

- A. to receive and process applications for permits, certificates, variances, conditional uses, appeals and other applications required under the terms of this Ordinance;
- B. to prescribe the form of all applications, permits and certificates required under the terms of this Ordinance;
- C. to issue Land Use Permits for the construction, alteration, erection or placement of all buildings or structures which comply with the requirements of this Ordinance, within 10 days after receipt of an application for such a permit in accordance with the procedures set forth the Section 14.02 of this Ordinance. In cases involving requests for a special exception or a variance, permits shall be issued only upon written order of the appropriate approving agency. It shall be the responsibility of the Zoning Officer to process requests for hearings before the Zoning Hearing Board and in certain instances (i.e. conditional uses and amendment requests), hearings before the Township Supervisors;
- D. to deny applications for Land Use Permits which do not meet the requirements of this Ordinance, within 10 days following receipt of such application, in accordance with the procedures set forth in Section 13.02;
- E. to examine land, buildings and structures to determine their consistency with the Zoning Ordinance at the time of application filing, during the work and upon completion of the work;
- F. to issue or deny requests for Certificates of Occupancy within ten (10) days after final inspection of the activity in accordance with the procedures set forth in Section 13.03 of this Ordinance;
- G. to post notice of pending Zoning Hearing Board hearings in accordance with Section 14.06 and to post notice of proposed zoning district changes as per the requirements of Section 15.07.
- H. to issues written enforcement notices as specified in Section 13.04 of this Ordinance where it appears that there has been a violation, and to institute civil enforcement proceedings with the appropriate District Justice on behalf of the Township as a means of enforcing the zoning regulations. Duplicate copies of such notices shall be referred to the Township Solicitor, Zoning Hearing Board and to the Township Supervisors;
- I. to maintain and update the official Zoning Map;
- J. to maintain a log of all applications, permits or certificates issued, variances granted, inspections made, reports rendered and notices or orders issued;

- K. to issue Certificates of Nonconformance as requested; and
- L. to perform such other duties as may be necessary by the terms of this Ordinance or at the request of the Board of Supervisors.

13.01 GENERAL PROCEDURE FOR LAND USE PERMIT APPLICATION

All persons desiring to undertake any new construction, structural alteration, or change in the use of a building or land shall apply to the Zoning Officer for a Land Use Permit by completing the appropriate application form and by submitting the required fee. After thoroughly reviewing the application, the Zoning Officer shall either issue or deny the Land Use Permit or refer the application to the Zoning Hearing Board or Township Supervisors for their consideration, as may be appropriate. Once the applicant has received his Land Use Permit, he may proceed with his proposal as approved. Following completion of his project, the applicant shall apply to the Zoning Officer for a Certificate of Occupancy. If the Zoning Officer finds that the project has been completed in accordance with the terms of the Land Use Permit, he shall issue a Certificate of Occupancy thus allowing the premises to be occupied or used. (Specifics of each step in this process are discussed in Sections 1402 and 1403 below).

13.02 LAND USE PERMITS

A. Requirements for Land Use Permits

A Land Use Permit shall be required: 1) prior to the placement, erection, construction, addition, or alteration of any building or structure or portion thereof; 2) prior to the use or change in use of a building, structure or land, including parking lots; 3) prior to the erection or alteration of signs, except as specified in Article 8; 4) prior to the change or extension of a nonconforming use; and 5) prior to development in any Floodplain District; except as listed below. It shall be unlawful for any person to commence work for the erection or alteration of any building or structure, or to change a land use, until a Land Use Permit has been duly issued therefor. (In some instances, additional permits may also need to be obtained prior to beginning construction or alterations.)

Exemptions

Land Use Permits shall not be required for the following activities unless they are proposed within a floodplain district:

1. interior alterations when there is no increase in ground floor exterior dimension and no change in use;
2. general exterior maintenance and repair to existing buildings or structures; including siding, roofing, painting, the addition or replacement of storm windows, and similar activities;
3. agricultural activities, including crop or tree farming;
4. landscaping, or the construction of land terraces, steps or similar features, including fencing;
5. placement or location of utility distribution lines;
6. the razing of buildings or structures; or
7. the erection, construction, or placement of a single accessory building which contains less than 100 square feet in area, does not exceed 12 feet in height, and meets all setback requirements of the district in which it is to be located.

B. Application for Land Use Permits

Each request for a Land Use Permit shall be made by completing the appropriate application form obtained from the Zoning Officer and submitting it, along with the required fee, to the Township. Application for a Permit shall be made by the owner or lessee of any building or structure, or the agent of either; provided however, that if the application is made by a person other than the owner, it shall be accompanied by a written authorization from the owner. The full names and addresses of the owner, lessee, applicant or other responsible parties shall be stated in the application.

The Zoning Officer shall have 10 days after receipt of an application to issue or deny the Permit. Any denial shall be in writing and shall state the reason(s) for such action.

C. Description of Work and Plan Requirements

All applications for Land Use Permits shall be accompanied by plans drawn to scale showing the actual shape and dimensions of the lot, the exact size and location of any buildings existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existing and intended use or each building or part thereof, and such other information as necessary to determine compliance with this Ordinance and all other pertinent regulations. No application shall be considered complete until all necessary documents have been filed and all fees have been paid to the Township.

All applications and accompanying plans and documents shall become a matter of public record once a permit has been either issued or denied.

D. Applicability of Other Regulations

In addition to meeting the requirements set forth in this Ordinance, applicants shall adhere to all other regulations or codes in effect in Crawford Township or as may hereafter be enacted. Nothing in this Ordinance shall exempt an applicant from obtaining approvals or permits which may be required by such regulations or other local, State, or Federal laws or rules. It shall be the applicant's responsibility to provide the Township with evidence that shows that such laws, rules or regulations have been met. Failure to meet the requirements of other local, state, or federal laws or rules shall be considered a violation of this Ordinance.

E. Changes

After the issuance of a Land Use Permit by the Zoning Officer, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written approval of the Zoning Officer. Requests for any such change shall be made in writing and shall be submitted to the Zoning Officer for consideration.

F. Display of Permit Placard

In addition to the Land Use Permit, the Zoning Officer shall issue a Permit placard which shall be displayed or posted on the premises during the time construction is in progress. The Permit placard shall remain posted until completion of the project and final inspection has been made by the Zoning Officer. Said placard shall bear the number of the Land Use Permit, the date of its issuance, a brief description of the construction authorized, and the signature of the Zoning Officer.

G. Time Limitations

Work on approved construction shall commence within one (1) year after the date of issuance of the Land Permit and shall be completed within 24 months following Permit issuance or the Permit shall expire, unless a time extension is granted in writing by the Zoning Officer. Time extensions may be granted only if a written request is submitted by the applicant which sets forth sufficient and reasonable cause for the Zoning Officer to grant such a request. Where such cause is determined, no more than two (2), 45-day extensions may be granted. Additional time shall require the issuance of a new Permit.

For the purposes of this Section, construction and/or development shall be considered to have started with the preparation of land, including land clearing, grading, filling, excavation for basement, footers, piers or foundations, erection of temporary forms, the installation of pilings under proposed subsurface footers, or the installation of sewer, gas, and water pipes, or electrical or other service lines from the street.

H. Inspections

During the construction period, the Zoning Officer shall inspect the premises to determine that the work is progressing in compliance with the information provided on the Permit application and with all other applicable Township laws. He shall make as many inspections as necessary to determine this compliance.

In the discharge of his duties, the Zoning Officer shall have the authority to enter any building, structure, premises, or development located in any zoning district, upon presentation of proper credentials, at any reasonable hour, to enforce the provisions of this Ordinance.

I. Revocation of Permits

The Zoning Officer may revoke a Land Use Permit at any time if it appears that the application or accompanying plan is in any material respect false or misleading or that work being done upon the premises differs materially from that called for in the application. In such case, the person holding the Permit shall immediately surrender it to the Zoning Officer. A report of such revocation shall also be submitted to the Township Supervisors for whatever action they may deem necessary.

J. Temporary Land Use Permits

A Temporary Land Use Permit may be authorized by the Zoning Officer for a non-permanent structure or use not generally permitted where it is deemed beneficial to the public health or general welfare, necessary to promote the proper development of the community, or for temporary accessory use, provided that such structure or use shall be completely removed upon expiration of the Permit without cost to the Township. Such Permits shall be issued for a period of time not to exceed one (1) year, and may be renewed for no more than two (2) additional 90 day periods.

K. Seasonal Land Use Permits

A Seasonal Land Use Permit shall be obtained from the Zoning Officer for the placement of a camping unit in a campground situated in any designated floodplain in the Township. Season permits shall be valid for no more than 180 days in any calendar year, unless specified otherwise in this Ordinance. Before issuing a Season Land Use Permit, the Zoning Officer shall be satisfied that the requirements and all other applicable provisions of this Ordinance have been met.

13.03 CERTIFICATES OF OCCUPANCY

A. Requirements for Certificates of Occupancy

No land shall be occupied or used and no building hereafter erected, altered or extended shall be used in whole or in part of shall be changed in use until a Certificate of Occupancy has been issued by the Zoning Officer. In the case of residential construction, such Certificate shall not be issued until the exterior walls of the building are complete and all essential or vital utilities have been installed, including sewage facilities, water supply, and electric service. The issuance of a Certificate of Occupancy is not however intended to guarantee or warranty, either stated or otherwise, the soundness of any construction nor the habitability of any building or structure. The purpose of the Certificate is only to certify that all work authorized by the Land Use Permit has been completed and that the building or proposed use thereof complies with the provisions of the Ordinance.

B. Issuance and Effect

The applicant shall notify the Zoning Officer upon completion of the permitted activity and the Certificate of Occupancy shall be issued or denied by the Zoning Officer within ten (10) days after the activity has been inspected. Once granted, the Certificate of Occupancy shall continue in effect so long as there is no change of use, regardless of change in ownership, tenants or occupants. If any part of the construction is found in violation, then the applicant shall be notified in writing of the deficiencies found or the reasons for denial of the Certificate.

13.04 VIOLATIONS AND ENFORCEMENT

Failure to secure a Land Use Permit when required hereunder; failure to secure a Certificate of Occupancy; or failure to carry out the provisions of this Ordinance, shall be considered a violation of this Ordinance.

A. Enforcement Notice

Whenever it appears to the Zoning Officer that there has been a violation of any provision of this Ordinance, the Zoning Officer, on behalf of the Township, shall give notice of such alleged violation as hereinafter provided. Such enforcement notice shall:

1. be in writing;
2. be served upon the owner of record of the parcel upon which the violation has occurred or be sent to him by certified mail (return receipt requested), and be sent to any person who has filed a written request to receive enforcement notices regarding the parcel, and to any other person requested in writing by the owner of record;
3. state the name of the owner of record and any other person against whom the Township intends to take action;
4. indicate the location of the property in violation;
5. identify the specific violation(s) with a description of the requirements which have not been met, citing in each instance the applicable provision(s) of the Ordinance.
6. Contain an outline of remedial action which, if taken, will effect compliance;
7. Specify the date before which the steps for compliance must be commenced and the date before which the steps must be completed;

8. Notify the recipient of his right to appeal to the Township Zoning Hearing Board within 30 days of the date of the enforcement notice; and,
9. Indicate that failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, shall constitute a violation and will be prosecuted or remedied as provided in this Section.

In any appeal of an enforcement notice to the Zoning Hearing Board, the Township shall have the responsibility of presenting its evidence first.

B. Causes of Action

In case any building, structure, landscaping or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance, the Township Zoning Officer may institute in the name of the Township, any appropriate action or proceeding to prevent, restrain, correct, or abate such building, structure, landscaping or land, or to prevent any action, conduct, business, or use in or about such premises constituting a violation.

Any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation may also institute an appropriate corrective action or proceeding. Such action must be preceded however by serving a copy of the complaint on the Township Supervisors at least 30 days prior to being instituted. No such action may be maintained until such notice has been given.

C. Jurisdiction

District Justices shall have initial jurisdiction over proceedings brought for a violation of this Ordinance.

D. Enforcement Remedies

Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Ordinance, whether enacted under current law or prior law, shall, upon being found liable therefore in a civil enforcement proceeding commenced by Crawford Township, pay a judgment of 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 be payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, Crawford Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district 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 of this Zoning Ordinance shall be paid over to Crawford Township.

The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

Nothing contained in this Sub-Section shall be construed or interpreted to grant to any person or entity other than Crawford Township the right to commence any action for enforcement pursuant to the Sub-Section.

13.05 FEES

Fees for the issuance of Land Use Permits, Certificates of Occupancy, ordinance amendments, special exceptions, conditional Uses, variances and other zoning actions shall be paid to the Township upon filing of an application. Such fees shall be in accordance with the schedule of fees established by separate Resolution of the Township supervisors. (a copy of the current fee schedule may be obtained from the Township Zoning Officer or municipal Secretary.)

Further, any fees paid by a party for appeal of an enforcement notice to the Township Zoning Hearing Board, shall be returned to the appealing party by the Township if the Zoning Hearing Board, or any court in a subsequent appeal, rules in favor of the appealing party.

ARTICLE XIV

ZONING HEARING BOARD

14.00 CREATION AND MEMBERSHIP

The Township Supervisors shall appoint a Township Zoning Hearing Board, consisting of three (3) Township residents. Of the initial appointees to this Board, one (1) shall be designated until the first day of January following the date of this Ordinance, one (1) until the first day of the second January thereafter, and one (1) until the first day of the third January thereafter. Their successors in office shall be appointed on the expiration of their respective terms to serve three (3) years. The members of the Board shall be removable for cause, by the Township Supervisors, upon written charges and after public hearing, if the member shall request it in writing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

The Township Supervisors may appoint by resolution at least one (1) but no more than three (3) residents of the Township to serve as alternate members of the board. The term of office of an alternate member shall be three (3) years. When seated pursuant to the provisions of this Section, an alternate shall be entitled to participate in all proceedings and discussions of the board at the same and full extent as provided by law for board members, including specifically the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in this act and as otherwise provided by law. Alternates shall hold no other office in the municipality, including membership on the planning commission and zoning officer. Any alternate may participate in any proceeding or discussion of the board, but shall not be entitled to vote as a member of the board unless designated as a voting alternate member pursuant to this Section.

14.01 REMOVAL OF MEMBERS

Any Township Zoning Hearing Board member may be removed for malfeasance or nonfeasance in office or for other just cause by a majority vote of the board of Township Supervisors which appointed the member, taken after the member has received fifteen (15) days advance notice of the intent to take such vote. A hearing shall be held in connection with the vote if the member shall request it in writing.

14.02 ORGANIZATION OF ZONING HEARING BOARD

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 members of the Zoning Hearing Board, but the Zoning Hearing 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 Zoning Hearing Board as provided in Article IX, Section 908 of the Pennsylvania Municipalities Planning Code, Act 247, as amended. The Zoning Hearing Board may make, alter and rescind rules and forms for its procedure, consistent with ordinances of the Township and laws of the Commonwealth of Pennsylvania. The Zoning Hearing Board shall keep full public records of its business, and shall submit a report of its activities to the Council once a year.

14.03 POWERS AND DUTIES

- (1) The Zoning Hearing Board shall hear and decide on all matters referred to it or upon which it is required to pass under this Ordinance.

- (2) The Township Zoning Hearing Board shall hear and decide appeals from any order, requirement, decision or determination made by the Zoning Officer in the administration of this Ordinance.
- (3) The Township Zoning Hearing Board shall hear requests for variances from the requirements of this Ordinance where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the applicant. The Board may grant a variance provided 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 exceptional topographical or other physical conditions peculiar to the particular property, and that the circumstances or conditions generally created by the provisions of the Township Zoning Ordinance 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 provisions of the Township Zoning Ordinance and that the authorization of variance is therefore necessary to enable the reasonable use of the property;
 - C. That such unnecessary hardship has not been created by the appellant;
 - 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 Township Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the Township Zoning Ordinance.

- (4) The Township Zoning Hearing Board shall hear and decide requests for special exceptions in those cases where this Ordinance indicates a special exception may be granted subject to compliance with the standards and criteria prescribed. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purposes of the Ordinance.
- (5) The Township Zoning Hearing Board may conduct a hearing and take evidence on a substantive challenge and amendment to this Ordinance filed by a landowner. The Zoning Hearing Board may further make findings of fact relative to the challenge, and cause to be made a record or transcript, which may serve as the basis for further action. The Zoning Hearing Board shall not make recommendations or render an opinion in such matters, and has no authority to alter, change, or otherwise grant relief in such cases.

14.04 PROCEDURES

(1) Variance:

- A. The landowner shall file a written request for a variance with the Zoning Officer along with all maps, plans and text which may be relevant to the request. Said request shall be accompanied by a fee specified by the Board of Township Supervisors.
- B. The Zoning Officer shall transmit the request and any information received therewith, along with the file on said issue forthwith to the Zoning Hearing Board.
- C. Upon receipt of a request for variance, the Zoning Hearing Board shall establish a time and place to hear said request within sixty (60) days.
- D. The Zoning Hearing Board shall render a written decision and inform the applicant of said decision within forty-five (45) days of the final hearing date.
- E. Hearings by the Zoning Hearing Board shall be conducted in accordance with Section 908 of Act 247, the Pennsylvania Municipalities Planning Code as amended.

(2) Special Exceptions:

- A. The landowner shall file a written request for the granting of a special exception along with all maps, plans and text which may be necessary to explain the development proposed and its conformance with the standards and criteria of this Ordinance with the Zoning Officer. Said request shall be accompanied by a fee specified by the Board of Township Supervisors.
- B. The Zoning Officer shall transmit the request and background data forthwith to the Zoning Hearing Board.
- C. The Zoning Hearing Board shall schedule a public hearing with public notice within sixty (60) days of said request.
- D. The Zoning Hearing Board shall render a written decision and inform the applicant of said decision within forty-five (45) days of the final hearing date unless, upon mutual consent of the Board and applicant, it is agreed to continue the proceedings.
- E. The Zoning Hearing Board shall make its decision in accordance with Section 913 of Act 247, the Pennsylvania Municipalities Planning Code as amended.

(3) Appeal of the Zoning Officer's Decision:

- A. Appeals arising from the Zoning Officer's decision on a specific provision of this Ordinance shall be handled in the same manner as a variance request.

- (4) When the landowner is notified of the decision of the Zoning Hearing Board granting a variance or special exception, the landowner must effectuate the Board's decision within six (6) months of said notification; otherwise, said notification becomes null and void and filing of a subsequent request for a variance or special exception will be necessitated.

14.05 TIME LIMITATIONS

Any person aggrieved by the rendering of a decision by the Board of Township Supervisors or Township Zoning Officer shall have thirty (30) days in which to file an appeal or request for review with the Township Zoning Hearing Board from the date of said decision.

14.06 APPEALS TO THE ZONING HEARING BOARD

Appeals to the Township Zoning Hearing Board may be made by any one person or by any Township official or agency aggrieved or affected by any decision of the Zoning Officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board and Act 247 as amended, by filing with the Zoning Officer and with the Board a notice of appeal specifying the grounds thereof.

The Zoning Officer shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal shall state:

- (1) The name and address of the owner or the appellant.
- (2) The name and address of the owner of the real estate to be affected by such proposed change.
- (3) A brief description and location of the real estate to be affected by such proposed change.
- (4) A statement of the present zoning classification of the real estate in question, the improvements thereon, and the present use thereof.
- (5) A statement of the section of this Ordinance under which the variance or special exception requested may be allowed and reasons why it should be granted.

Upon receiving an appeal, the Board shall fix a reasonable time and place for a public hearing thereon and shall give the notice as follows:

- (1) By advertising at least one (1) week before the hearing, at least one (1) time in a newspaper of general circulation within the Township.
- (2) By mailing due notice of at least six (6) days prior to the date of the hearing to the parties of interest.
- (4) By mailing due notice thereof to the Township Supervisors, the County Planning Commission, the Zoning Officer, and such other persons who make timely requests for the notice.
- (5) The Township Zoning Hearing Board shall conduct a public hearing on such appeal at which hearing any party may appear in person or by agent or attorney, and all of said parties so affected shall be given an opportunity to be heard. All proceedings shall be conducted in accordance with Article IX of Act 247. Decisions or findings of the Board shall be rendered in accordance with Article IX of Act 247, as amended.

14.07 APPEALS FROM THE BOARD RULINGS

Any person aggrieved by any decision of the Zoning Hearing Board or any taxpayer may appeal to the County Court of Common Pleas under the procedure set forth in Article IX of Act 247, as amended.

14.08 EFFECT OF BOARD'S DECISION

If the variance is granted or the issuance of a permit is approved, or other action by the appellant is authorized, the necessary permit shall be secured and the authorized action begun within three (3) months after the date when the variance is finally granted or the issuance of a permit is finally approved or the other action by the appellant is authorized; and the building or alteration, as the case may be, shall be completed within twelve (12) months of said date. For good cause the Board may, upon application in writing stating the reasons therefore, extend either the three (3) months or twelve (12) months period.

Should the appellant or applicant fail to obtain the necessary permits within said three (3) months period or having obtained the permit should he fail to commence work thereunder within such three (3) months period, it shall be conclusively presumed that the appellant or applicant has waived, withdrawn, or abandoned his appeal or his application and all provisions, variances and permits granted to him shall be deemed automatically rescinded by the Board.

Should the appellant or applicant commence construction or alteration within said three (3) months period, but should he fail to complete such construction or alteration within said twelve (12) month's period, the Board may upon ten (10) days notice in writing, rescind or revoke the granted variance, or the issuance of the permit or permits, or the other action authorized to the appellant or applicant, if the Board finds that a good cause appears for the failure to complete within such twelve (12) months period, and if the Board further finds that conditions have so altered or changed in the interval since the granting of the variance, permit or action, that revocation or rescinding of the action is justified.

14.09 AMENDMENTS

The Township Supervisors may from time to time, after public notice and hearing as hereinafter prescribed, amend, supplement, change or repeal this Ordinance including the Zoning Map. Any amendment, supplement, change, or repeal may be initiated by the Planning Commission for its recommendations and shall be specifically found by the Township Supervisors to be in accordance with the spirit and intent of the formally adopted portions of the County Comprehensive Plan before final action is taken.

- (1) When an amendment, supplement, change or repeal is initiated by the County Planning Commission, the proposal shall be presented to the Township Supervisors who shall then proceed in the same manner as with a petition to the Township Supervisors which has already been reviewed by the Planning Commission.
- (2) When an amendment, supplement, change or repeal is initiated by the Township Supervisors, it shall submit the proposal to the County Planning Commission for review and recommendations.
- (3) A petition for an amendment, supplement, change or repeal shall contain as fully as possible all the information requested by the Zoning Officer and shall be signed by at least one record owner of the property in question, whose signature shall be notarized attesting to the truth and correctness of all the facts and information presented in the petition.

- (4) After receipt of the petition by the Township, said petition shall be presented to the County Planning Commission, for review and recommendations for at least forty (45) days prior to the public hearing. A report of said review, together with any recommendations shall be given to the Township Supervisors in writing within forty-five (45) days from the date of said referral. If the County Planning Commission shall fail to file such a report within the time and manner specified, it shall be conclusively presumed that the Planning Commission has approved the proposed amendment, supplement, change or repeal.
- (5) The Township Supervisors shall fix a time and place for a public hearing on the proposed amendment and shall public notice of the hearing in the manner prescribed by Act 247, as amended.

At the time and place specified, the Township Supervisors shall conduct a hearing on said petition to amend, supplement, change or repeal the Zoning Ordinance or Zoning Map, and shall thereafter within a period of ninety (90) days either reject the proposed change or enact an ordinance implementing the proposed change.

- (6) Whenever there has been a change in the boundary of a Zoning District or the reclassification of the Zoning District adopted in accordance with the above, the change on the official map shall be made, and shall be duly certified by the Township and shall thereafter be refilled as part of the permanent records of the Township.

ARTICLE XV

AMENDMENTS

15.00 PURPOSE

The Board of Supervisors by Ordinance, may, upon recommendation of the County Planning Commission, or upon petition and subject to procedures provided by law, amend, supplement, change, or repeal the regulations, District boundaries or classifications of property established by this Ordinance.

15.01 CITIZEN REQUEST FOR AMENDMENT TO TEXT OR MAP

Requests for changes in the Township Zoning Ordinance may be made by owners of land zoned by the Township or by their authorized agents and shall be filed with the Township Zoning Officer on forms prescribed by him/her. Applications shall contain all information necessary to assure a full and accurate presentation of facts including:

- (1) The applicant's name and address and that of his representative, and the interest of every person represented in the application.
- (2) Verification by at least one of the owners attesting to the truth and correctness of facts and information presented.
- (3) A plan showing the extent of the area to be rezoned, if this be the nature of the request, and showing the streets bounding the area, the use and zone classification of abutting districts, and the names and addresses of property owners of land within two hundred (200) feet of the area.
- (4) A statement of the circumstances in the proposed and abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning.

The Zoning Officer shall review the application to determine whether it conforms with the requirements listed above. If satisfactory, the Zoning Officer shall immediately submit the application to the Planning Commission for review and approval. Upon approval, it shall be submitted to the Board of Supervisors, who shall follow the procedures enumerated in Section 15.03.

15.02 PLANNING COMMISSION REQUESTS FOR AMENDMENT TO TEXT OR MAP

Amendments to the Zoning Ordinance text or map may be initiated by the Planning Commission according to procedures enumerated in Section 14.04 submitted to the Board of Supervisors, who shall follow the procedures described in Section 15.03.

15.03 PROCEDURES OF THE BOARD OF SUPERVISORS

The Crawford Township Board of Supervisors shall adhere to the following procedures when amending the Zoning Ordinance:

- (1) Preparation of Amendments

The Board of Supervisors may request the Planning Commission to prepare amendments to the Zoning Ordinance using the same procedure set forth in Act 247, the Pennsylvania Municipalities Planning Code as amended.

(2) Referral to the County Planning Commission

For any amendment not prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Planning Commission at least thirty (30) days prior to the public hearing on such proposed amendment to afford the Planning Commission an opportunity to submit recommendations.

(3) Public Hearing

After receiving requests for amending the Zoning Ordinance and after receiving the recommendations of the Planning Commission, the Board of Supervisors shall hold a public hearing and cause notice to be given in the manner prescribed in Section 15.06.

(4) Revision of Amendment

If, after the public hearing held upon the amendment, the proposed amendment is revised or further revised to include land previously not affected by it, the Board of Supervisors shall hold another public hearing in the manner prescribed in Section 14.06 before proceeding to vote on the amendment.

(5) Voting on Amendment

The Board of Supervisors shall consider the recommendations of the Planning Commission and testimony presented at the public hearing. The Board of Supervisors shall vote on the proposed amendment within ninety (90) days of the last public hearing.

(6) Notice of Decision

The applicant and others so requesting shall receive notice of the decision of the Board of Supervisors through the Zoning Officer.

15.04 PROCEDURES OF THE PLANNING COMMISSION

The Planning Commission shall follow the procedures set forth below for amending the Zoning Ordinance:

(1) Preparation of Amendments

At the request of the Board of Supervisors, or on its own initiative, the Planning Commission:

- A. Shall prepare the text and map of the proposed zoning amendments as well as make any necessary studies.
- B. May hold a public meeting or meetings pursuant to public notice.
- C. Shall present to the Board of Supervisors the proposed zoning amendment, with recommendations and explanatory materials.

(2) Review Amendments

In the case of an amendment other than that prepared by the Planning Commission, the Commission shall review each such amendment submitted to it by the Board of Supervisors. It shall consider whether or not such proposed amendment would be consistent with and desirable in the furtherance of the community development objectives upon which the Zoning Ordinance is based. The Planning Commission

shall submit its recommendations prior to the public hearing scheduled by the Board of Supervisors.

15.05 PROCEDURES UPON CURATIVE AMENDMENTS

A landowner who desires to challenge on substantive grounds the validity of the Ordinance or Map or any provision thereof, which prohibits or restricts the use or development of land in which he has an interest may submit a curative amendment to the Board of Supervisors with a written request that his challenge and proposed amendment be heard and decided as provided for in Section 15.01.

The Board of Supervisors shall commence a public hearing thereon within sixty (60) days of the request as provided in Section 15.06.

The curative amendment shall be referred to the Planning Commission and notice of public hearing thereon shall be given. The public hearing shall be conducted similarly as those conducted by the Zoning Hearing Board, except that all references therein to the Zoning Hearing Board shall, for the purpose of curative amendments, be references to the Board of Supervisors.

15.06 PROCEDURES UPON MUNICIPAL CURATIVE AMENDMENTS

(1) The Crawford Township Board of Supervisors, by formal action, may declare its Zoning Ordinance or portions thereof substantially invalid and propose to prepare a curative amendment to overcome such invalidity. Within thirty (30) days following such declaration and proposal, the Board of Supervisors shall:

A. By resolution make specific findings setting forth the declared invalidity of the Zoning Ordinance which may include:

1. References to specific uses which are either not permitted or not permitted in sufficient quantity.
2. Reference to a class of use or uses which require revision.
3. Reference to the entire ordinance which requires revisions.

B. Begin to prepare and consider a curative amendment to the Zoning Ordinance to correct the declared invalidity.

(2) Within one hundred eighty (180) days from the date of the declaration and proposal, the Board of Supervisors shall enact a curative amendment to, or reaffirm the validity of, its Zoning Ordinance pursuant to the provisions required by Article XIV to cure the declared invalidity of the Zoning Ordinance.

(4) Upon the initiation of the procedures, the Board of Supervisors shall not be required to entertain or consider any landowner's curative amendment filed under Section 15.01 nor shall the Zoning Hearing Board be required to give a report, subsequent to the declaration and proposal based upon grounds which are identical to or substantially similar to those specified in the resolution.

(5) Upon completion of the procedures as set forth, above, no rights to a cure pursuant to the provisions of Section 15.05 and 15.06 shall, from the date of the declaration and proposal, accrue to any landowner on the basis of the substantive invalidity of the unamended Zoning Ordinance for which there has been a curative amendment pursuant to this Section.

- (6) The Board of Supervisors having utilized the procedures as set forth above, may not utilize said procedure for a thirty-six (36) month period following the date of the enactment of a curative amendment, or reaffirmation of the validity of the Zoning Ordinance, provided, however, if after the date of declaration and proposal there is a substantially new duty or obligation imposed upon the Township by virtue of a change in statute or by virtue of a Pennsylvania Appellate Court decision, the Board of Supervisors may utilize the provisions of this Section to prepare a curative amendment to its Ordinance to fulfill said duty or obligation.

Before voting on the enactment of an amendment the Board of Supervisors shall hold a public hearing thereon pursuant to public notice as follows:

- A. Public notices of proposed zoning ordinances and amendments shall include either the full text thereof, or a brief summary setting forth the principal provisions in reasonable detail, and a reference to a place within the Township where copies of the proposed ordinance or amendment may be examined, in addition to the time and place of hearing; and
- B. A public notice of a proposed zoning ordinance or amendment shall be published once each week for two (2) successive weeks, the first notice to appear not less than fourteen (14) days nor more than thirty (30) days before the date fixed for the hearing, in a newspaper of general circulation in the township.

15.07 PUBLICATION AND AVAILABILITY BEFORE ENACTMENT

Proposed zoning ordinances and amendments shall not be enacted unless notice of proposed enactment is given in the manner set forth in this Section.

The vote on the enactment of zoning ordinances and amendments by the Board of Supervisors shall be within ninety (90) days after last public hearing.

- (1) Public Notice shall include the time and place of the meeting at which passage will be considered, a reference to a place within the municipality where copies of the proposed ordinance or amendment may be examined without charge or obtained for a charge not greater than the cost thereof.
- (2) The proposed ordinance or amendment shall be published once each week for two successive weeks in a newspaper of general circulation not more than sixty (60) days nor less than seven (7) days prior to passage. Publication of the proposed ordinance or amendment shall include either the full text or the title and a brief summary, prepared by the municipal solicitor and setting forth all the provisions in reasonable detail. If the full text is not included:
- A. A copy shall be supplied to the newspaper of general circulation at the time the public notice is published.
- B. An attested copy of the proposed ordinance shall be filed in the County Planning Commission.
- (3) In the event substantial changes are made in the proposed ordinance or amendment, before voting upon enactment, the governing body shall, at least ten (10) days prior to enactment, re-advertise the changes in a brief summary.

15.08 DISTRIBUTION AFTER ENACTMENT

Within thirty (30) days after enactment, a copy of the Zoning Ordinance or Amendment shall be forwarded to the County Planning Commission.

ARTICLE XVI

REPEALER AND EFFECTIVE DATE

16.00 REPEALER

The existing Zoning Ordinance, adopted MONTH DAY, YEAR, and entitled Crawford Township Zoning Ordinance, and all supplements and amendments thereto, are hereby repealed. Provided, however, if the present ordinance is held to be ineffective or invalid by reason of some irregularity in or impediment to its passage, this repealer shall also be ineffective as aforesaid. Then and in an event, the Zoning Ordinance of 1976, together with its supplements and amendments, would necessarily remain in full force and effect.


16.01 EFFECTIVE DATE

The effective date of this Ordinance shall be fourteen (14) days after the date of enactment.

16.02 ENACTMENT

Enacted and ordained into an Ordinance this

BOARD OF SUPERVISORS
OF CRAWFORD TOWNSHIP



Jack Meixel




Orle P. Reading



Robert E. Mundrick

ATTEST:



Nancy Sember, Secretary