

Article 3

General Provisions

The regulations contained within Article 3 shall apply to all uses within the Township.

SECTION 301 ACCESS DRIVE REQUIREMENTS (NON-SINGLE-FAMILY DWELLING)

- 301.A. Access drives shall be provided in accordance with Section 506 of the SALDO.
- 301.B. Deviations from the requirements of Section 506 of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,
- 301.C. Deviations from the requirements of Section 506 of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 302 ACCESS TO PROPERTIES & STRUCTURES

- 302.A. Outparcel lots are also permitted provided that they have adequate vehicular access in accordance with this Section and such uses shall be accompanied by a cross access easement in a form acceptable to the Township Solicitor. Outparcels relying upon an internal vehicular road network shall be designed to avoid excessive queuing across parking aisles.
- 302.B. All structures shall be sited on lots in such manner to provide for safe and convenient access for servicing, fire protection, waste collection, required off-street parking and loading spaces.
- 302.C. Approved access shall be in accordance with Section 502.L. of the SALDO, for street design or as subsequently provided for by the Township. Access to lots containing single-family dwellings and farms shall be via driveways (see Section 305); access to lots containing other uses shall be via access drives (see Section 301).

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302.A. Every new principal use created and/or building hereafter erected or moved shall be on a lot with frontage along a public street or approved private street. ¶

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SECTION 303 CLEAR SIGHT TRIANGLE

- 303.A. Clear sight triangles shall be provided in accordance with Section 502.I.5. of the SALDO.
- 303.B. Deviations from the requirements of Section 502.I.5. of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,
- 303.C. Deviations from the requirements of Section 502.I.5. of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 304 COMMON OPEN SPACE REQUIREMENTS

304.A. In those instances where open space is required elsewhere in this Ordinance, or when an applicant proposes the use of open space, such open space shall comply with the following:

304.B. REQUIRED OPEN SPACE DESIGN

Required open space shall be designed and arranged to achieve at least one of the following objectives, and the applicant shall demonstrate those specific measures employed to achieve these objectives:

1. Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, sinkhole, etc.);
2. Protection of important historical and/or archaeological sites;
3. Provision of usable play and recreation areas that are conveniently accessible to residents within the development and the Township; and,
4. Integration of greenbelts throughout the development that link residences with on-site or adjoining parks, schools or other similar features.

304.C. OWNERSHIP AND MAINTENANCE

An essential element of the provision of open space is a written description regarding its ownership and/or disposition. Such ownership and/or disposition shall be accomplished through any of the following:

1. An offer of dedication to the Township. The Township shall not be obligated to accept dedication of the common open space;
2. With permission of the Township, and with an appropriate conservation easement as specified in Section 304.D. of this Ordinance, the developer may transfer ownership of the common open space or a portion thereof to a private, nonprofit organization among whose purposes is the preservation of open space land and/or natural resources. The organization shall be a bona fide conservation organization with a perpetual existence, the conveyance must contain appropriate provision for reverter or retransfer if the organization is unable to maintain the land, and the organization must enter into a maintenance agreement with the Township; and/or,
3. The developer shall provide for and establish an organization for the ownership and maintenance of the common open space which shall be generally consistent with the requirements for unit owners; associations found in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. § 3101 et seq, or the Pennsylvania Planned Community Development Act. If such an organization is created, the agreements of sale and deeds for all lots shall contain the following requirements in language acceptable to the Township Solicitor:
 - A. Such organization shall not dispose of the common open space by sale or otherwise, except to the Township unless the Township has given prior written approval. Such transfer shall be made only to another organization which shall maintain the common open space in accordance with this Ordinance;
 - B. The organization and all lot owners shall enter into a maintenance agreement with the Township and shall agree to be bound by the provisions of Article VII of the Pennsylvania Municipalities Planning Code relating to the maintenance of

deteriorating common open space by municipalities; and,

- C. The Township may require the establishment of a reserve fund to which the Township shall be named designated beneficiary, to provide for maintenance of or capital improvements to the common open space.

304.D. PERMANENT PROTECTION OF COMMON OPEN SPACE

Required common open space shall be subject to permanent conservation easements in a form that is acceptable to the Township Solicitor. Such conservation easement shall limit future development and define the range of permitted activities. (For example, the clearing of woodland habitat shall generally be prohibited, except as necessary to create trails, active recreation facilities, and/or to install subsurface septic disposal systems or spray irrigation facilities.)

SECTION 305 DRIVEWAY REQUIREMENTS (SINGLE-FAMILY DWELLING)

305.A. NUMBER PER LOT

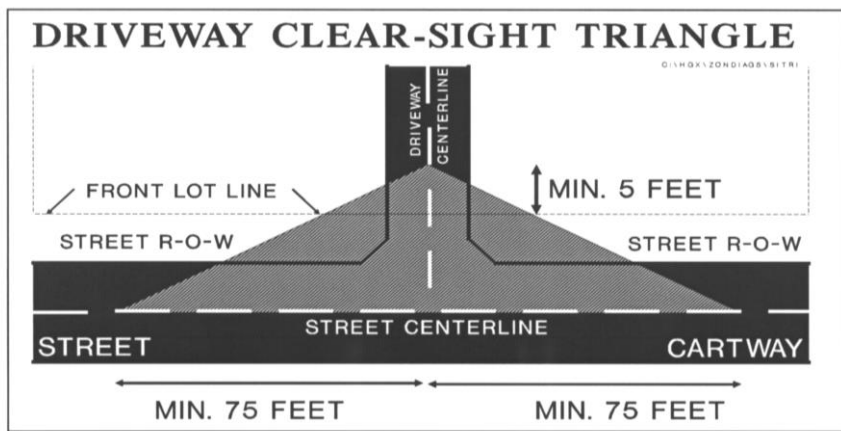
No more than two (2) driveway connections per lot frontage shall be permitted;

305.B. SETBACKS

Driveways shall not connect with a public street within forty (40) feet of the right-of-way lines of any intersecting streets; except that driveways may connect with a local street as listed in Section 320 of this Ordinance directly opposite another local street or access drive. Driveways shall not connect with a public street within five (5) feet of a fire hydrant. Furthermore, no part of a driveway shall be located within five (5) feet from any adjoining side lot line, except as permitted in Sections 200.M.5., 201.N.5., 305.K., 305.L., 305.M., and 305.N. of this Ordinance;

305.C. CLEAR-SIGHT TRIANGLE

Driveways shall be located and constructed so that a clear-sight triangle of seventy-five (75) feet as measured along the street centerline and five (5) feet along the driveway centerline is maintained; no permanent obstructions and/or plant materials over thirty inches (30") high shall be placed within this area;



305.D. ADEQUATE SIGHT DISTANCE

Adequate sight distance shall be provided in accordance with prevailing PennDOT standards. Deviations from these requirements that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance. Deviations from these requirements that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

305.E. SLOPE

A driveway shall not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way lines, nor fifteen percent (15%) at any point.

305.F. ROAD CLASSIFICATION

Driveway access shall be provided to the street of lesser classification when there is more than one street classification involved.

305.G. DRIVEWAY SURFACE, WIDTH & APRON

No driveway shall provide a curb cut exceeding twenty-four (24) feet in width between the abutting street cartway and the street right-of-way.

305.H. REQUIRED PERMIT

Any driveway intersecting with a State-owned road shall require the issuance of a highway occupancy permit from the Pennsylvania Department of Transportation. Any driveway intersecting with a Township-owned road shall require the issuance of a driveway permit from the Township in accordance with §174-10 of the Code of Dickinson Township.

305.I. DRAINAGE

Driveways shall be constructed in a manner consistent with the design, maintenance, and drainage of the street;

305.J. VERTICAL CLEARANCE

Driveways shall maintain a height of at least twelve (12) feet that is clear of obstructions and vegetation to facilitate emergency vehicle access.

305.K. MISSING TITLE

Townhouses on individual lots are permitted to utilize front-yard driveways and garages, if such driveways are only connected to local roads, and comply with the following regulations as depicted in the following diagram:

1. Such driveways must be separate on each lot and shall accommodate at least two (2) of the required three (3) off-street parking spaces;
2. Such driveway shall be at least forty feet (40') in length when single-width driveways are used without a garage(see LOT 7);
3. Such driveway shall be at least twenty feet (20') in length when single-width driveways are used with a garage(see LOT 4);
4. Such driveway shall be at least twenty feet (20') in length when double-width driveways are used with or without a garage(see LOT 3);

Deleted: All driveways shall be paved or be constructed with a paved apron that extends from the street cartway to a depth of at least twenty-five feet (25') feet onto the subject property. Beyond the paved apron all driveways shall be provided with a dust free surface or in the alternative a fifty foot (50') long gravel section of driveway shall be placed just beyond the preceding paved apron to help collect any mud that may have attached to a vehicle's wheels;

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5. Such driveways must be set back at least:
 - A. two feet (2') from any lot line of an adjoining townhouse (see common lot lines between LOTS 1 & 2 and 5 & 6 and see the inset in the following diagram);
 - B. thirty feet (30') from the right-of-way of any street or alley which does not connect with the driveway (see LOT 1);
 - C. twenty feet (20') from the lot line of an end unit that abuts another end unit or a nontownhouse use (see LOT 7); and
 - D. five feet (5') from the closest point of any building other than a garage (see LOT 1).
6. No individual driveway shall be narrower than ten feet (10') (see LOT 7);
7. Garages must be attached to, and rely upon, a driveway as permitted above;
8. Garages must be set back at least:
 - A. twenty feet (20') from the street right-of-way (see LOT 4);
 - B. five feet (5') from any lot line of an adjoining townhouse that does not share an attached garage (see common property line between LOTS 4 & 5);
 - C. five feet (5') from the townhouse building when the garage is a freestanding building (see LOTS 3 & 4); and,
 - D. twenty feet (20') from the lot line of an end unit that abuts another end unit or a nontownhouse use (see LOT 7).

Comment [DG3]: We should allow drive to be beside end wall of end unit and only have 10 feet of grass plus 10 feet of driveway vs. 20 feet of grass.

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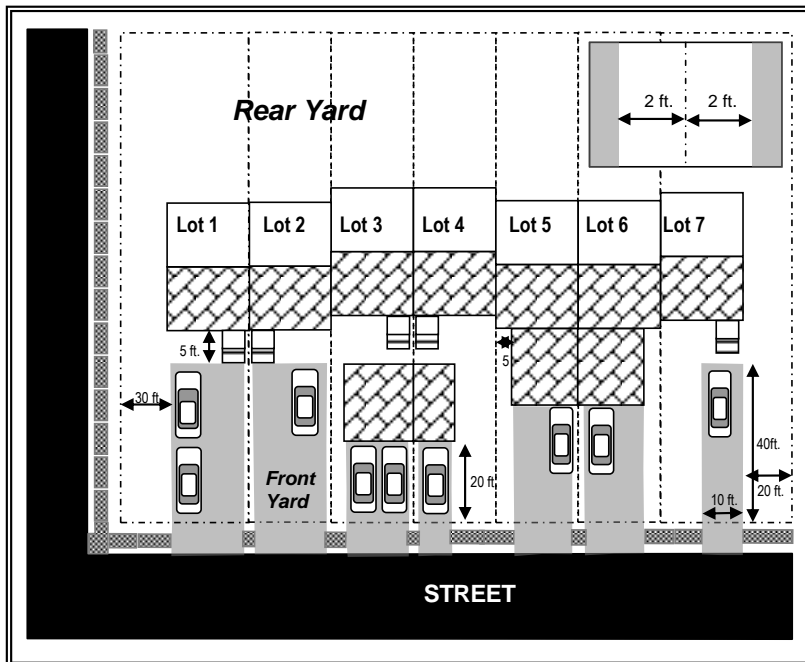
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305.L. MISSING TITLE

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Townhouses on individual lots are permitted to utilize rear yard driveways and garages, if such driveways and garages comply with the following requirements as depicted in the following diagram:

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1. Such driveways must be separate on each lot and shall accommodate at least two (2) of the required three (3) off-street parking spaces;
2. Such driveway shall be at least forty feet (40') in length when single-width driveways are

- used without a garage(see LOT 7);
3. Such driveway shall be at least twenty feet (20') in length when single-width driveways are used with a garage(see LOT 4);
 4. Such driveway shall be at least twenty feet (20') in length when double-width driveways are used with or without a garage(see LOT 3);
 5. Such driveways must be set back at least:
 - A. two feet (2') from any lot line of an adjoining townhouse (see common lot lines between LOTS 1 & 2 and 5 & 6);
 - B. thirty feet (30') from the right-of-way of any street or alley which does not connect with the driveway (see LOT 1);
 - C. twenty feet (20') from the lot line of an end unit that abuts another end unit or a non-townhouse use (see LOT 7); and
 - D. five feet (5') from the closest point of any building other than a garage.
 6. No individual driveway shall be narrower than ten feet (10') (see LOT 7);
 7. Garages must be attached to, and rely upon, a driveway as permitted above;
 8. Garages must be set back at least:
 - A. twenty feet (20') from the rear lot line or alley cartway whichever provides the greater setback (see LOT 4);
 - B. five feet (5') from any lot line of an adjoining townhouse that does not share an attached garage (see common property line between LOT 5);
 - C. five feet (5'), from the townhouse building when the garage is a freestanding building (see LOT 6); and,
 - D. twenty feet (20') from the lot line of an end unit that abuts another end unit or a non-townhouse use (see LOT 7).

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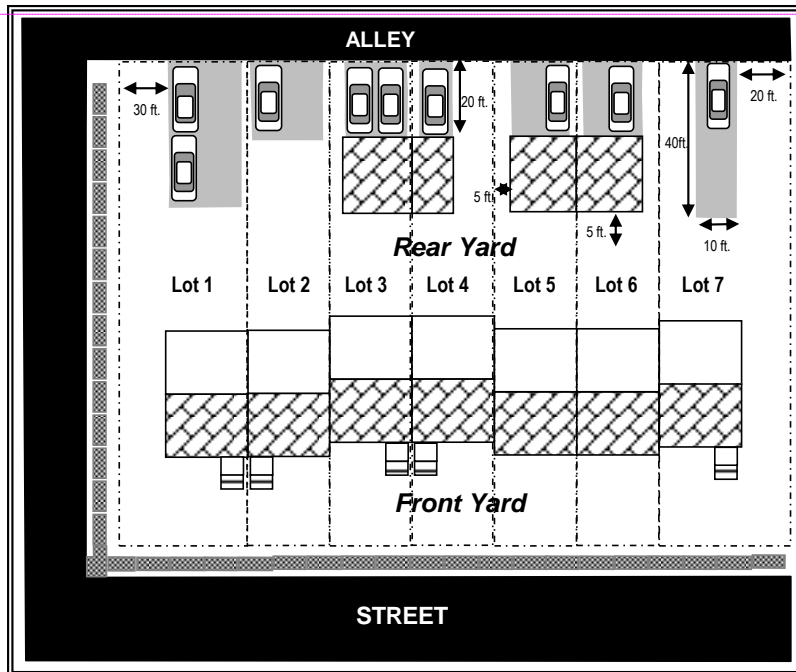
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305.M. MISSING TITLE

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Townhouses on common property are permitted to utilize front-yard driveways and garages, if such driveways are only connected to local roads, and comply with the following requirements as depicted in the following diagram:

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1. Such driveways must be separate for each unit and shall accommodate at least two (2) of the required three (3) off-street parking spaces;
2. Such driveway shall be at least forty feet (40') in length when single-width driveways are used without a garage(see UNIT 7);
3. Such driveway shall be at least twenty feet (20') in length when single-width driveways are used with a garage (see UNIT 4);
4. Such driveway shall be at least twenty feet (20') in length when double-width driveways are used with or without a garage(see UNIT 3);
5. Such driveways must be set back at least:
 - A. four feet (4) from any other driveway of an attached townhouse (see between UNITS 1 & 2 and 5 & 6 in the following diagram);
 - B. thirty feet (30') from the right-of-way of any street or alley which does not connect with the driveway (see UNIT 1);
 - C. twenty feet (20') from a property line or a nontownhouse use or forty feet (40') from any other driveway of an end unit that abuts another end unit (see UNIT 7); and,
 - D. five feet (5') from the closest point of any building other than a garage (see UNIT 1).
6. No individual driveway shall be narrower than ten feet (10') (see UNIT 7);
7. Garages must be attached to, and rely upon, a driveway as permitted above;
8. Garages must be set back at least:
 - A. twenty feet (20') from the street right-of-way (see UNIT 4);
 - B. ten feet (10') from any garage of an adjoining townhouse that does not share an attached garage (see UNITS 4 & 5);
 - C. five feet (5'), from the townhouse building when the garage is a freestanding building (see UNITS 3 & 4); and,
 - D. twenty feet (20') from a property line or a non-townhouse use or forty feet (40') from any other driveway of an end unit that abuts another end unit (see UNIT 7).

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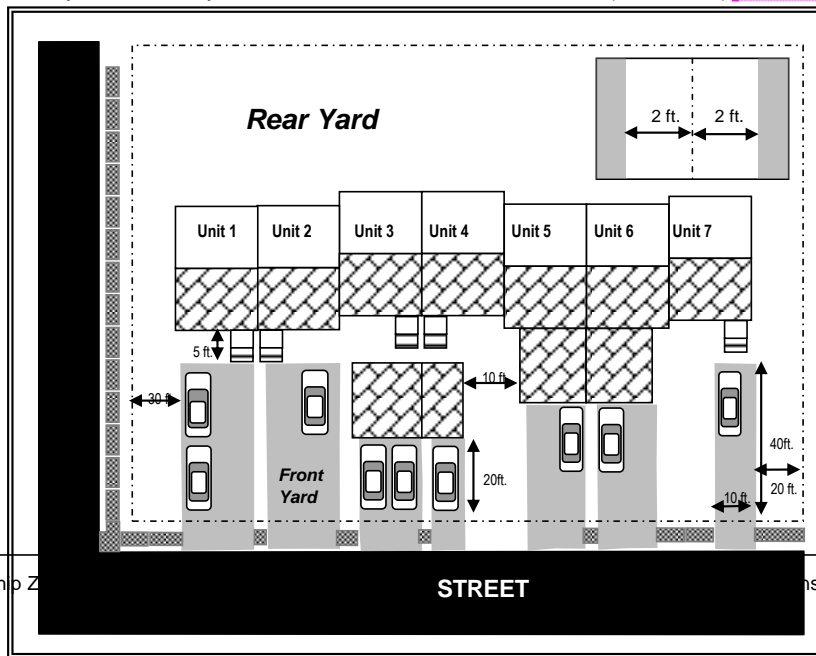
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305.N. MISSING TITLE

Townhouses on common property are permitted to utilize rear yard driveways and garages, if such driveways are designed and constructed to comply with the following requirements depicted in the following diagram:

1. Such driveways must be separate for each unit and shall accommodate at least two (2) of the required three (3) off-street parking spaces;
2. Such driveway shall be at least forty feet (40') in length when single-width driveways are used without a garage(see UNIT 7);
3. Such driveway shall be at least twenty feet (20') in length when single-width driveways are used with a garage (see UNIT 4);
4. Such driveway shall be at least twenty feet (20') in length when double-width driveways are used with or without a garage(see UNITS 2 & 3);
5. Such driveways must be set back at least:
 - A. four feet (4) from any other driveway of an attached townhouse (see between UNITS 1 & 2 and 5 & 6 and see the inset in the above diagram);
 - B. thirty feet (30') from the right-of-way of any street or alley which does not connect with the driveway (see UNIT 1);
 - C. twenty feet (20') from a property line or a non-townhouse use or forty feet (40') from any other driveway of an end unit that abuts another end unit (see UNIT 7); and,
 - D. five feet (5') from the closest point of any building other than a garage (see UNIT 6).
6. No individual driveway shall be narrower than ten feet (10') (see UNIT 7);
7. Garages must be attached to, and rely upon, a driveway as permitted above;
8. Garages must be set back at least:
 - A. twenty feet (20') from the rear lot line or alley cartway whichever provides the greater setback (see UNIT 4);
 - B. ten feet (10') from any garage of an adjoining townhouse that does not share an attached garage;
 - C. five feet (5'), from the townhouse building when the garage is a freestanding building (see UNITS 3 & 4); and,
 - D. twenty feet (20') from a property line or a non-townhouse use or forty feet (40') from any other driveway of an end unit that abuts another end unit (see UNIT 7).

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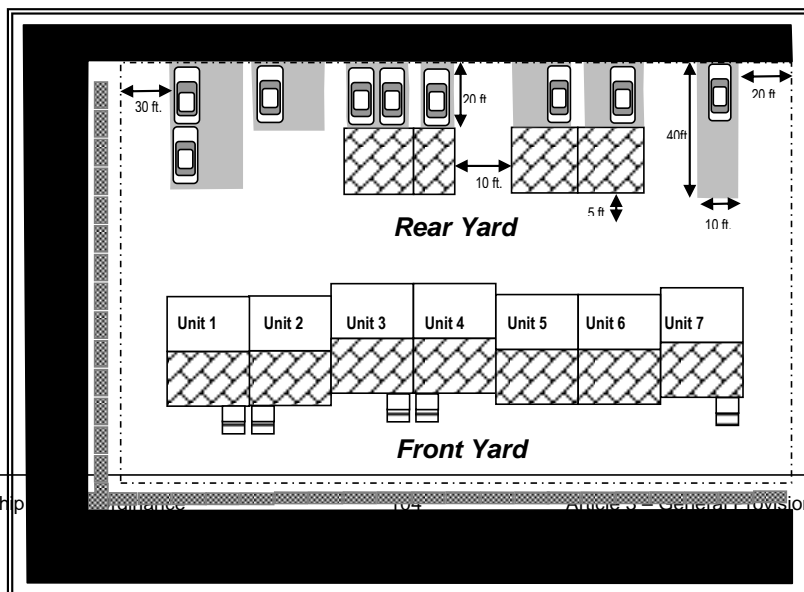
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SECTION 306 ESTABLISHMENT OF MORE THAN ONE PRINCIPAL USE ON A LOT

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- 306.A.** More than one principal use may be established on a single lot only when each use complies with all of the lot area, yard and other requirements of this Ordinance (including but not limited to Section 302 of this Ordinance) as though it were on an individual lot, and a plan has been recorded in compliance with the SALDO.
- 306.B.** An applicant for more than one principal use on a lot shall be required to submit information and detailed plans that demonstrate compliance with this Section. Such plan and information shall depict a hypothetical illustration of how the proposed use would be located upon its own separate lot using ghost property lines and related setbacks, accompanying lot coverage calculations, etc.

SECTION 307 FRONT YARD EXCEPTIONS

When an unimproved lot is situated between two (2) improved lots with front yard dimensions less than those required for the Zone, the front yard required may be reduced to a depth equal to the average of the two (2) adjoining lots, provided that in no case shall the front yard be less than twenty (20) feet from an abutting street right-of-way line within the (RR, A, LDR, C, RI and I) Zones.

SECTION 308 RESERVED FOR FUTURE USE

SECTION 309 HEIGHT LIMIT EXCEPTIONS

- 309.A.** The height regulations do not apply to the following structures or projections provided such structures or projections are set back a horizontal distance at least equal to their height from any property line, are not used for habitable floor space, comply with Section 240 (Airport Safety Zone) of this Ordinance, comply with applicable FAA regulations and are constructed in accordance with the prevailing Uniform Construction Code:
 - 1. Water towers, antennas, utility poles, smokestacks, chimneys, farm silos, windmills, flagpoles, clock or bell towers, spires, steeples, belfries, cupolas, monuments, dormers, satellite dishes, electrical transmission lines and structures, conveyors, derricks, skylights, solar energy collectors and other similar structures;
 - 2. Roof-top structures for the housing of elevators, stairways, water storage tanks, ventilating fans, and other mechanical appurtenances;
 - 3. Parapet walls or cornices used solely for ornamental purposes if not in excess of five (5) feet above the roof line; and,
 - 4. Church or school roofs.
- 309.B.** In no case shall any freestanding or roof-top structure above the maximum permitted height be used for the purpose of providing additional floor space for any use; and,
- 309.C.** In lieu of this section, telecommunications towers, wireless communication facilities, and similar antennae shall be subject to the regulations of Sections 420 and 438 of this Ordinance.

SECTION 310 OUTDOOR LIGHTING

- 310.A.** Outdoor lighting shall be provided in accordance with Section 513 of the SALDO.

310.B. Deviations from the requirements of Section 513 of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,

310.C. Deviations from the requirements of Section 513 of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 313 NOISE STANDARDS

313.A. Except for agricultural, horticultural and forestry-related uses and as provided on Section 313.B. of this Ordinance, no use shall regularly generate exterior noise levels in excess of those listed in the following table:

Measurement Taken Along An Adjoining Property that is Located Within the Following Zones	Time Period	Maximum Permitted Noise Level
RR, LDR or MU	6 a.m. to 10 p.m.	55 dBA
RR, LDR or MU	10 p.m. to 6 a.m.	50 dBA
C	6 a.m. to 10 p.m.	65 dBA
C	10 p.m. to 6 a.m.	60 dBA
A, RI or I	Anytime	75 dBA

313.B. Should the ambient noise level at any location exceed the above standards, that ambient noise level shall become the maximum permitted noise level at that location. The maximum permitted noise level shall be applied to regularly-occurring uses and activities; the following short-term temporary noises and infrequent instantaneous noises may be permitted at noise levels 20 dBA higher than the above-described standards, but only between 7 a.m. and 10 p.m.;

1. Short-term temporary noises for periods of up to thirty (30) seconds during any hour but not exceeding five (5) minutes during any day; and,
2. Infrequent instantaneous noises occurring no more than twice per hour but not exceeding ten (10) occurrences each day.

313.C. Sound pressure level shall be measured according to the specifications published by the American Standard Association.

313.D. All noise shall be muffled so as not to be objectionable due to intermittence, beat, frequency, or shrillness.

313.E. The maximum permissible sound limits listed above shall not apply to any of the following noise sources:

1. The emission of sound for the purpose of alerting people to the existence of an emergency or associated practice drill.
2. Emergency work to provide electricity, water, or other public or private utility when the public health, safety, and welfare of the general population is at risk.
3. Domestic power tools, machines, and/or equipment between the hours of 7:00 a.m. and one hour after official sunset.

Deleted: SECTION 311 LITTER

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311.A. No property shall be developed, used or maintained in a state that creates litter either on the property or upon any adjoining properties and/or roads;¶

311.B. Any property containing litter on the effective date of this Ordinance shall be considered nonconforming. Such litter may continue for a period not to exceed ten (10) days from the effective date of this Ordinance. After the ten (10) day period, such litter shall be removed by the owner; and,¶

311.C. Should any property or use be conducted or maintained in a condition that causes repeated litter complaints or violations, the owner shall be required, upon the instruction of the Zoning Officer, to prepare and implement a working plan for the cleanup of such litter as a condition of zoning compliance.¶

Deleted: SECTION 312 MINIMUM HABITABLE FLOOR AREA

312.A. All dwelling units must conform to the minimum habitable floor area following:¶

1. Single-family, duplex, two-family and townhouse dwelling units: seven hundred (700) square feet per dwelling unit.¶
2. Multi-family dwellings and conversion apartments: four hundred (400) square feet per dwelling unit.¶

4. Excavation and commercial construction operations and/or activities carried on between the hours of 7:00 a.m. and 7:00 p.m. (prevailing time).
5. Public celebrations, including fireworks displays, authorized by the Township.
6. Blasting in conjunction with non-extractive related excavation and construction operations between the hours of 7:00 a.m. and one hour before official sunset. (prevailing time).

SECTION 314 OFF-STREET LOADING

314.A. SCHEDULE OF REQUIRED OFF-STREET LOADING SPACES – All uses shall provide required off-street loading in accordance with the following schedule:

USE	GROSS FLOOR AREA (SQUARE FEET)	NUMBER OF SPACES
Commercial, wholesale, manufacturing, hospital, laundry, institutional or similar uses	Under 8,000	1
	8,000 to 40,000	2
	Over 40,000 to 100,000	3
	Over 100,000 to 250,000	4
	Each additional 250,000	1
Offices, hotels or similar lodging	Under 100,000	1
	Over 100,000 to 300,000	2
	Over 300,000	3

314.B. Off-street loading shall be designed and constructed in accordance with Section 509 of the SALDO.

314.C. Deviations from the requirements of Section 509 of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,

314.D. Deviations from the requirements of Section 509 of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 315 OFF-STREET PARKING

315.A. PARKING FOR SINGLE-FAMILY DETACHED DWELLINGS

1. Every single-family dwelling shall be required to provide at least two (2) off-street parking spaces that are each rectangular and a minimum of nine feet (9') wide and eighteen feet (18') long. Such spaces must be provided behind the street right-of-way line and may be within garages, carports, and/or driveways. Additional regulations pertaining to driveways are contained in Section 305 of this Article.
2. Residents are permitted to park commercial vehicles upon their property provided such vehicle(s) is either used on the site or is assigned to one resident of the site for employment purposes.
3. The following regulations contained in Section 315.B. of this Ordinance do not apply to off-street parking facilities serving one (1) single-family dwelling.

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315.B. PARKING REQUIREMENTS FOR USES OTHER THAN SINGLE FAMILY DETACHED DWELLINGS

1. Off-street parking shall be designed and constructed in accordance with Section 508 of the SALDO.
2. Deviations from the requirements of Section 508 of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,
3. Deviations from the requirements of Section 508 of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

315.C. SCHEDULE OF REQUIRED PARKING SPACES

1. Except as provided for in Sections 315.C.2. and 315.C.4., the minimum number of off-street parking spaces to be provided for each land use type shall be as indicated on following chart. Any use involving a combination of several uses shall provide the sum of the number of spaces required for each individual use. When a calculation results in a fraction, any fraction below one-half (½) may be disregarded, and any fraction of one-half (½) or more shall require an additional full space.

COMMERCIAL USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Amusement arcades	80 square feet of gross floor area
Auction houses, excluding automobile auctions	Two persons of legal occupancy plus one per employee
Auditorium, banquet, conference, and meeting facilities; theater, and other such places of public assembly	Three (3) seats of legal occupancy plus 1 per employee on largest shift
Automobile filling stations as a principal or accessory use	2 parallel spaces arranged in a stacked configuration for each fuel dispensing location plus 4 per service or washing bay
Automobile, truck, trailer, bus, passenger motor vehicle and recreational vehicle service, repair and washing facilities	¼ service and/or washing bay (i.e. 4 per bay)
Automobile, boat, and trailer sales	400 square feet of gross indoor and outdoor display area
Banks, credit unions & other similar financial uses	200 square feet of gross floor area
Bed and breakfast	Room for rent plus those required for the dwelling unit
Car wash	See Section 417
Carpeting, drapery, floor covering, and wall covering sales	500 square feet of gross floor area
Casinos, off-track betting parlors, slot machine parlors	65 square feet of gross floor area
Clinics and professional offices of veterinarians, physicians, dentists, opticians, counselors and etc.	220 square feet of gross floor area
Clubs, lodges and other similar places	100 square feet of gross floor area plus 1 per employee on largest shift
Commercial recreation facilities	See Section 423
Convenience stores	350 square feet of gross floor area

COMMERCIAL USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Convention and conference centers	See Section 427
Day care, excluding family day care	6 persons enrolled
Drive-thru and/or fast-food restaurants serving alcohol	50 square feet of gross floor area
Drive-thru and/or fast-food restaurants not serving alcohol	67 square feet of gross floor area
Dry cleaners, laundries and laundromats	400 square feet of gross floor area
Farmers and/or flea markets	200 square feet of retail sales area
Food markets and grocery stores	150 square feet of gross floor area
Funeral homes	50 square feet of gross floor area
Furniture sales	400 square feet gross floor area
Health, fitness, social, fraternal and other private clubs	See Section 442
Home improvement and building supply stores	250 square feet of interior retail sales area, plus one space for each 500 square feet of exterior retail sales area
Home occupation	nonresident employee and patron on site at one time
Hotels, motels and similar lodging facilities	Guest sleeping room and one per each employee (Restaurants and other accessory uses shall add to this requirement.)
Kennels & horse boarding stables	10 animals of occupancy plus and one per each employee on two largest shifts
Nightclubs	Two seats of legal occupancy plus one per each employee on site at one time
Office buildings	250 square feet of gross floor area
Personal services (e.g. barbers, beauticians, masseuse, tanning salon, tattoo parlor, photographer, etc.)	4 spaces per practitioner or 2 spaces per service station whichever produces the greater number
Retail stores or shops (except those listed above) and personal service uses	200 square feet of gross floor area plus one per each employee on two largest shifts
Restaurants serving alcohol	50 square feet of gross floor area
Restaurants not serving alcohol	67 square feet of gross floor area
Storage unit centers	50 units plus two per any resident manager
Shopping centers or malls with up to 400,000 square feet of gross floor area	250 square feet of gross floor area
Shopping centers or malls with more than 400,000 but less than 600,000 square feet of gross floor area	235 square feet of gross floor area
Shopping centers or malls with more than 600,000 square feet of gross floor area	222 square feet of gross floor area
Nightclubs and taverns serving alcohol	50 square feet of gross floor area
Other commercial uses	360 square feet of gross floor area
Auditorium, banquet, conference, and meeting facilities; theater, and other such places of public assembly	Three (3) seats. For uses without permanent seats, 50 square feet of are used for assembly purposes

INDUSTRIAL USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Automobile, truck, trailer, bus, passenger motor vehicle and recreational vehicle service, repair and washing facilities	¼ service and/or washing bay (i.e. 4 per bay)
Industrial and heavy manufacturing establishments	540 square feet plus those associated with any office, sales or similar related uses when said uses exceed 10% of the gross floor area
Truck or motor freight terminal	2000 square feet
Truck stops	See Section 487
Warehousing, distribution and wholesale trade	1500 square feet
Other industrial uses	Two employees on the two largest shifts or at least one space per each 1,000 square feet of gross floor area, whichever is the greatest number

RECREATION USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Amusement arcades	80 square feet of gross floor area
Baseball, soccer, field hockey, lacrosse, rugby, football and other athletic fields	1/12 field (12 per field) plus one (1) per each four (4) seats of spectator seating
Basketball and volleyball courts	1/8 court (8 per court) plus one (1) per each four (4) seats of spectator seating.
Bowling alleys, billiards rooms	1/4 lane/table (i.e., 4 per lane/table) and one per each two employees
Campgrounds	Campsite, plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf courses	1/2 hole (i.e., 2 per hole), plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf driving ranges	One per tee and one per employee
Gymnasiums	1/8 court (8 per court) plus one (1) per four (4) seats of spectator seating.
Health, fitness, social, fraternal and other private clubs	See Section 442
Miniature golf courses	1/2 hole (i.e., 2 per hole) and one per employee
Outdoor shooting range	0.75 firing stations, but not less than one (1) space for each four (4) seats
Riding schools or horse stables	Two stalls plus one per every four seats of spectator seating
Picnic areas	Per table
Skating rinks	Four persons of legal occupancy
Swimming pools (other than one accessory to a residential development)	Four persons of legal occupancy
Tennis or racquetball clubs	1/4 court (i.e., 4 per court), plus one per employee plus 50% of the spaces normally required for accessory uses

RESIDENTIAL USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Single-family detached dwellings and two-family conversions	1/2 dwelling unit (i.e., two spaces per dwelling unit)
Boarding houses	Room for rent
Group homes, orphanages, dormitories, rectories methadone treatment facility, and etc.	Bedroom
Duplex, two-family, townhouse and multiple-family, dwellings	1/3 dwelling unit (i.e., three spaces per dwelling unit). Such parking spaces can take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served.
Medical residential campus, nursing rest or retirement homes	0.75 dwelling units with individual kitchens, plus 1 for each 6 care beds, plus 1 for each employee on largest shift
Mobile home parks	½ dwelling unit (i.e. 2 spaces per unit) plus 1 on-street or in common visitor parking lot

SOCIAL AND INSTITUTIONAL USES	
Type of Use	Minimum of One Passenger Parking Space for Each
Auditorium, banquet, conference, and meeting facilities; theater, and other such places of public assembly	Three (3) seats of legal occupancy plus 1 per employee on largest shift
Churches	5 seats in sanctuary or auditorium, or if no fixed seats 1 per 40 square feet of gross floor area
Clubs, lodges and other similar places	100 square feet of gross floor area plus 1 per employee on largest shift
Medical residential campus, nursing rest or retirement homes	0.75 dwelling units with individual kitchens, plus 1 for each 6 care beds, plus 1 for each employee on largest shift
Health, fitness, social, fraternal and other private clubs	See Section 442
Hospitals, sanitariums	Spaces shall be provided for visitors, at the rate of at least one space per each 1.5 accommodations (beds). Such spaces shall be in addition to those necessary for those personnel employed or practicing on the site at one time.
Museums, art galleries, cultural centers, libraries	400 square feet of gross floor area
Rehabilitation centers (without overnight accommodations)	per employee and 1 per each three patients
Schools below grade ten, including principal day-care and kindergarten	Six students enrolled
Schools, tenth grade and above, including colleges with on-site housing for a majority of students enrolled	Three students enrolled
Colleges that do not offer on-site housing for a majority of students enrolled	1.5 students enrolled
Vocational training and adult education facilities	1.5 students enrolled

- All other uses not specifically mentioned above shall provide off-street parking spaces to accommodate one (1) space for the maximum number of persons regularly employed, having business, and/or resident upon the premises at any given time.

3. For commercial and industrial uses, no off-street parking area shall accommodate more than one hundred twenty (120) percent of the minimum requirement, regardless of whether such additional spaces are provided with pervious surfacing, except as provided for below by Section 315.C.4. of this Ordinance.
4. Alternative off-street parking standards to those provided in this Section may be permitted by the Zoning Hearing Board as a special exception in accordance with Section 704.C. of this Ordinance. The applicant shall establish by credible evidence that adequate parking is provided for all uses within the development. Such evidence shall include, but not necessarily be limited to, the following:
 - A. Estimates of required parking needs based upon actual traffic or parking surveys for existing similar land uses located in comparable settings.
 - B. Analysis of shared parking facilities with other uses that routinely experience peak parking demands at different times of the day, week, or season, and where the parking spaces required by one use can also accommodate another nearby use.
 - C. Analysis of the possible use of permeable surfaces for overflow parking where such overflow parking area would be used sparingly and where the applicant can show that the permeable surfaces will be constructed of stable materials and will be environmentally beneficial to the community.
 - D. Analysis of the likelihood of the use of bus service (both public transit and charter service) by a significant volume of patrons.
 - E. Any other specific characteristics of the proposed use that, in the opinion of the Zoning Hearing Board, justifies a different required parking ratio.

315.D. SHARED OFF-STREET PARKING

Comment [DG6]: 315D is duplicate. Formatting changes

1. Notwithstanding any other parking requirement, when any parcel of land is proposed to be used for two or more land uses, the Township may allow the minimum number of parking spaces required to serve the combination of all uses to be established in accordance with the following formula:
 - A. Determine the minimum amount of parking required for each use as though it were a separate use.
 - B. Multiply each such amount by the corresponding percentage for each applicable time period showing in the following schedule.

PARKING CREDIT SCHEDULE					
Uses	Weekdays			Weekends	
	Nights Midnight- 6AM	Days 9AM – 4PM	Evenings 6PM - Midnight	Days 9AM – 4PM	Evenings 6PM - Midnight
Commercial / Retail	5%	50%	90%	100%	70%
Hotel / Lodging	80%	80%	100%	80%	100%
Office / Industrial	5%	100%	10%	10%	5%
Restaurant	10%	50%	100%	50%	100%
Entertainment / Recreation	10%	40%	100%	80%	100%

All other uses	100%	100%	100%	100%	100%
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- C. Calculate the column total for each time period.
 - D. The column total with the highest value is the parking space requirement.
2. In determining whether to approve an adjustment for shared parking, the Township shall consider all relevant factors, including:
- A. Location of the shared parking in the same Zone as the parking generator.
 - B. The characteristics of each use and the differences in projected peak parking demand, including days or hours of operation.
 - C. Potential reduction in vehicle movements afforded by multipurpose use of the parking facility.
 - D. Potential improvements in parking facility design, circulation and access afforded by a joint parking facility.
 - E. Whether space will be conveniently usable without causing unreasonable hazard to pedestrians, hazard to vehicular traffic, traffic congestion, interference with safe and convenient access to other parking areas in the vicinity and detriment to adjoining neighborhood.
 - F. The degree of certainty regarding the continued availability of the shared parking facilities for the uses they are intended to serve, and,
 - G. The report and recommendation of the Township engineer.
3. All requirements and conditions herein imposed upon the shared parking facility, including adequate assurance of the continued availability of the shared parking facilities for the uses they are intended to serve, shall be set out in either of the following ways:
- A. Memorandum of lease covering the shared parking facilities restricting the use of said shared parking area for parking purposes only; or
 - B. A reciprocal easement agreement specifically setting forth the areas which will be used exclusively as parking areas. Such assurance shall be in a form and of a substance approved by the Township solicitor. The applicable instrument shall be submitted with the plan that includes a shared parking facility. This instrument shall serve as notice to all subsequent purchasers of the existence of a shared parking facility and all requirements associated therewith. If the assurance is removed or superseded in any way by the parties or their successors or assigns, substitute off-street parking must be provided in conformance with the requirements of this Section. If no alternate parking facilities are provided as required by this Ordinance within 90 days of notice from the Township that substitute parking is required, the Township may revoke the approvals for the applicable uses then existing.
4. Public entrances to all uses shall be no more than 500 feet from the closest entrance to the shared parking facility; provided, however, that parking areas designated for employee parking only may be up to 500 feet from an employee entrance to the structure.

5. Parking spaces reserved or to be reserved on a twenty four hour basis shall be designated on the plan. These spaces shall not be included in the calculation of available spaces to meet the minimum parking space requirements for a shared parking facility.
6. Residential use is not eligible for a shared parking adjustment.
7. Where a shared parking facility is approved, the developer shall provide signage providing information clearly indicating the availability of this facility for patrons of participating uses.
8. After a shared parking facility has been approved, any subsequent change, addition or deletion in the original uses, or any significant change in intensity of use of such uses shall require a revised plan approval. No approval of the changed uses shall be issued without a revised approval for the revised shared parking facility.

Comment [DG7]: 315D is duplicate. Formatting changes.

315.E. PROHIBITION OF PARKING OF UNLICENSED / UNINSPECTED VEHICLES

Except upon property used for the sale and service of motor vehicles or trailers or upon property used for a junkyard, motor vehicles or trailers of any kind or type without current license plates and current inspection stickers shall not be parked or stored upon any property other than in a completely enclosed garage or other accessory building. This requirement shall not apply to: 1.) implements and other vehicles not normally used as conveyances on the public streets, 2.) active restoration of a vehicle.

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315.F. PARKING OF COMMERCIAL TRUCKS

Within the (RR and A) Zone, the parking of no more than one (1) commercial truck (as defined herein) where the use of such vehicle is not incidental to the use of the premises is permitted upon farms and residential properties, or the vehicle is assigned to one of the residents of the site for employment purposes.

Deleted: <#>The minimum lot size for the parking of a commercial truck upon a residential property is two acres. The parking of a commercial truck upon a residential property is limited to a vehicle operated by the occupant of the residence.¶

<#>The parking of a commercial truck upon an agricultural or horticultural property is not limited to a vehicle operated by the occupant of the residence;¶

<#>Unless setback no less than two hundred feet (200') from the closest property line, the parking of a commercial truck must be located within a completely enclosed building.¶

<#>No business, occupation, or service shall be conducted therein.¶

<#>Any driveway used for commercial truck access shall have a minimum inside turning radius of fifty (50) feet.¶

<#>The driveway upon which a commercial vehicle is parked must have sufficient area for a truck turnaround so that the vehicle can enter and exit the site in a forward direction.¶

<#>Unless parked within a building that existed on the effective date of this Ordinance, the commercial truck must be parked behind the front building setback line or at least one hundred (100) feet from the front lot line, whichever is the lesser distance.¶

<#>Any driveway used for commercial truck access shall have a minimum one hundred (100) foot paved apron as measured from the street right-of-way.¶

315.G. PARKING OF DUMPSTERS AND PODS - Refer to Section 316.F.4. of this Ordinance.

315.H. PARKING OF RECREATIONAL VEHICLES & PERSONAL CARGO TRAILERS - Refer to Section 468 of this Ordinance.

315.I. PROHIBITED USES OF A PARKING LOT

Parking lots are for the sole purposes of accommodating the passenger vehicles of persons associated with the use which requires them. Parking lots shall not be used for the following and/or loading purposes:

1. The sale, display, or storage of automobiles or other merchandise, except as otherwise permitted by this Ordinance;
2. Parking vehicles accessory to the use;
3. Performing services (including services to vehicles);
4. The placement or storage of trailers, trucks, portable storage containers, palletes or other similar structures, vehicles, items or materials; or,
5. Loading and unloading purposes except during hours when business operations are suspended.

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SECTION 316 OPERATIONS AND PERFORMANCE STANDARDS

316.A. REQUIRED COMPLIANCE WITH APPLICABLE REGULATIONS

1. It is expected that all uses of the land, building or structure shall be conducted in compliance with all applicable Township, county, Commonwealth of Pennsylvania, and federal statutes, ordinances, regulations, requirements, permits and approvals.
2. Demonstration of such compliance shall be required in the evaluation of all zoning applications, subdivision plan proposals, and land development plan proposals, where applicable.
3. The following lists Township regulations and other known governmental regulations associated with various land uses and their impacts. This list in no way excludes or limits Federal or State jurisdiction over uses within the Township, but is merely provided for information to applicants and landowners.

Deleted:

316.B. AIR POLLUTION, AIRBORNE EMISSIONS, AND ODOR

1. The Pennsylvania Air Pollution Control Act, enacted January 8, 1960, in conjunction with "Chapter 131 -Ambient Air Quality Criteria" and "Chapter 123 - Standards for Contaminants" of "Article III Title 25 - Rules and Regulations" of 1971, of the Pennsylvania Department of Environmental Protection shall be considered as minimum standards for the control of smoke, dust, fumes, and emissions and shall control the emission of smoke, dust, dirt, fly ash, fumes, vapors, gases and odors.
2. No use shall discharge contaminants to the air in excess of the limits prescribed herein, or as may be amended and/or created by State and/or Federal laws, rules, and regulations, unless such measures shall be utilized as prescribed by applicable the regulatory agency.
3. There shall be no emission into the atmosphere of visible gray smoke of a shade darker than No.1 on the Ringlemann Smoke Chart as published by the United States Bureau of Mines or successor agency. Visible gray smoke as dark as No.2 on the said chart may be emitted if permitted by State and/or Federal regulatory controls for a period or periods totaling no more than four (4) minutes within any given eight (8) hour period. These provisions shall apply to smoke of other colors having an equivalent apparent opacity.
4. No use shall discharge particulate matter into the atmosphere from incinerators in excess of 9.1 grains per cubic foot of gas at standard conditions corrected to twelve (12) percent carbon dioxide, except as may be designated under specific contaminants and as regulated by State and/or Federal regulatory controls.
5. Open burning is not permitted unless such burning is consistent with the provisions and restrictions of all codes, regulations, and ordinances adopted by Dickinson Township.
6. No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the property line of the use generating such odor. The guide for determining such quantities of offensive odors shall be the fifty (50) percent response level of Table L "Odor Thresholds in Air" contained in the publication "Research on Chemical Odors: Part I - Odor thresholds for 53 Commercial Chemicals, " October 1968, Manufacturing Chemists Association, Inc., Washington, D. C.

316.C. ELECTRICAL, DIESEL, GAS OR OTHER POWER

All uses within the Township shall operate in compliance with "Rules and Regulations" of the Pennsylvania Departments of Health and Environmental Protection, as well as any and all regulations that may succeed or replace these regulations. Every use requiring electrical, diesel, gas or other power source shall be so operated that any service lines, substation, shall conform to the highest applicable safety requirements, be constructed, installed, etc., so that they will be an integral part of the architectural features of the plant, and concealed from abutting residential properties or adjoining A, RR, LDR and MU Zones.

316.D. FIRE AND EXPLOSIVES

1. It is the responsibility of each property owner and/or tenant to ensure that his/her use does not jeopardize the public health, safety, and welfare of the Township because of potential explosive, fire, and/or hazardous condition.
2. All activities and all storage of flammable and explosive materials shall be provided with safety devices against hazards of fire and explosion along with adequate fire-fighting and fire-suppression equipment and devices as detailed and specified by State and Federal regulations.
3. All explosive material shall conform to the requirements of Chapter 211, Title 25, Pennsylvania Department of Environmental Protection, Rules and Regulations for Storage, Handling, and Use of Explosives.

316.E . GLARE AND HEAT

All uses within the Township shall operate in compliance with “Rules and Regulations” of the Pennsylvania Department of Environmental Protection, as well as any and all regulations that may succeed or replace these regulations. In addition, all uses shall comply with those lighting standards listed in Section 310 of this Ordinance. No use shall produce heat above the ambient temperature that is perceptible beyond subject property.

316.F. MATERIALS AND WASTE STORAGE, HANDLING AND DISPOSAL

1. All principal commercial, industrial, institutional, and health-care related uses shall be required to provide detailed information regarding materials and waste handling, including:
 - A. Listing of all materials to be used and/or produced on the site;
 - B. Listing of all wastes generated on the site; and,
 - C. Written evidence that the storage, treatment, processing, transfer, and disposal of all materials and wastes shall be accomplished in a manner that complies with all applicable Federal, State, County, and municipal requirements, including, but not limited to, the following:
 - i. the Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act (Act 101);
 - ii. the Pennsylvania Solid Waste Management Act (Act 97);
 - iii. the Federal Emergency Management Act;
 - iv. the Federal Superfund Amendment and Reauthorization Act;
 - v. the Pennsylvania Hazardous Materials Emergency Planning and Response Act; and,
 - vi. the Pennsylvania Low-Level Radioactive Waste Disposal Act.
 - D. No flammable or explosive liquids, solids, or gases shall be stored above ground, except within receptacles which meet all local, State, and/or Federal regulations unless restricted or prohibited by other regulatory controls contained within this ordinance.
 - E. All storage facilities for fuel stored outdoors shall be enclosed by a security fence and screened from adjoining roads and properties.
 - F. All storage facilities for fuel stored outdoors shall be located in accord with any State and/or Federal regulatory requirements for separation distances.
 - G. Highly flammable or toxic or hazardous or explosive liquids, solids, or gases shall be stored above-ground in leakproof double walled containment vessels which accommodate testing for leaks and all such containment vessels and facilities shall be suitably screened by natural plantings so that they are not

visible from lot lines.

- H. No substance which has the potential to contaminate groundwater or surface waters shall be permitted to be stored outdoors unless the property owner and/or proprietor provides safeguards from potential contamination satisfactory to the Township based upon State and Federal requirements.
 - I. No materials or wastes shall be stored or deposited upon a lot in such form or manner that they:
 - i. may be transferred off the lot by natural causes or forces;
 - ii. can contaminate a stream or watercourse;
 - iii. render a stream or watercourse undesirable as a source of water supply or recreation; or,
 - iv. will destroy aquatic life.
 - J. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to vermin shall be stored only if enclosed in containers which are adequate to eliminate such hazards.
 - K. Dumpsters are permitted within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. Unless specified elsewhere within this Ordinance dumpsters shall comply with all side and rear yard setbacks imposed upon the principal use. All waste receptacles shall be completely enclosed within a masonry or framed enclosure with a self-closing door or gate.
- 2. All uses must properly dispose of wastes in accordance with all applicable laws and regulations. The outdoor accumulation of trash, garbage, refuse, or junk for a period exceeding fifteen (15) days is prohibited.
 - 3. Outdoor stockpiling - In all Zones, no outdoor stockpiling of any material or outdoor storage of trash is permitted in the front yard. In the (LDR and MU) Zones, the outdoor stockpiling of materials (except firewood) for more than one (1) year is prohibited. Upon residential properties the outdoor stockpiling of materials (including firewood) shall provide for a minimum five foot (5') setback from each side and rear lot line.
 - 4. Upon any property used for a principal residence, the use of dumpsters and or other portable storage containers and pods is limited to temporary periods during events such as construction, remodeling, moving and similar activities. The use of dumpsters and or other portable storage containers and pods for permanent storage and/or waste containment is expressly prohibited. The use of dumpsters and or other portable storage containers and pods shall not exceed sixty (60) days during any calendar year and only following the issuance of a zoning permit. Such containers must be located so as not to block any required clear sight triangles and be at least ten (10) feet from all lot lines. The Zoning Officer may issue one time extension to the zoning permit, if the applicant can demonstrate that the nature of the proposed activity:
 - A. is ongoing;
 - B. is making reasonable progress;
 - C. requires additional time; and,
 - D. has a definitive ending date identified by the applicant beyond which the use shall cease.

Comment [DG8]: This should apply outside of our R & AG

316.G. MINE RECLAMATION AND OPEN PIT SETBACK

Pennsylvania Act No. 1984-219, the "Noncoal Surface Mining Conservation and Reclamation Act," as well as any and all regulations that may succeed or replace these regulations.

316.H. NOISE POLLUTION

All uses within the Township shall operate in compliance with “Rules and Regulations” of the Pennsylvania Department of Environmental Protection, as well as any and all regulations that may succeed or replace these regulations. In addition, all uses shall comply with those noise standards listed in Section 313 of this Ordinance.

316.I. RADIATION. RADIOACTIVITY ELECTRICAL INTERFERENCE

All uses within the Township shall operate in compliance with “Rules and Regulations” of the Pennsylvania Departments of Health and Environmental Protection, as well as any and all regulations that may succeed or replace these regulations.

316.J. SEWAGE AND OTHER WASTE DISPOSAL

All uses within the Township shall operate in compliance with “Rules and Regulations” of the Pennsylvania Departments of Health and Environmental Protection, as well as any and all regulations that may succeed or replace these regulations. In addition, all uses shall comply with those applicable standards listed in Sections 323 and 316.F. of this Ordinance.

316.K. VIBRATION

All uses within the Township shall operate in compliance with “Rules and Regulations” of the Pennsylvania Department of Environmental Protection, as well as any and all regulations that may succeed or replace these regulations. In addition, no use shall create vibration that is perceptible beyond the subject property or produces a peak measurement of 0.002g from either seismic or electronic vibration detection devices.

316.L. WATER QUALITY

- 1. All uses within the Township shall operate in compliance with:
 - A. The Clean Streams Law, June 3, 1937 P.L. 1987, 35 P.S. 691.1, as well as any and all regulations that may succeed or replace these regulations.
 - B. PA Code, Title 25, Chapters 93 and 102;
 - C. the PA DEP water quality anti-degradation guidelines and,
 - D. the PA DEP best management practices for stormwater management.

SECTION 317 OUTDOOR STORAGE AND DISPLAY REQUIREMENTS

317.A. SHOPPING CART STORAGE

For grocery stores and other stores containing grocery departments, variety stores, home improvement and building supply stores, and other uses that provide shopping carts for use by customers, the outdoor storage and collection of shopping carts is permitted subject to the following.

- 1. Shopping carts may be collected and stored immediately in front of the storefront (upon sidewalks, or under a canopy) and/or within the parking lot.
- 2. In no case shall such designed shopping cart storage and collection areas be located upon any facilities used for vehicle circulation, required parking and loading areas, or emergency vehicle access provisions (e.g., fire lanes).
- 3. Shopping cart storage and collection areas shall be situated to provide clear pedestrian access (sidewalk or other area) at least eight (8) feet wide adjoining the storefront.
- 4. Signage for shopping cart storage and collection areas shall be governed by those regulations pertaining to on-site directional and informational signs as regulated by Section 322.D.8. of this Ordinance.

317.B. SEASONAL SIDEWALK DISPLAYS

For commercial uses, seasonal sidewalks displays related to retail sales are permitted subject to the following:

- 1. Only seasonal merchandise may be displayed, and shall be limited to the periods from April 1 to October 1 and November 25 to January 5.
- 2. The location of such outdoor displays shall be limited to sidewalks, under canopies, and other areas immediately in front of the building/storefront. The stacking or display of such items shall be arranged to provide clear pedestrian access (sidewalk or other area) at least eight (8) feet wide.
- 3. In no case shall the location of such sidewalk display areas occur within any area used for vehicular circulation, required parking and loading areas, or emergency vehicle access provisions (e.g., fire lanes).
- 4. In no case shall such sidewalk display area exceed fifty (50) percent of the linear area of the storefront. For example, a storefront two hundred (200) feet long could have a sidewalk display directly in front of the store with a maximum length of one hundred (100) feet.
- 5. Signage for seasonal sidewalk sales shall comply with the applicable requirements contained within Section 322.D.14. of this Ordinance.
- 6. The applicant shall submit a working plan to the Township for the cleanup of litter and debris which may result from such outdoor display. Also, the applicant shall depict intended sidewalk display areas upon any permit applications and/or plans required by the Township. No additional permits shall be required, unless such area is to change location or size.

317.C. SPECIAL EVENT SALES

For commercial uses, special events are permitted subject to the following:

- 1. In addition to the other provisions of this Section, four (4) special event sales shall be permitted per calendar year. Such special event sales shall be limited to no more than a total of thirty (30) days per calendar year.
- 2. Areas used for special event sales displays shall be sited to comply with the setback requirements for a principal structure or principal use, whichever is greater.
- 3. Special event sales may be located within the parking lot, provided that such location does not contribute to congestion within the parking lot and upon the access drives that provide direct access to public roads. Within parking lots, such display areas shall be clearly delineated from the adjoining parking lot by the use of identifiable barriers (such as tents, canopies, temporary fences, or ropes). Additionally, location within the parking lot shall only be permitted insofar that the remaining parking spaces available for use are greater than or equal to the number of such spaces required for the principal use by this Ordinance.
- 4. The area devoted to special event sales displays shall not exceed twenty (20) percent of the gross leasable floor area of the use(s) conducting the special event sale.
- 5. In shopping centers, special event sales shall be jointly held by all of those occupants of the shopping center that wish to participate. No individual occupants of a shopping center shall be permitted to conduct separate special event sales.
- 6. All uses conducting a special event sale shall be responsible for the ongoing cleanup of litter and debris. Also, no exterior public address or lighting systems shall be used that produce glare or noise impacts discernable at, or beyond, the property line.
- 7. Signage for special event sales shall comply with the applicable requirements

contained within Section 322.D.14. of this Ordinance.

Comment [DG9]: Consider deleting entire section

SECTION 318 PROJECTIONS INTO YARDS

318.A. The following projections shall be permitted into required yards and shall not be considered in the determination of yard size, lot coverage, or building coverage.

1. Projecting architectural features (such as bay windows, cornices, eaves, fireplaces, chimneys, window sills, and similar features) provided that any single such feature does not exceed five (5) square feet in external area, when viewed in plan view.
2. Uncovered stairs and landings, provided that such stairs or landings do not exceed three (3) feet six (6) inches in height.
3. Open balconies and fire escapes, provided that such balcony or fire escape is not supported on the ground and does not project more than five (5) feet into any yard nor come within three (3) feet of any property line.
4. Sidewalks, stormwater inlets and/or stormwater outlets.

SECTION 319 REQUIRED TRAFFIC IMPACT STUDY STANDARDS

- 319.A.** Where a traffic impact study is required elsewhere in this Ordinance, it shall be provided in accordance with Section 302.G.5. of the SALDO;
- 319.B.** Deviations from the requirements of Section 302.G.5. of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section 205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,
- 319.C.** Deviations from the requirements of Section 302.G.5. of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 320 ROADWAY CLASSIFICATIONS

For the purposes of this Ordinance, the Township's roads shall be classified in the following categories:

Arterial Road	Collector Roads	Local Roads
Carlisle Road <u>Walnut Bottom Road</u>	Burnt House Road Goodyear Road Mont Sera Road Morgan Road Mountain View Road Peach Glen Road Pine Road Pine Grove Road Stuart Road Stonehouse Road West Old York Road	All other roads not listed in other two categories.

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SECTION 321 SCREENING AND LANDSCAPING REQUIREMENTS

- 321.A.** Screening and landscaping shall comply with Section 520 of the SALDO;
- 321.B.** Deviations from the requirements of Section 520 of the SALDO that are proposed during the subdivision / land development process shall be permitted as a waiver according to Section

205 of the SALDO and, when granted, will not also require the grant of a variance under the terms of this Ordinance; and,

321.C. Deviations from the requirements of Section 520 of the SALDO that are proposed during the zoning permit process that do not involve subdivision / land development review shall be permitted as a variance according to Section 704.D. of this Zoning Ordinance.

SECTION 322 SIGNS

322.A. PURPOSE

1. To provide for signs as a means of effective visual communication.
2. To promote adopted comprehensive planning and zoning objectives.
3. To assure compatibility of signs with land uses and buildings in the vicinity of the signs and in the community as a whole.
4. To improve the safety of pedestrians, vehicular traffic, and property.
5. To enhance the economic value of the community.
6. To enhance the aesthetic environment.
7. To minimize adverse effects of signs on nearby property.
8. To otherwise promote the public health, safety, morals, and general welfare of the community.
9. To regulate the use of signs through a sign permitting process.
10. To enable the fair and consistent enforcement of these sign regulations.

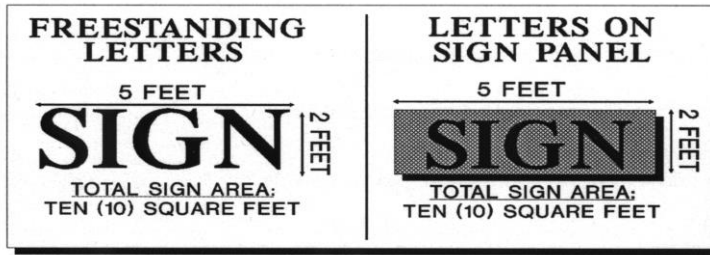
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322.B. SIGN AREA AND HEIGHT

The following guidelines shall apply when interpreting area and height regulations in this Section.

1. Area - The area of a sign shall be the area of the smallest rectangle, triangle, or circle that will encompass all elements of the sign, such as letters, figures, symbols, designs, or other display.
 - A. When the sign is a separate unit, the area shall include any borders, framing, trim, decorative attachments, background, and space between elements; it shall not include any supporting structure unless that structure is illuminated, is in the form of a symbol, or contains advertising elements.
 - B. When the sign is applied to a wall or otherwise has no definable edges, the area shall include all color, artwork, or other means used to differentiate the sign from the surface upon which it is placed.
 - C. When a single sign structure has more than one (1) face with the same message, and no two (2) sign faces are more than three (3) feet apart at any point, the area shall be computed by determining the greatest total area of all sign faces visible from any single location.



2. Height - The height of a sign shall be measured from the average ground level beneath the sign to the highest point of the sign. The ground level shall be the lower of the ground level existing at the time of construction or the ground level existing prior to construction and prior to any earth disturbance at the site. This prior ground level may be established by any reliable source, including, without limitation, existing topographic maps, aerial photographs, photographs of the site, or affidavits of people who are personally familiar with the site. No person(s) shall artificially increase the maximum height of a sign by altering the grade at the base of the sign by any means.
 - A. No sign shall be higher than the height limitation imposed by this Ordinance.
 - B. The height of freestanding signs shall be controlled by the standards in Tables 1, 2 and 3 listed in Section 322.D. of this Ordinance.
 - C. Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.
 - D. Roof signs may extend no more than five (5) feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.

322.C. GENERAL REGULATIONS

The following regulations shall apply to all signs, in addition to the specific regulations contain in the following provisions of this Section. Where these general regulations are contradicted by a specific regulation, the specific regulation shall control.

1. All signs shall be constructed of durable materials, maintained in good condition, and secured in a safe manner.
2. When a sign becomes unsafe, the Zoning Officer shall give written notice to the owner of the premises on which the sign is located that the sign must be made safe or removed immediately.
3. The areas surrounding all signs shall be maintained in a neat, clean, and attractive condition.
4. All signs shall be removed within twelve (12) months if the purpose for which they were erected no longer exists.
5. Each property that displays one (1) or more permanent freestanding signs and that is in an area where street addresses have been assigned, must prominently display the address on one (1) permanent freestanding sign visible from the street. The address must include the street number; the street name is optional. The area taken up by the address does not count as part of the sign area. The numbers shall be Arabic numbers, of a uniform size, and shall be of durable, reflective materials. Each digit or

letter shall be at least four inches in height. The color shall contrast with the immediate background so as to be easily readable.

6. No permanent, temporary or planned center signs shall be permitted except as authorized by this Section.
7. No sign shall be located within a street right-of-way.
8. All freestanding signs shall be setback a minimum distance equal to the sign height from each lot line. No sign within the clear sight triangle shall obstruct vision between the heights of thirty (30) inches and eight (8) feet above the elevation of the centerline of the street.
9. No signs shall be painted, pasted, nailed, stapled, or otherwise attached to utility poles, trees, fences, fire hydrants, or in an unauthorized manner to walls or other signs, except insofar as such signs comply with generally applicable rules, regulations, or policies formally adopted by the Board of Supervisors.
10. No sign shall be placed so as to obstruct any door, stairway, window, fire escape, or other means of egress or ingress.
11. No sign shall be placed so as to obstruct ventilation or light from a building.
12. No overhead sign shall have a clearance of less than eight (8) feet between any pedestrian walk and the lowest part of the sign nor less than seventeen (17) feet six (6) inches between any roadway and the lowest part of the sign.
13. No flat wall sign shall project more than eighteen (18) inches from the face of the wall to which it is attached over a public sidewalk.
14. No wall projecting sign shall project more than forty-eight (48) inches from the face of the wall to which it is attached over a public sidewalk.
15. No sign shall have lights or other illuminating devices that constitute a public safety or traffic hazard.
16. No sign shall be permitted which imitates or which might be confused with an official traffic sign or signal, such as by containing the words "Stop" or "Danger" or by including red, green, or yellow lights.
17. No sign or window display shall include a revolving beam or beacon of light resembling an emergency vehicle or facility. Rotating, traveling, pulsing, flashing, or oscillating light sources, lasers, beacons, or strobe lighting shall not be permitted except within the (I) Zone and not within five hundred (500) feet of a signalized traffic intersection, a residential use or a or (LDR or MU) Zone.
18. No sign shall advertise activities or products that are illegal under Federal, State, or local municipal laws or regulations.
19. No sign shall include statements, words, or pictures that are considered to be vulgar, obscene, or pornographic. No sign shall depict "specified anatomical areas" or "specified sexual activities", both as defined herein.
20. No sign shall emit smoke, visible vapors, particles, sound, or odor.
21. No sign shall be placed on an automobile, truck, or other vehicle if that vehicle is being used primarily for displaying such sign.

Comment [DG10]: Vague

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<#>In addition to any other signs permitted by this Section, each principal use may display one (1) flag not to exceed the size and height of a permanent sign permitted by Section 322.D. Of this Ordinance. Such flag shall not be used to convey any commercial message or advertising. ¶

22. No inflatable signs shall be permitted.
23. No open flames shall be permitted as part of a sign or in any other way to attract attention.
24. Advertising painted upon or displayed upon a barn or other structure shall be considered a sign and shall comply with this Section.
25. Signs that are located on the inside of a window shall be counted as a sign if they are legible from an adjoining road or adjoining property.
26. Any sign may be exempted from the regulations of Section 322.D. of this Ordinance as a special exception, if the applicant can demonstrate to the satisfaction of the Zoning hearing Board that the sign has been authenticated as historically significant and accurate for its specific location, whether original or a replica.
27. The lighting of all signs shall comply with Section 310 of this Ordinance.
28. Billboards shall comply with Section 414 of this Ordinance.
29. Signs incorporating LCD, LED, plasma, CRT, pixelized lights or other animated and/or video-like displays shall be limited to the (C and I) Zones and shall comply with the following requirements:
 - A. Such signs shall employ sufficient size lettering and/or symbols for immediate recognition by motorists;
 - B. Such signs shall display simple and static messages for immediate recognition by motorists. Messages shall be complete in each display cycle and shall not require viewers to see multiple display cycles to derive its meaning;
 - C. Such signs shall use instantaneous transitions from one message display cycle to the next with no blank-outs, scrolling, fading, streaming, zooming, flashing or any other animated effect to facilitate immediate recognition by motorists;
 - D. All properties utilizing a dynamic message display sign must remove all exterior promotional banners, sandwich board signs, and may not use any temporary signage; and,
 - E. Each message display cycle shall comply with the following minimum time standards based upon the lowest speed limit of the road travel lane from which the sign is visible:

Required Minimum Message Display Cycles (seconds)			
Speed Limit (miles per hour)	Total sign area with up to 64 square feet	Total sign area with between 64 and 300 square feet	Total sign area with more than 300 square feet
25 mph	17 sec.	28 sec.	56 sec.
30 mph	14 sec.	24 sec.	48 sec.

Required Minimum Message Display Cycles (seconds)			
Speed Limit (miles per hour)	Total sign area with up to 64 square feet	Total sign area with between 64 and 300 square feet	Total sign area with more than 300 square feet
35 mph	12 sec.	20 sec.	40 sec.
40 mph	11 sec.	18 sec.	36 sec.
45 mph	10 sec.	16 sec.	32 sec.
50 mph	9 sec.	14 sec.	28 sec.
55+ mph	8 sec.	12 sec.	24 sec.

322.D. SPECIFIC SIGN REQUIREMENTS

The tables on the following four pages tabulate requirements imposed upon permanent, temporary and planned center signs as permitted within the Township:

§322.D. - PERMANENT SIGN REQUIREMENTS (TABLE 1)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Wall, Window and Roof signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Zoning Permit Required
1. Signs for lawfully conducted activities associated with and on the premises of an individual residence or farm, including accessory uses.	1 freestanding sign per principal use, unlimited wall or roof signs	4 square feet, <u>plus</u> 1 square foot per 25 lineal feet of lot frontage, not to exceed 8 square feet of total sign area.	5 feet	Flat wall and wall projecting signs shall not extend higher than the top of the wall to which they are attached. Flat roof and roof projecting signs may extend no more than five (5) feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.	5 feet, but not closer than 10 feet from any lot line.	All	No flat wall, wall projecting, flat roof, roof projecting or window sign shall be larger than 15% of the surface area (i.e. wall, windows and/or roof) to which the sign is attached.	No
2. Signs for lawfully conducted activities upon common residential property	1 per vehicle entrance; maximum two signs	16 square feet, <u>plus</u> 1 square foot per each dwelling unit in excess of 16 units, not to exceed 48 square feet per sign.	15 feet		RR, A, LDR & MU	Yes		
3. Signs for lawfully conducted activities associated with and on the premises of an individual non-residential principal use.	1 freestanding sign per principal use, unlimited wall, window or roof signs	24 square feet, <u>plus</u> 2 square feet per 5 lineal feet of lot frontage, not to exceed 64 square feet of total sign area.	15 feet		C, RI & I	Yes		
4. Signs for lawfully conducted activities upon common non-residential property	1 per vehicle entrance; maximum two signs	24 square feet, <u>plus</u> 2 square feet per 5 lineal feet of lot frontage, not to exceed 64 square feet per sign.	15 feet		MU	Yes		
5. Signs for lawfully conducted activities associated with and on the premises of an individual non-residential principal use.	1 freestanding sign per principal use, unlimited wall, window or roof signs	4 square feet, <u>plus</u> 1 square foot per 10 lineal feet of lot frontage, not to exceed 8 square feet of total sign area.	15 feet		RR, A, LDR & MU	Yes		
6. Signs for lawfully conducted activities associated with and on the premises of an individual non-residential principal use.	1 freestanding sign per principal use, unlimited wall, window or roof signs	16 square feet, <u>plus</u> 1 square foot per 10 lineal feet of lot frontage, not to exceed 32 square feet of total sign area.	15 feet		MU	Yes		
7. Signs for lawfully conducted activities upon common non-residential property	1 per vehicle entrance; maximum two signs	4 square feet, <u>plus</u> 1 square foot per 10 lineal feet of lot frontage, not to exceed 8 square feet of total sign area.	15 feet		All	No		
8. On-site directional, directory, entrance, exit, rest room, and	4 per principal use	2 square feet per sign; 8 square feet if the sign is not legible	5 feet		2 feet	All		No

§322.D. - PERMANENT SIGN REQUIREMENTS (TABLE 1)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Wall, Window and Roof signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Zoning Permit Required
other informational signs.		from an adjoining road or adjoining property.						
9. Residential nameplates identifying name of home, its occupant, or both, not including name listing on mailbox.	1 per dwelling unit	2 square feet	5 feet	10 feet	Not Permitted	All		No
10. Property control signs (e.g., "No Trespassing," "Private Property," "No Hunting or Fishing," "Posted," "Private Drive," or similar type signs).	1 per 25 lineal feet of property line	2 square feet per sign	5 feet	Not Permitted	Not Permitted	All	Spacing at no less than 25 foot intervals.	No

§322.D. - TEMPORARY SIGN REQUIREMENTS (TABLE 2)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height of Wall, Window and Roof signs	Maximum Projection from Roof/Wall for Projecting Signs	Permitted Zones	Other Requirements	Zoning Permit Required
11. Signs for lawfully conducted activities associated with an individual residence or farm, including but not limited to signs for roadside stands, real estate, open house, yard sale, etc.	6 signs per principal use	4 square feet per sign.	5 feet	Flat wall, window and wall projecting signs shall not extend higher than the top of the wall to which they are attached.	5 feet, but not closer than 10 feet from any lot line.	All	Such signs shall be removed within 7 days after the purpose for the sign no longer exists. In the case of temporary non-residential signs (other than political signs), such signs shall be limited to no more than 30 continuous days and no more than sixty days during each calendar year. Should a sign be left on-site beyond allowable time period, the Township may impound it and recover a fee from owner equal to cost of impoundment and storage.	No, unless a commercial message is displayed in which case a permit is required.
12. Signs for lawfully conducted activities associated with an individual non-residential principal use including but not limited to signs for special event sales, real estate, open house, etc.	1 sign per principal use	6 square feet, plus 2 square feet per 10 lineal feet of lot frontage, not to exceed 12 square feet per sign.	10 feet	Flat roof and roof projecting signs may extend no more than five (5) feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.	20 feet, but not closer than 10 feet from any lot line.	RR, A, LDR		
13. Signs for lawfully conducted activities associated with an individual non-residential principal use including but not limited to signs for special event sales, real estate, open house, etc.	1 sign per principal use	4 square feet, plus 1 square feet per 10 lineal feet of lot frontage, not to exceed 8 square feet per sign.	10 feet	Flat roof and roof projecting signs may extend no more than five (5) feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.	No wall projecting sign shall project more than forty-eight (48) inches from the surface to which it is attached over a public sidewalk.	MU		
14. Signs for lawfully conducted activities associated with an individual non-residential principal use including but not limited to signs for special event sales, real estate, open house, etc.	1 sign per principal use	16 square feet, plus 1 square feet per 10 lineal feet of lot frontage, not to exceed 32 square feet per sign.	10 feet	Flat roof and roof projecting signs may extend no more than five (5) feet above the lowest point where they are attached to the building and may not extend above the highest point of the roof.	No wall projecting sign shall project more than forty-eight (48) inches from the surface to which it is attached over a public sidewalk.	C, RI & I		

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§ 322.D. – PLANNED CENTER SIGN REQUIREMENTS (TABLE 3)

Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Permitted Height	Other Requirements	Zoning Permit Required
15. Freestanding planned center sign	1 per street frontage with entrance or exit	1 square foot for each 4 lineal feet of frontage within the shopping center, with a maximum of 100 square feet	20 feet	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the planned center's name.	Yes
16. Anchor tenant sign for each use containing more than 150 lineal feet of store-front.	Unlimited within the allowable total sign area	If sign is less than 300 feet from facing street, then sign can be up to a maximum of 100 square feet. If sign is more than 300 feet from facing street, then sign can be up to a maximum of 150 square feet.	Height of wall to which sign is attached.	These signs shall only be provided as flat wall, window, wall projecting, flat roof or roof projecting signs.	Yes
17. Storefront sign for each use containing up to 150 lineal feet of storefront.	Unlimited within the allowable total sign area	2 square feet per lineal foot of storefront up to a maximum of 75 square feet	Height of wall to which sign is attached.	These signs shall only be provided as flat wall, window, wall projecting, flat roof or roof projecting signs.	Yes
18. Storefront under-canopy signs for all principal uses.	1 per use with less than 150 lineal feet of storefront. 2 per use with more than 150 lineal feet of storefront.	8 square feet	To base of canopy, or where no canopy is provided, 10 feet.	No under-canopy sign shall have a vertical dimension of more than 18 inches from its lowest to highest point. The base of an under-canopy sign shall be no less than 8 feet, 6 inches above the finished grade below such sign.	Yes
19. Outparcel signs for principal freestanding uses sharing common ingress and egress to planned center.	2 per principal use, but only 1 per wall	75 square feet per sign, not exceeding 20% of wall area to which sign is attached.	Height of wall to which sign is attached.	These signs shall only be provided as flat wall, window, wall projecting, flat roof or roof projecting signs.	Yes

322.E. COORDINATED SIGNS

As an alternative to separate freestanding signs, uses may provide for coordinated freestanding signage among several principal uses. In so doing each tenant is permitted 60 percent of their respective freestanding sign area upon the coordinated freestanding sign plus the ability to erect a flat wall, window or wall projecting sign at 60 percent that otherwise permitted for the use under Section 322.D. of this Ordinance. Such coordinated signage must be located no less than 10 feet from the street right of way, not exceed 15 feet in height and include a sign easement agreement in language acceptable to the Township solicitor which assures each use adequate sign display and ensures adequate sign maintenance.

322.F. NON-CONFORMING SIGNS

Non-conforming signs may continue to be displayed as long as there is compliance with the following limitations and conditions.

1. There shall be no expansion or increase in the non-conforming aspect in any way.
2. Maintenance and repair of the sign are permitted. If necessary, up to fifty (50) percent of the entire area of a sign and its supporting structure may be replaced in the event of damage. Any such replacement must be completed within six (6) months of the damage occurring.
3. The sign must be brought into conformity if, for a period of at least twelve (12) months, the message has no longer applied to an activity on the premises (this does not apply to billboards).

322.G. PERMITTING PROCEDURES AND FEES

Permits for the placement of signs are required as indicated by the last column in the Tables listed in Section 322.D. of this Ordinance. All signs requiring permits must have such permit prior to the erection, installation, or alteration of the sign. Sign permit applications, forms, plan requirements, and fees shall be established by resolution of the Board of Supervisors.

1. Application for permit shall be made in writing to the Zoning Officer and shall contain all information necessary for such Officer to determine whether the proposed sign, or the proposed alterations, conform to the requirements of this Ordinance. All applications for sign permits shall be accompanied by scaled plans or diagrams showing the following:
 - A. exact dimensions of the lot including any right-of-way lines or building upon which the sign is proposed to be erected;
 - B. exact size, dimensions, and location of the said sign on the lot or building together with its type, construction, materials to be used, and the manner of installation; and
 - C. any other lawful information that may be required of the applicant by the Zoning Officer.
2. No zoning permit shall be issued except in conformity with the regulations of this Ordinance, except upon order of the Zoning Hearing Board, granted pursuant to the procedures established for the issuance of a variance.

SECTION 323 ZONING REQUIREMENTS FOR USE OF ON-LOT SEWAGE DISPOSAL SYSTEMS

Comment [DG11]: Why is this is zoning?

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323.A. TWO DISPOSAL SITES REQUIRED

As of the effective date of this Ordinance, all future uses that rely upon on-lot sewage disposal systems shall be required to comply with the Dickinson Township Sewage Facilities Management Ordinance (Chapter 159 of the Dickinson Township Code of Ordinances.)

323.B. MINIMUM LOT AREA

Regardless of any maximum lot area requirements listed elsewhere in this Ordinance, the minimum required lot size may be increased to ensure an acceptable level of nitrate-nitrogen in the adjoining groundwaters. Such determinations will be made by the PA DEP, through its sewer module review process. In those cases where applicable maximum lot area requirements are exceeded to protect groundwater quality, the applicant shall furnish evidence that the amount of land needed to protect local groundwater is the minimum necessary for such protection.

323.C. DISPOSAL PLUME EASEMENT

In the Agricultural Zone and in lieu of the increased lot size described in the previous Section 323.B., an applicant who intends to make use of an on-lot sewage disposal system may secure and protect a sewage disposal plume easement to insure an acceptable level of nitrate-nitrogen in the adjoining groundwaters. Such easement shall be in a form acceptable to the Township Solicitor and the size and extent of the sewage plume easement shall be approved by the PA DEP, through its sewer module review process.