

**DICKINSON TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2026-01**

**AN ORDINANCE OF DICKINSON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING CHAPTER 205 – “ZONING” OF THE CODE OF THE TOWNSHIP OF DICKINSON TO DELETE A DEFINITION AND TO ADD ADDITIONAL DEFINITIONS TO SECTION 205-12 AND ADD A NEW SECTION 205-115, ENTITLED “OUTDOOR WOOD-FIRED BOILERS” TO CREATE REGULATIONS PERTAINING TO THE INSTALLATION AND USE OF OUTDOOR WOOD-FIRED BOILERS.**

**WHEREAS**, the Dickinson Township, Cumberland County, Pennsylvania (the “Township”), is a municipal corporation organized and existing under the laws of the Commonwealth of Pennsylvania; and

**WHEREAS**, the Board of Supervisors of the Township, as a governing body, is empowered to amend its Zoning Ordinance pursuant to the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609; and

**WHEREAS**, the Township Board of Supervisors deems it in the best interest and for the general welfare of the citizens and residents of the Township to authorize and provide standards for installing and using outdoor boilers while limiting the potential impacts on the surrounding neighborhoods; and

**WHEREAS**, Chapter 205, entitled “Zoning,” of the Code of the Township of Dickinson (the “Code”), at Article IV thereof, entitled “Specific Criteria,” provides for specific uses of land which are permitted, either by right, special exception, or by conditional use (collectively, the “Permitted Uses”), in each respective zoning district of the Township; and

**WHEREAS**, the Board of Supervisors has determined that adding conditions for the accessory residential use of outdoor wood-fired boilers in all zoning districts is in the interest of the health, safety, and welfare of the citizens and the residents of the Township.

**BE IT HEREBY ENACTED AND ORDAINED** by the Board of Supervisors of Dickinson Township, Cumberland County, Pennsylvania, as follows:

**SECTION 1.** Recitals. The above recitals are incorporated herein.

**SECTION 2.** Amendments to the Zoning Ordinance. The Code of the Township of Dickinson, Chapter 205, “Zoning,” Article I, “Background provisions,” is hereby amended (a) deleting “Outdoor Furnace” as a defined term and replacing it in its entirety with the following three definitions in Section 205-12, which shall read as follows:

## **OUTDOOR WOOD-FIRED BOILER**

Also known as outdoor wood-fired furnaces, outdoor wood-burning appliances, or outdoor hydronic heaters, water stoves, etc., a fuel-burning device:

- A. Designed to burn clean wood or other approved solid fuels; and
- B. That the manufacturer specifies for outdoor installation or for installation in structures not normally intended for habitation by humans or domestic animals, including structures such as garages and sheds; and
- C. Which heats building space and/or water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

## **OUTDOOR WOOD-FIRED BOILER, EXISTING NON-PHASE 2**

An outdoor wood-fired boiler that is NOT Phase 2, that already exists on a property prior to April 1, 2026. It may be a Phase 1 (orange hang tag) model or a prior model.

## **OUTDOOR WOOD-FIRED BOILER, PHASE 2**

An outdoor wood-fired boiler that has been certified or qualified by the EPA as meeting a particulate matter emission limit of 0.32 pounds per million British Thermal Units output and is labeled accordingly. Phase 2 outdoor wood-fired boiler models are identified with a white hang tag.

**SECTION 3. Amendments to the Zoning Ordinance.** The Code of the Township of Dickinson, Chapter 205, "Zoning," Article IV, "Specific Criteria," is hereby amended by adding a new Section 205-115, entitled "Outdoor wood-fired boilers," which shall read as follows:

“ § 205-115 **Outdoor wood-fired boilers.**

A. Within every zone except the Appalachian Trail Overlay zone, outdoor wood-fired boilers are permitted accessory use by right. On or after April 1, 2026, an outdoor wood-fired boiler may be installed, used or operated in Dickinson Township only in accordance with the following provisions:

- (1) Particulate Standard Requirements for installation of Phase 2 Outdoor Wood-Fired Boilers. No person shall install an outdoor wood-fired boiler that is not a Phase 2 outdoor wood-fired boiler.
- (2) Setback Requirements for installation of Phase 2 Outdoor Wood-fired Boilers. No person shall install an outdoor wood-fired boiler unless it is installed at least 150 feet from the nearest property line.
- (3) Stack Height Requirements for installation of Phase 2 Outdoor Wood-fired Boilers. No person shall install an outdoor wood-fired boiler unless it has a permanent attached stack with a minimum stack height of 10 feet above the ground.

- (4) Existing outdoor wood-fired boilers (any non-Phase 2 model) are permitted to remain in their current location.
- (5) Fuel Requirements for Phase 2 and existing outdoor wood-fired boilers. No person that operates a Phase 2 or existing outdoor wood-fired boiler shall use a fuel other than the following: clean wood, wood pellets made from clean wood, home heating oil, natural gas, or propane that: a) complies with all applicable sulfur limits, and b) is used as a starter or supplemental fuel for dual-fuel fired outdoor wood-fired boilers.
- (6) Prohibited Fuels. No person shall burn any of the following items in an outdoor wood-fired boiler: any material not listed in paragraph 5, treated or painted wood, furniture, garbage, tires, lawn clippings or yard waste, material containing plastic, material containing rubber, waste petroleum products, paints and paint thinners, chemicals, any hazardous waste, coal, glossy colored paper, construction and demolition debris, plywood, particleboard, salt water driftwood, manure, animal carcasses, asphalt products.
- (7) Outdoor wood-fired boilers shall at all times be operated and maintained in accordance with manufacturer's specifications. Outdoor wood-fired boilers shall be maintained and operated in compliance with emissions of air quality standards promulgated by the U.S. Environmental Protection Agency, the Pennsylvania Department of Environmental Protection or other appropriate state or federal agency. No person shall use or operate an outdoor wood-fired boiler unless it complies with all existing state and local regulations.”

**SECTION 4. Repealer.** All provisions of previous Ordinances, which are contrary to this Ordinance, are expressly repealed.

**SECTION 5. Savings Clause.** In all other respects, the Ordinances shall remain as previously enacted and ordained.

**SECTION 6. Severability.** The provisions of this Ordinance are severable, and if any of its sections, clauses, or sentences shall be held illegal, invalid, or unconstitutional, such provision shall not affect or impair any remaining sections, clauses, or sentences of the same.

**SECTION 7. Effective Date.** This Ordinance shall become effective in accordance with law.

**DULY ENACTED AND ORDAINED** this 1<sup>st</sup> day of April 2026 by the Board of Supervisors of Dickinson Township, Cumberland County, Pennsylvania, in lawful session duly assembled.

ATTEST:

DICKINSON TOWNSHIP

Grace Hogue  
Grace Hogue, Secretary

By: R. Kole  
Rob Kole, Chairman

By: Jen DeGaetano  
Jen DeGaetano – Vice Chairperson

By: Robert Line, III  
Robert Line, III - Supervisor



APPROVED this 1<sup>st</sup> day of April 2026