

- I. An accessory building, garage, or other structure accessory to the mobile or modular home shall conform to standards established in the zoning district.
- J. The application for a building permit shall include a sketch indicating location site of mobile or modular home, size of mobile or modular home, materials used for enclosure and external finish of mobile or modular home, and proposed anchorage. Anchorage shall meet minimum standards of the Mobile Home Manufacturers Association recommendations.
- K. A mobile or modular home shall be eligible to be installed if it is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and was issued an insignia of approval by the U.S. Department of Housing and Urban Development and has not been altered in violation of applicable codes.
- L. All electrical, gas, water and drain connections shall be made permanent. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured home.
- M. The delivery system consisting of wheels, tires, axles and towing hitch shall be removed within thirty (30) days of occupancy.

SECTION 1609 MOBILE HOME, CAMPING RECREATIONAL EQUIPMENT AND COMMERCIAL EQUIPMENT STORAGE

- A. Trailers, as defined within the terms of this Chapter and including mobile homes, travel trailers, pickup coaches, motorized homes and boat trailers, may be parked or stored other than in mobile home parks provided, at no time shall such parked or stored camping and recreation equipment be occupied or used for living, sleeping or housekeeping purposes.
- B. All commercial equipment, including trucks having a hauling or towing capacity of eleven (11) tons or more, tandems, tractor-trailers, tractors or trailers having a capacity of eleven (11) tons or more, or trailers in excess of fourteen (14) feet in length, construction or transportation vehicles or equipment, or cargo hauling or moving vehicles and equipment with a capacity of eleven (11) tons or more, shall not be stored or parked overnight in any residential zoning districts, unless a building permit has been issued by the Township for the lot or lots within such residential districts (AR-1, ART, R-2, R-3 and PRD), or the vehicles or equipment relate directly to the Township's municipal programs or services. (Ord. 231, 7/25/2007)

SECTION 1610 SWIMMING POOLS

Swimming pools are permitted in all districts as accessory uses to principal residential uses and principal commercial uses provided that they comply with the following conditions and requirements:

- A. The pool is intended and is to be used for the enjoyment of the occupants using the principal use of the property on which it is located.
- B. The pool may be located only in the rear yard or side yard of the property on which it is an accessory use.
- C. The pool paved areas and accessory structures adjacent thereto shall not be located closer than ten (10) feet to any property line of the property on which it is located.
- D. The swimming pool area or the entire property on which it is located shall be so walled or fenced or otherwise protected as to prevent uncontrolled access from the street or from adjacent properties. Said barrier shall not be less than four (4) feet in height and maintained in good conditions. All openings in the barrier shall be equipped with self closing gates or doors which shall be locked when not in use.

SECTION 1611 TEMPORARY USES (Ord. 222, 7/21/2004)

- A. The following uses are considered temporary permitted uses in all zoning districts of the Township:
 - 1. Selling of seasonal products such as fruits and vegetables.
 - 2. Selling of Christmas trees by any charitable organization.
 - 3. Selling of any goods or products by any charitable organization for fund raising purposes.
 - 4. Carnivals, circuses and street fairs sponsored by and for the benefit of any charitable organization.

5. Arts and crafts shows and exhibits sponsored and for the benefit of any charitable organization.
 6. Antique and custom car shows sponsored by and for the benefit of any charitable organization.
 7. Multi-family, multi-day yard and garage sales.
- B. For the purposes of this section, a charitable organization is a not for profit corporation, group or association existing for philanthropic, religious, educational, athletic, public or quasi-public purposes.
- C. A temporary use shall not last longer than four (4) weeks within any calendar year. An extension of four (4) additional weeks may be granted for good cause shown to the Zoning Officer.
- D. Where the charitable organization is not the owner of the real property upon which the temporary use is to take place, the organization shall produce a lease, license agreement or permit from the property owner indicating the consent to such temporary use.
- E. Sites for a temporary use must meet the following criteria:
- a) The site has direct access to a collector, minor arterial or principal arterial road with the use of a local road. This criteria can be waived when the applicant can take measures to maintain adequate crowd and traffic control or maintain the public security and safety; and
 - b) Adequate off-street parking is provided.
- F. The Board of Supervisors shall establish the fees for the temporary use permits from time to time by resolution.

SECTION 1612 ROADSIDE STANDS (Ord. 222, 7/21/2004)

- A. Roadside stands are permitted as a temporary use in all zoning districts of the Township subject to the criteria set forth in this section and section 1611.
- B. The sale and storage area of the roadside stand shall not exceed four hundred (400) square feet.
- C. When the roadside stand is not located on the real property owned by the operator of the stand, a lease or license agreement must be presented indicating that the real property owner consents to the location and existence of the stand.
- D. No roadside stand may be located within a Township or PennDOT road right-of-way.
- E. The operator of the roadside stand shall adhere to the applicable off-street parking and sign regulations as set forth in Parts XVII and XVIII of this Chapter.
- F. Only one (1) roadside stand shall be permitted per lot or ten (10) acre tract of land.
- G. The operator of a roadside stand shall complete a temporary use application and secure a temporary use permit from the Zoning Officer prior to the operation of the roadside stand.

SECTION 1613 ADDITIONAL REGULATIONS CONCERNING ACCESSORY RESIDENTIAL BUILDING AND USES

A. For all single family residential dwellings, the following regulations shall apply concerning the construction of garages. A garage shall be considered as an accessory use.

1. Integrally attached garages.

- (a) A garage shall be considered integrally attached if it shares at least one (1) common wall with the dwelling unit and has a door which leads directly from the garage to the dwelling unit, or is attached to the dwelling unit by a fully enclosed hallway which is heated, has electricity, and is not more than ten (10) feet in length.
- (b) The maximum permitted square footage for an integrally attached garage shall be based on the gross square footage of the structure not including the garage. An applicant desiring to construct an integral garage shall submit an accurate floor plan with the measurements of all rooms included in the dwelling unit in order for the Zoning Officer to determine the maximum allowable garage space permitted. The Zoning Officer shall be permitted to enter dwelling units with the owner present in order to confirm the amount of gross square footage within the dwelling unit prior to the issuance of any building permit.
- (c) The maximum permitted square footage of an integral or detached garage shall not be greater than the gross square footage of the principal structure not including a garage.

2. Detached garages.

- (a) The maximum permitted square footage of a detached garage shall be based on the gross square footage of the principal structure not including garage. An applicant desiring to construct a detached garage shall submit an accurate floor plan with the measurements of all rooms included in the dwelling unit in order for the Zoning Officer to determine the maximum allowable garage space permitted. The Zoning Officer shall be permitted to enter dwelling units with the owner present in order to confirm the amount of gross square footage within the dwelling unit.
- (b) The maximum permitted square footage of a detached garage shall not be greater than one hundred (100) percent of the gross square footage of the residential dwelling structure not including a garage.

- (c) Detached garages shall be, at a minimum, ten (10) feet from the dwelling unit; however, breeze ways may attach the dwelling unit and the detached garage.
- (d) Detached garages shall be permitted only one (1) full floor and shall not have a full second floor above the garage space. However, the space above the garage floor space may be utilized for storage.
- (e) Detached garages may be placed in the side or rear yards of lots in accordance with all setbacks prescribed in the applicable zoning district. However, the front of the detached garage shall not be closer to the front lot line than the principal structure on the same lot. For corner lots, the detached garage shall meet all of the setback requirements prescribed in this Chapter for corner lots. No detached garages shall be placed in the front yard of any lot.

B. Sheds and Storage Buildings:

1. For single family residential dwellings, only one (1) shed, storage building or outbuilding shall be permitted per dwelling unit. The maximum floor space of the shed, storage building or outbuilding shall be not more than fifteen (15) percent of the gross square footage of the dwelling unit but shall not exceed two hundred twenty-five (225) square feet regardless of the gross square footage of the dwelling unit. However, regardless of the amount of gross square footage space of the dwelling unit, every dwelling unit shall be permitted to erect a shed, storage building or outbuilding not in excess of one hundred twenty (120) square feet.
2. For duplex residential dwellings, only (1) shed, storage building or outbuilding shall be permitted per dwelling unit (except as prescribed in 2(a) below); accordingly, two (2) sheds, storage buildings or outbuildings shall be permitted per one (1) duplex dwelling structure. Regardless of the amount of gross square footage in the dwelling unit, the maximum floor space of the shed, storage building or outbuilding shall not exceed one hundred (100) square feet each. The two (2) permitted sheds, storage buildings or outbuildings may be constructed as one (1) integral unit (not to exceed 200 square feet) or may be constructed as two (2) separate units. If constructed as two (2) separate units, the sheds, storage building or outbuildings shall have a minimum of ten (10) feet between the buildings.
 - (a) If a unit of a duplex residential dwelling has a detached garage, it shall not be permitted to have a shed, storage building or outbuilding on the lot.

3. For any other multi-family residential dwelling except duplex dwellings, no sheds, storage buildings or outbuildings shall be permitted as accessory storage space for multi-family residential dwelling.

SECTION 1614 SCREENING AND LANDSCAPING

A. Bufferyards Described:

1. No structure or uses shall be permitted in the bufferyard, other than active or passive recreation facilities and stormwater management facilities, provided the structures or uses do not interfere with the required plantings in the bufferyard and provided all plantings are located outside any stormwater management structure. Structures or uses not permitted within the required bufferyard include, but are not limited to, buildings, accessory structures, parking spaces, access drives and lighting devices.
2. Openings for driveways shall be permitted to cross a required bufferyard. Plantings in the bufferyard shall be located so as to not obstruct vision for traffic entering and leaving the site and shall be subject to the clear sight triangle requirements of the Township Subdivision and Land Development Ordinance.
3. In the event that existing vegetation and/or existing topography provides screening which is adequate to meet the intent of the required bufferyard to screen the buildings, activities and parking areas from adjoining residential properties, the Board of Supervisors, upon recommendation by the Planning Commission may determine that existing topography and/or vegetation constitutes all or part of the required bufferyard. If such a determination is made and the size of the bufferyard warrants it, the applicant may be required to record a conservation easement of the depth specified by the Board of Supervisors to guarantee that the existing topography and/or vegetation will not be disturbed or removed from the approved bufferyard.
4. None of the plantings in the required bufferyard shall encroach across any property line. All plantings shall be located a minimum of two and one-half feet (2-1/2') from the property line which constitutes the exterior boundary of the bufferyard.
5. In the event that a public street right-of-way, dedicated and accepted by the Township or any dedicated right-of-way recorded in a plan of subdivision, whether or not accepted by the Township, separates the two (2) dissimilar uses specified, the bufferyard shall not be required, provided the width of the right-of-way equals or exceeds the width of the required bufferyard and one (1) row of low level plantings or a landscaped earthen mound is provided on the property to screen headlights from view as described in this Section.

6. Bufferyard "A" shall contain two (2) rows of plantings. Each row shall consist of a mixture of deciduous and evergreen trees which are a minimum of sixty percent (60%) evergreen spaced within the row ten feet (10') apart, measured from the vertical centerlines of adjacent trees. The two (2) rows shall be staggered which shall result in adjacent trees on two (2) different rows being no more than five feet (5') apart, measured from the vertical centerline of the trees. The depth of Bufferyard "A" shall be a minimum of twenty feet (20') as measured from the property line.
7. Bufferyard "B" shall contain one (1) row of plantings consisting of a mixture of deciduous and evergreen trees which are a minimum of sixty percent (60%) evergreen spaced within the row ten feet (10') apart, measured from the vertical centerline of the trees. The depth of Bufferyard "B" shall be a minimum of fifteen feet (15') as measured from the property line.
8. Bufferyard "C" shall be comprised of a continuous, compact evergreen hedge or line of evergreen trees that will grow together when mature which are a minimum of six feet (6') in height at the time of planting. The depth of Bufferyard "C" shall be a minimum of ten feet (10') as measured from the property line. Bufferyard "C" shall be used in conjunction with all required service area screening.
9. Where twenty (20) or more parking spaces face the required bufferyard, in addition to the required trees, the required plantings and/or earthen mounding specified in this Section, shall be provided.

B. Bufferyards Required:

1. Bufferyard "A" shall be required:
 - (a) Along all property lines where any development in a PC, SG, or IC District adjoins developed property in a residential district, excluding overlay districts.
 - (b) Where the express standards and criteria for a conditional use or use by special exception in Part XXI of this Chapter specify that Bufferyard "A" is required.
 - (c) Along all property lines where a retirement community, planned residential development or any other residential development which contains townhouses or garden apartments adjoins property in any commercial or light industrial district.
 - (d) Along all property lines where development in any commercial or light industrial district adjoins property in any residential district.
2. Bufferyard "B" shall be required:
 - (a) Along all property lines where any development in a commercial (C-1, P-C) district adjoins property in a residential district.

- (b) Where the express standards and criteria for a conditional use or use by special exception in Part 30(1) of this Chapter specify that Bufferyard "B" is required.

3. Bufferyard "C" shall be required:

- (a) Where the express standards and criteria for a conditional use or use by special exception in Part XXI of this Chapter specify that Bufferyard "C" is required.
- (b) Along all property lines where any development in a commercial district adjoins property in a residential district.
- (c) In the event that the existing lot coverage by building and paving on a developed lot is such that providing the required Bufferyard "C" is not physically feasible, the Board of Supervisors, upon recommendation of the Planning Commission, may authorize the use of a screening fence along the property line which is not less than four feet (4') and no more than six feet (6') in height in place of the required Bufferyard "C". The screening fence shall not contain any gate, opening or other interruption, whether permanent or temporary.

4. Where twenty (20) or more parking spaces face the bufferyard, in addition to the required trees, a row of low level evergreen shrubs or hedges shall be planted, or earthen mounding shall be constructed in the bufferyard which shall provide a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of passenger cars. These low level shrubs or hedges or mounds shall be installed so that a person facing a passenger car with the shrubs or hedges or mounds between him/her and the car could observe the car's low beam lights only as a result of the diffused or reflected light from the headlights and not because the direct beam from those lights was observable. The earthen mound shall be a minimum of three feet (3') in height at its centerpoint with a minimum width at the base of ten feet (10'). Low level shrubs or hedges shall be a minimum of three feet (3') at the time of planting.

- C. Conflict Between Bufferyard and Yard Requirements: When the width of a required bufferyard is in conflict with the minimum yard requirements of Articles V through XIV, the greater distance shall apply. The bufferyard planting requirement shall be adhered to regardless of what the yard requirement is.
- D. Existing Structures in Bufferyards: In instances where an existing structure is located within any required bufferyard, the bufferyard may be reduced, provided the bufferyard is not less than the minimum distance between the existing structure and the property line. This reduced bufferyard width shall apply only to the side of the structure which encroaches on the required bufferyard. When required by this Section, the full width of the bufferyard shall apply on all other sides of the existing structure.

- E. Existing Trees in Bufferyards: Where trees already exist within the required bufferyard, these trees shall remain undisturbed, except that diseased or dead material may be removed. Any existing tree within the required bufferyard shall count as a required tree if it is a minimum of two inches (2") in diameter at a point one foot (1') above the ground.
- F. Size of Trees in Required Bufferyards: Any existing trees within the required bufferyard which are a minimum of two inches (2") in diameter at a point one foot (1') above the ground shall be preserved and shall count as a required tree within the bufferyard. At no point, however, shall any existing trees and required trees be separated at a distance greater than the distance specified in the required bufferyard.
- G. All trees required to be planted within the bufferyard shall be a minimum of two inches (2") in diameter at a point one foot (1') above the ground measured along the trunk of the planted tree which tree shall be planted in accordance with accepted conservation practices.
- H. Responsibility for Maintenance: It shall be the continuing responsibility of the landowner or lessee to assure the continued growth of all required landscaping and/or to replace the same in the event of frost, vandalism, disease or other reasons for the discontinued growth of the required trees, shrubs and bushes. Failure to replace such landscaping shall be a violation of this Chapter and shall be subject to the enforcement provisions of Part XXIII of this Chapter.
- I. Stormwater Management Facilities in Buffer Areas: When required by the Township stormwater management regulations, stormwater management facilities and structures may be located within a bufferyard; however, the existence of such facilities or structures shall not be a basis for a failure to meet the planting requirements in the bufferyard.
- J. Landscaping of Open Areas: All yard areas not utilized for parking facilities, driveways, gardens, the planting of trees or shrubs, flower, vegetable or herb beds or similar uses shall be seeded, sodded or landscaped within a reasonable period of time. The phrase "a reasonable period of time" shall be interpreted to be within thirty (30) days after construction activities are completed, unless those activities are completed between November 1 through April 1 time period.
- K. In such case, the required sodding or seeding must occur within thirty (30) days of April 1.
- L. Landscaping Specifications: Landscaping shall be provided in accordance with the following specifications:
 - 1. Planting required in bufferyards as outlined in Section 1614 cannot be substituted for any required planting mandated in this Section.
 - 2. Where bufferyards are required and in land developments where additional landscaping is required, a landscaping plan, with detailed

drawings, shall be submitted with the application for approval of the land development and this landscaping plan shall contain and show the following information:

- (a) All required bufferyards with proposed plantings (identifying each proposed tree, bush or shrub by type and size) drawn to scale and identifying the height and width of any proposed mounds.
 - (b) All required planting independent of any bufferyard requirements (identifying each tree, bush, shrub by type and size, the use of sod or seeding, etc.) drawn to scale.
 - (c) Any planting in excess of the requirements in Section 1614 of this Chapter.
 - (d) Any existing trees or vegetation which are to be preserved, accurately identifying type, size and their relative location.
 - (e) Any existing trees or vegetation which will be removed, accurately identifying their type, size and relative location.
3. For nonresidential developments which have a building or buildings with a gross floor area of ten thousand (10,000) square feet or more and/or which have parking areas containing more than fifty (50) spaces, a Landscaping Plan shall be required which shows compliance with this Section 1614, subject to approval by the Township.
4. For residential land developments containing townhouses or garden apartments on lots which have a total area of one (1) acre or more, at least one (1) deciduous tree shall be planted for each ten (10) multi-family dwelling units or portion thereof.
5. All trees which are required to be planted as per the regulations of this Section shall be a minimum of two inches (2") in diameter at a point one foot (1') above the ground at the time of planting measured along the trunk of the planted tree which tree shall be planted in accordance with accepted conservation practices.
6. Whenever an open parking area abuts a public street, a planting strip, at least five feet (5') in depth, planted and maintained with shrubbery, trees or other landscape or decorative materials, shall be installed across the entire frontage of the property in order to prohibit vehicles access, except at approved ingress and egress points.
7. In all zoning districts, all areas not utilized for buildings, structures, screening, parking facilities, driveways or other paved areas shall be graded to conform to existing contours on adjacent properties and to contain stormwater runoff on the lot. These areas shall be seeded, sodded, or landscaped within one (1) year following the completion of grading and/or construction activities. Continued maintenance of soil erosion and sedimentation control techniques as approved by the

Township Engineer shall be required until such planting can be accomplished.

M. Posting of Bonds for Landscaping:

1. An Amenities Bond, or other assurance, as required by the Township Subdivision and Land Development Ordinance, shall be posted prior to development of the site to guarantee proper installation of the required landscaping materials as shown on the approved Landscaping Plan.
2. A Maintenance Bond in the form of cash, certified check or letter of credit shall be posted with the Township in the amount of fifteen percent (15%) of the total cost of landscaping shown on the approved landscaping plan for a period of eighteen (18) months from the date of installation of the landscaping materials during the term of the bond.

N. Special Yard Requirements: In addition to the yard requirements specified in each Zoning District, the following yard requirements shall apply in all zoning districts to the applicable circumstances described below:

0. Corner Lots: Corner lots shall provide front yards on each street frontage or in the alternate, the frontage upon which the face of the structure with the main entrance is facing may be considered the front yard and all corresponding yards designated in relation to that yard beginning with the rear yard which is opposite the front yard. The remaining two (2) yards shall constitute side yards.

1. Nonconforming Lots of Record: See Part XX.
2. Temporary construction trailers shall be used only as temporary field offices and for storage of incidental equipment and supplies and shall not be used as a dwelling whether temporary or permanent.
3. No combustible materials shall be stored in temporary construction trailers.
4. Model homes shall be located on a recorded lot and shall meet all the requirements for permanent dwellings in the zoning district in which they are located. Sales offices may be located in a model home or may be located in a modular office located on a vacant lot in the plan or on the site of construction. If the sales office is located in a trailer, the trailer shall not be located within twenty-five feet (25') of any property line adjoining an existing residential use.
5. Model homes or sales offices located in a trailer shall not be utilized as a temporary dwelling during the time they are approved as a temporary use or structure in accordance with the provisions of this Section.
6. Model homes or sales offices shall be used primarily for sales associated with the development in which they are located and shall not be used as the only place of business for the listing realtor.

- P. Basement Structures: Occupancy of a basement or foundation structure prior to the completion of the total structure shall not be permitted. This provision shall not be interpreted to prohibit the construction of an earth sheltered dwelling.
- Q. Storage:
1. Outdoor Storage in Commercial Districts: Except for nurseries, garden supply, building supply and similar business which customarily require outside storage of materials, storage and display of materials outside a completely enclosed structure shall not be permitted. In the case of nurseries, garden supply, building supply and similar businesses, outside display and storage areas shall be completely enclosed by a security fence and shall be screened by an opaque fence or hedge which is at least six feet (6') in height. All other commercial activities shall take place within a completed enclosed building.
 - (a) Temporary display and sales on the site of an existing commercial business shall be subject to the requirements of Section 2305 of this Chapter.
 - (b) All organized rubbish and discarded materials shall be contained in tight, vermin-proof containers which shall be fully enclosed on four (4) sides and shall be screened from public view by an opaque fence or hedge which is at least six feet (6') in height
 2. Storage of Commercial and Construction Equipment: Commercial and construction equipment or vehicles, including without limitation, trucks with a Gross Vehicle Weight (GVW) of eleven thousand (11,000) pounds or greater, tractors of forty (40) horsepower or larger, tandems, tractor-trailers, cargo-moving equipment and construction equipment or vehicles, shall not be stored or parked temporarily or permanently in any residential zoning district, except within a completely enclosed building.

SECTION 1615 TRAFFIC ACCESS/IMPACT STUDIES WHEN REQUIRED:

- A. A traffic access/impact analysis study shall be required when a proposed development will generate fifty (50) or more new peak direction trips to or from the site during the adjacent roadways' peak hours.
- B. Traffic Impact Study Requirements:
1. A Traffic Access/Impact Study shall be submitted as part of a subdivision or land development application, a zoning permit application or as part of an application for conditional use approval. A scope of work for the Study shall first be submitted for Township Planning Commission for approval. The specific roadways and intersections to be studied shall be identified along with the planned data collection and analysis procedures. The Study shall be performed by a qualified professional traffic engineer. The

study shall contain the following information, provided that the Township may waive some, or add to the requirements on a case-by-case basis:

- (a) Description of the proposed project in terms of land use type and magnitude.
 - (b) An inventory of existing conditions in the site environs (1/2 mile for a minor development, and 1.5 miles for a major development) including:
 - (1) Roadway network and traffic control;
 - (2) Existing traffic volumes in terms of peak hours and average daily traffic (ADT);
 - (3) Planned roadway improvements by others;
 - (4) Intersection levels of service;
 - (5) Roadway levels of service (where appropriate); and
 - (6) Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle delay studies, et cetera.
 - (c) An analysis of existing traffic conditions including:
 - (1) Intersection levels of service;
 - (2) Roadway levels of service (where appropriate); and
 - (3) Other measures of roadway adequacy; i.e., lane widths; traffic signal warrants; vehicle delay studies, etc.
 - (d) Projected site-generated traffic volumes in terms of:
 - (1) Peak hours and ADT;
 - (2) Approach/departure distribution including method of determination;
 - (3) Site traffic volumes on roadways; and
 - (4) Comparison of existing zoning to proposed site generation.
 - (e) An analysis of future traffic conditions including:
 - (1) Future design year (development fully completed) combined volumes (site traffic plus future roadway traffic);
 - (2) Intersection levels of service;
 - (3) Roadway levels of service (where appropriate); and
 - (4) Other measures of roadway adequacy; i.e., lane widths, traffic signals warrants, vehicle delay studies, et cetera.
2. A description of the recommended access plan and off-site improvements, including.
- (a) Schematic plan of access and on-site circulation;
 - (b) General description of off-site improvements required.

SECTION 1616 CORNER LOTS

- A. On corner lots, the required front yard setback shall be maintained on the yard designated by the property owner as the front yard. The front yard shall be that portion of the space between the street right-of-ways line and the front of the building erected or to be erected on the lot.
 - B. •With the designation of the front yard, corner lots shall have one (1) front yard, two (2) side yards and one (1) rear yard.
 - 1. The subdivider or developer or builder shall be permitted either at the time of subdivision or building construction to designate the front yard of a corner lot, the rear yard shall then be the yard directly behind the dwelling unit. the remaining yards shall be the side yards.
 - 2. For existing dwellings or buildings, the front yard shall be the yard which the front of the dwelling or building faces. The rear yard shall then be defined as the yard directly behind the dwelling unit which parallels the primary front yard. The remaining yards shall be the side yards.
- (Revised by Ord. 182, 9/8/97)

SECTION 1617 GENERAL OVERLAY DISTRICT PROVISIONS

- A. Overlay Zoning District boundaries shall be identified on the Official Zoning Map or separate zoning map which is hereby adopted by reference and declared to be a part of this Chapter.
- B. Determination as to whether a property is situated within an Overlay Zoning Districts shall be made by the Zoning Officer as per the rules established in Section 401.
- C. Where a recorded parcel situated within a designated Overlay Zone, abuts in whole or in part the Legislative Route 4120 right-of-way line and is divided by an Overlay Zone boundary line, the following is applicable:
 - 1. A land use or uses permitted in the Overlay Zone wherein the property is situated may be developed on that portion of the recorded parcel which extends beyond the Overlay Zone boundary line provided that:
 - (a) At least 51% of the gross area of the recorded parcel is located within the Overlay Zone; and
 - (b) The remnant which is developed does not extend beyond the established overlay boundary distances from the Legislative Route 4120 centerline by 100%.
 - 2. Uses listed as permitted on land situated within a designated Overlay Zoning District shall be reviewed for compliance with the land development provisions of the Township's Subdivision and Land Development Ordinance where applicable.

3. Uses listed as permitted on land situated within a designated Overlay Zoning Districts shall be developed or the use changed in conformance with the lot requirements established for the underlying zoning district.

SECTION 1618 COMMERCIAL AMUSEMENT AND RECREATION

- A. Commercial amusement and recreation shall be no less than twenty-five (25) feet from any side lot line and fifty (50) feet from any rear lot line.
- B. There shall be a visual screen of a minimum of eight (8) feet in height when such use adjoins a residential use or any residential zoning district.
- C. Outdoor amusement and recreation shall be permitted only when such use is in excess of one hundred (100) feet of a residential use, a residential zoning district, a school, or church. An eight (8) foot visual screen shall be maintained along the side and rear lot lines.
- D. Whenever specifically permitted, such uses shall provide direct access to a Collector, Minor Arterial, or Principal Arterial road without the use of an existing Local road.

SECTION 1619 CEMETERIES AND MAUSOLEUMS

- A. All cemeteries and mausoleums shall provide direct access to a collector, minor arterial, or principal arterial road without the use of an existing local road.
- B. No permit shall be approved until a grading and storm water drainage plan of the total site has been reviewed and approved by the Township Engineer in accordance with applicable Ordinances and regulations.
- C. A visual screen, a minimum of six (6) feet in height shall be provided when such use adjoins a residential use, Local street, or any residential zoning district.
- D. Such screen shall be provided in a minimum ten foot (10') wide bufferyard planted with a fifty-fifty (50/50) mix of deciduous and evergreen trees with a minimum two inch (2") caliper, in staggered rows.

SECTION 1620 REFUSE AND WASTE COLLECTION AREAS

- A. Refuse and waste collection areas appropriate to serve all uses are required and such areas shall be visually screened from adjacent properties and the public way by an approved screen constructed of material similar to the principal structure on the property or by mature landscaping material.
Adequate provisions shall be made for access to the refuse and waste collection area by disposal agency equipment.
- C. No person shall use any refuse and waste collection area unless such area complies with these provisions.

- D. These requirements shall not apply to single-family detached residential dwellings.

SECTION 1621 AUTOMOTIVE OR SERVICE STATIONS AND OTHER DRIVE-THROUGH USES

Gasoline service stations and other drive-in uses where permitted shall meet the following requirements:

- A. No street entrance or exit for vehicles and no portion or equipment of such service station or other drive-in uses shall be located:
 - 1. Within two hundred (200) feet of a street entrance or exit of any school, park, or playground conducted for and attended by children.
 - 2. Within one hundred (100) feet of any hospital, church, or library.
 - 3. Within seventy-five (75) feet of a lot in a residential district as established in this Chapter.
 - 4. No equipment above the surface of the ground for service of motor vehicles shall be closer than thirty (30) feet to any property line.
- B. At the access from the public street to such gasoline service station or other drive-in use, the access width shall not exceed thirty (30) feet at its intersection with the curb line or edge of pavement.
- C. No two (2) accesses leading from a public street to such gasoline service station or other drive-in use shall be within fifteen (15) feet of each other at their intersection with the curb or street line.
- D. Parking and vehicle access shall be in accordance with requirements of Part XVII of this Chapter.
- E. Parking and vehicle access shall be so arranged that there will be no need for the motorist to back over sidewalks or into streets.
- F. Such service station shall be situated on a separate parcel of land and not be included in a unified development site plan.
- G. Direct ingress and egress shall be provided to a collector or arterial road.

SECTION 1622 HOME OFFICES AND HOME OCCUPATIONS

A. Procedure:

- 1. Application: Application for a home occupation permit shall be made to the Zoning Officer on a form provided by the Township and shall be accompanied by the prevailing filing fee as established by resolution of the Township Board of Supervisors. The Zoning Officer will make a decision and notify the applicant in writing within thirty (30) calendar days of the date the application is received.

2. Scope: In cases where the Zoning Officer considers the application not within the scope of the home occupation criteria, the application shall be denied.
 3. Time Limit: All home occupation permits shall be valid for as long as the occupation or office is in operation consistent with the provisions of this Section.
 4. Voiding of Permit: The Zoning Officer may void any home occupation permit for noncompliance with the criteria set forth in this Chapter. Revocation may take place at any time prior to the expiration date of the permit. If the permit is revoked or is not renewed, it becomes null and void, and said use shall be terminated.
 5. Appeal to Zoning Hearing Board: The decision of the Zoning Officer concerning approval or revocation shall be final unless a written appeal is filed with the Zoning Hearing Board within thirty (30) calendar days of the decision. An appeal may only be filed by the applicant or persons residing within three hundred feet (300') of the subject property.
 6. Inspection: Home occupation applicants shall permit a reasonable inspection of the premises by the Zoning Officer to determine compliance with this Chapter.
 7. Renewal: Home occupation permits shall renew automatically annually provided there has not been any violation of the provisions of this Chapter.
- B. A home office or occupation shall be allowed in all residential zoning districts as a permitted accessory use and a home office shall be allowed in all other zoning districts as a permitted accessory use if situated in a dwelling unit which is a legal nonconforming use, where the home office conforms to the following requirements:
1. The location of the home office shall be within the confines of the dwelling unit or within the confines of a garage attached to the dwelling unit.
 2. The home office shall not occupy more than twenty (20) percent of the total floor area of the dwelling unit.
 3. The occupant of the dwelling unit who shall be either the owner or tenant shall maintain the dwelling unit used for a home office as his/her official residence.
 4. Up to one nonresident individual may be employed on the premises of the dwelling.
 5. Two (2) additional off-street parking spaces shall be provided in conjunction with any approved home occupation.

6. No materials utilized in the conduct of the home office shall be stored outside the confines of the dwelling unit.
7. No sign of any type shall be erected to identify the home office.
8. No patrons, clients or individuals shall visit the home office for appointments or consultation. If patrons or clients will visit the dwelling unit, the proposed use shall not qualify as a home office.
9. The home office use shall be clearly incidental and secondary to the use of the structures for dwelling purposes.
10. The exterior appearance of the dwelling unit shall remain constructed and maintained as a residential use.
11. Home offices or occupations include but are not limited to the following as permitted accessory uses: real estate appraisers, insurance sales, data entry, manufacturer's representative and musical instrument instruction.
12. Retail sales, manufacturing, warehousing and animal related activities or the purchase of merchandise for display and resale to the public are not considered as permitted accessory uses.

SECTION 1623 PERFORMANCE STANDARDS

- A. Compliance: No use, land or structure in any district shall involve any element or cause any condition that may be dangerous, injurious or noxious, or cause offensive odor, smoke, dust, dirt, noise, vibration, glare, excessive traffic, attract vermin or rodents or constitute a nuisance or be a detriment to the health, safety, moral or general welfare of the community or to any other person or property in the Township. All uses in all districts shall be subject to the following standards of operation.
- B. Environmental Performance Standards: The developer shall determine the presence of environmental or natural features on any site proposed for land development and shall meet the following standards for environmental protection. Site alterations, erosion and sedimentation control, regrading, filling, the clearing of vegetation or timbering and forestry activities without an appropriate and current permit prior to approval of the plans for development, shall be a violation of this Article.
 1. Floodway Delineation: One hundred (100) year floodways shall be delineated as per the provisions of the current Township ordinance. Within the floodway, the following uses and activities having a low flood damage potential and not obstructing flood flows shall be permitted, provided that they are in compliance with the provisions of the underlying District and are not prohibited by any other Ordinance, and do not require structures, fill or storage of materials and equipment:
 - (a) Agricultural uses;

- (b) Public and private recreational uses and activities such as parks, picnic grounds, hiking and horseback riding trails, wildlife and nature preserves, hunting and fishing;
 - (c) Accessory residential uses such as yard areas, gardens and play areas.
- 2. Floodplains: For the purpose of this Section, normally dry land area adjacent to stream channels that is susceptible to being inundated by overbank stream flows. Development activities shall be regulated as per the provisions of the current Township ordinance.
- 3. Steep Slopes: In areas of steep slopes, i.e., those above fifteen percent (15%), the following standards shall apply, except as approved by the Township Engineer:
 - (a) 16-24%: No more than sixty percent (60%) of such areas shall be developed and/or regraded or stripped of vegetation.
 - (b) 25% or more: Earth disturbance activities in these areas in preparation for development are restricted except as approved by the Township Engineer.
- 4. Forest: No more than fifty percent (50%) of any forest as defined may be cleared or developed, unless trees are the primary crop being harvested.
- 5. Ponds, Watercourses or Wetlands: No development, filling, piping or diverting shall be permitted except for required roads and utility line extensions, unless permitted by the appropriate state, county or regulatory agency.
- 6. Stormwater Drainage and Management: All plans shall comply with the provisions of the Chippewa Township Subdivision and Land Development, and all amendments thereto.
- 7. Soil Erosion and Sedimentation: With any earth disturbance there shall be control of erosion and the protection of streams and ponds from sedimentation in accordance with the "Clean Streams Law P.L. 1987", Chapter 102 of Title 25 of the Pennsylvania Code, and the "Soil Erosion and Sedimentation Control Manual" of the Pennsylvania Department of Environmental Protection. In addition, a Soil Erosion and Sediment Control Plan (ES & SC Plan) shall be required as part of the application for any Township permit where earth disturbance or excavation will occur. As a minimum where sediment can be transported away from the disturbed area, a silt fence or straw bale barrier shall be erected and maintained in working order until vegetation is fully established as determined by the Pennsylvania Department of Environmental Protection, or erosion resistant ground cover has been installed. Additional sediment pollution control measures may be required where land development is more extensive than single family construction.

C. Odor Those standards for the control of odorous emissions established by the Pennsylvania Department of Environmental Protection (PADEP) shall be applied in all zoning districts. Where an odor is deemed offensive a duly authorized Township representative shall refer the matter to the Pennsylvania Department of Environmental Protection (PADEP) where it has jurisdiction relative to an established airshed.

D. Storage and Waste Disposal:

1. No highly flammable, explosive or toxic liquids, solids or gases shall be stored in bulk (over five hundred [500] gallons), above ground, except in an enclosed building and except new tanks or drums of fuel connected directly with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel.
2. All new permanent bulk outdoor storage facilities for fuel over five hundred (500) gallons, raw materials and products and all fuel, raw materials and products stored outdoors, shall be enclosed by an approved safety fence.
3. No materials or wastes shall be deposited upon a lot in such form or manner that they may be transported off the lot by natural causes or forces; nor shall any substance which can contaminate wells, watercourses, or potable water supplies otherwise render such wells, watercourses, or potable water supplies undesirable as sources of water supply or recreation; nor shall any substance which will destroy aquatic life be allowed to enter any wells, watercourses, or potable water supplies, where applicable. A Pennsylvania Department of Environmental Protection approved plan for spill containment shall be submitted to the Township for review by the Township Engineer prior to the issuance of any required permit.
4. Any materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only if enclosed in containers adequate to eliminate such hazards.

E. Air Pollution: No emission at any point from any chimney or otherwise of visible smoke in excess of that permitted by the air pollution control regulations of the Commonwealth agency with jurisdiction, shall be permitted.

F. Dust, Fumes, Vapors, and Gases: The emission of dust, dirt, fly ash, fumes, vapors or gases which can cause any damage to human health, to animals, to vegetation, or to property or which can cause any soiling or staining of persons or property at any point beyond the lot line of the use creating the emission is herewith prohibited.

G. Glare: No use shall produce a strong, dazzling light or a reflection of a strong, dazzling light or employ unshielded illumination sources beyond its lot lines or

onto any public road. Spillover lighting from parking areas shall not exceed two (2) foot-candles per square foot beyond the property line.

- H. Vibrations: No use shall cause earth vibrations, or concussions detectable beyond its lot lines without the aid of instruments, with the exception of vibration produced as a result of temporary construction activity.
- I. Discharge: No discharge at any point into any private sewage disposal system or stream or into the ground, of any materials in such a way or in such manner or temperature as can contaminate any public or private water supply or otherwise cause the emission of dangerous, noxious or objectionable elements, or the accumulation of solid wastes conducive to the breeding of rodents or insects, is permitted.
- J. Heat, Cold, Dampness or Movement of Air: No activities producing heat, cold, dampness or movement of air are permitted which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the lot line or beyond.
- K. Noise: No new use proposed in any district which by the nature of its use, operation or activity produces noise of objectionable character or volume as noted by a person at the property line of the parcel upon which the offending use is located, will be permitted:
 - 1. Residential Uses:
 - (a) In excess of sixty (60) dba for any period of time between the hours of 10:00 p.m. and 7 a.m.
 - (b) In excess of eighty (80) dba for any period of time between the hours of 7:01 a.m. and 9:59 p.m.
 - (c) The use of maintenance equipment including, but not limited to, power mowers, on a temporary basis, in residentially zoned districts shall be exempt from the standards in this Section.
 - 2. Commercial Uses: In excess of ninety (90) dba for more than two (2) hours during a twenty-four (24) hour period.
 - 3. Industrial Uses: In excess of ninety (90) dba for two (2) hours during a twenty-four (24) hour period.
- L. Electrical Disturbance or Radioactivity: No activities which emit dangerous radioactivity or continuous cumulative low level radiation, at any point are permitted and no electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance shall be permitted.
- M. Maintenance of Yards, Adjacent Undeveloped Property: The owner or lessee of the property, whether occupied or vacant located within or adjacent to any developed area shall maintain such premises so that:

1. All portions of the property shall be kept free of junk, debris, disabled motor vehicles, and dangerous, or noxious material.

N. Vehicle and Equipment Maintenance:

1. In industrial and commercially zoned areas, all vehicles and movable equipment repair done on the property shall be performed within an enclosed building, except that minor maintenance activities may be completed on the exterior of a lot where space has been provided for the temporary parking or storage of vehicles and movable equipment.
 2. In residentially zoned areas, minor vehicle maintenance activities on vehicles owned by the occupant may be conducted in driveways, but in no case shall repairs be made on vehicles and movable equipment which would result in the storage of said vehicles or movable equipment on the exterior of the lot for more than forty-eight (48) hours, unless said vehicles are stored in an enclosed building.
0. Water Supply: All new water wells which provide the primary source of potable water for the residence of the same lot shall produce at a minimum 3.5 gallons per minute, per well, continuously.
1. Documentation shall be submitted to the Township which verifies the capacity of each new well providing the primary source of potable water.
 2. No subdivision or land development which relies on well water as the primary source of potable water shall be approved unless the minimum capacity identified herein is met.
- P. Access: Residential subdivisions or land development with a maximum of sixty (60) dwelling units proposed may be provided with only one (1) primary point of access. When sixty-one (61) or more units are proposed, the subdivision or land development shall exhibit two (2) points of vehicular access where access is physically possible to construct.
- Q. Bufferyards: Where screening or bufferyards are not specified or but called for in this Ordinance, they shall consist of a minimum fifteen foot (15') wide area with plantings of a mix of fifty percent (50%) evergreen and fifty percent (50%) deciduous trees, of a minimum two inch (2") caliper, planted in two (2) staggered rows on ten foot (10') centers. All other bufferyards, where specified, shall be prepared and planted as per the provisions of Section 1614.

SECTION 1624 TRADITIONAL NEIGHBORHOOD INFILL MODEL

(Ord. 233, 4/16/2008)

A. Purpose and Authority: This Section derives its purpose and authority from Article VI-A of the Pennsylvania Municipalities Planning Code, as specifically revised:

1. To insure that the zoning regulations which are concerned in part with the uniform treatment of dwelling type, bulk, density, intensity and open space within each zoning district shall not be applied to the improvement of land on a lot-by-lot basis in a manner that would distort the objectives of the Township's Community Development Goals and Objectives.
2. To encourage innovations in residential development and renewal which makes use of a mixed-use form of development so that the growing demand for housing and other development may be met by greater variety in type, design and layout of dwellings and other buildings and structures and by the conservation and more efficient use of open space ancillary to said dwellings and uses.
3. To extend greater opportunities for better housing and recreation to all citizens and residents of the Township of Chippewa.
4. To encourage a more efficient use of land and of public services to reflect changes in the technology of land development so that economies secured may benefit those who need homes and for other uses.
5. To allow for the development of fully integrated, mixed-use pedestrian-oriented neighborhoods.
6. To minimize traffic congestion, infrastructure costs and environmental degradation.
7. To promote the implementation of the objectives of the Township of Chippewa's Comprehensive Plan for guiding the location of growth.

8. To provide a procedure in aid of these purposes which can relate the type, design and layout of residential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential areas.
 9. To insure that the increased flexibility of regulations over land development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay.
- B. Procedures: Traditional Neighborhood Infill Models shall be designated as a permitted use where specified in this Ordinance and shall be approved as a land development. The application for, and approval of, a Traditional Neighborhood Infill Model shall be consistent with procedures outlined in this section.
1. Application for Approval of a Traditional Neighborhood Infill Model: In order to provide an expeditious method for processing a development plan for a Traditional Neighborhood Infill Model under the provisions of this Ordinance and the Chippewa Township Subdivision and Land Development Ordinance, it is hereby declared to be in the public interest that all Traditional Neighborhood Infill Models and the continuing administration thereof shall be approved consistent with the following provisions:
 - (a) The application for approval shall be filed by the applicant/developer in such form, upon the payment of such a fee as is specified by the Township. The application shall be filed with the Zoning Officer.
 - (b) All planning, zoning, and subdivision matters relating to the platting, use and development of the Traditional Neighborhood Infill Model and subsequent modifications of the regulations

relating thereto, to the extent such modification is vested in the municipality, shall be determined and established by the Board of Supervisors upon recommendation of the Planning Commission.

(c) The following information shall be provided with the application for approval:

i. General Data:

- (a) Name of proposed Traditional Neighborhood Infill Model.
- (b) Development narrative outlining the socio-economic benefits of the proposed Traditional Neighborhood Infill Model.
- (c) North point.
- (d) Graphic scale and legend describing all symbols shown on the plan.
- (e) Day, month and year the plan was prepared and date and description of revisions to the plan occurring after formal submission.
- (f) Statement of ownership by the proposed applicant/developer within the zoning district, or property being developed on behalf of another owner and any agreements relative to ownership.
- (g) Name, address and seal of the individual or firm preparing the plan.
- (h) An Offer of Dedication Signature Block.
- (i) Municipal Approval Signature Block.
- (j) Recorder of Deeds Signature Block.

ii. Existing Features:

- (a) Total acreage of the property and total square feet within each lot of the development.

- (b) Existing features, including sewer lines and laterals, water mains and fire hydrants, electrical lines and poles, culverts and bridges, railroads, buildings, streets, including right-of-way and cartway widths and approximate grades, development of abutting properties, including location and types of uses.
 - (c) Land and building uses for all property within the proposed Traditional Neighborhood Infill Model, including pre-existing neighborhood density and how the proposed development compares to pre-existing densities in the zoning district where proposed.
- iii. Subdivision and land development ordinance provisions:
 - (a) All data required as per the provisions of Section 22-403.7 of the Chippewa Township Subdivision and Land Development Ordinance for preliminary land developments.
 - (b) All data required as per the provisions of Section 22-403.8 of the Chippewa Township Subdivision and Land Development Ordinance for preliminary land developments.
- iv. Proposed Development: The Traditional Neighborhood Infill Model is envisioned as an area in which an integrated development will occur which incorporates a variety of residential and related uses. The respective areas of the site plan devoted to specific residential or recreational uses should be shown and within each area, the following should be included:
 - (a) The location, and use of buildings and other structures (all area dimensions shall be indicated in square feet).
 - (b) The approximate location and area of driveways and parking and loading areas.
 - (c) The approximate property lines of lots to be subdivided, measured to the nearest foot.

- (d) The approximate location of sidewalks and bike or footpaths and methods proposed to eliminate conflicts between vehicular and pedestrian circulation.
- (e) The approximate location of utility and drainage easements.
- (f) The approximate location and pipe diameter of sewer and water mains.
- (g) The approximate location of fire hydrants.
- (h) Perimeter setbacks and buffer yards.
- (i) Street information including: location and width of rights-of-way and paved cartway, proposed street names, approximate road profiles along the center line of each proposed street, showing finished grade at a scale of one (1) inch equals fifty (50) feet horizontal and one (1) inch equals five (5) feet vertical or as otherwise specified in Part 4 of the Chippewa Township Subdivision and Land Development Ordinance.
- (j) A conceptual landscaping plan indicating the treatment of materials and landforms used for private and common open space.
- (k) A general grading plan showing existing and proposed contours and the topography of the site.
- (l) The approximate location and area of proposed common or dedicated open space, including: the proposed use and improvements of common open space, the approximate location and use of common recreational facilities, and the approximate location and area of land to be dedicated for public purposes, where applicable.
- (m) A table shall be included on the plan describing each phase or section with quantitative data, including the total area of the development and approximate area of each phase, consistent with the provisions of Part 5 of the Chippewa Township Subdivision and Land Development Ordinance.

- (r) The total area devoted to each use, the number of residential units and the percentage of each type of use.
 - (o) Building footprints in the entire development and for each phase, where applicable.
 - (p) The area of streets, parking, sidewalks, and walkways and the total area paved and percent of area paved or covered by the structures in the entire development and each phase or section.
 - (q) The total area devoted to planned recreational or open space use throughout the entire development and in each phase.
 - (r) The calculations of impervious surface within the entire development and in each phase.
 - (s) An exterior lighting plan for the interior street system with illumination levels, and type of illumination sources proposed, and at standard intervals consistent with the Illuminating Engineering Society (I.E.S.) criteria.
- v. The following information must be included with a narrative statement submitted with the Traditional Neighborhood Infill Model Site Plan:
- (a) A statement of the ownership of all of the land included within the land development plan.
 - (b) An explanation of the design pattern of the Traditional Neighborhood Infill Model, with particular attention as to how the proposed development relates to existing forms of development within the zoning district.
 - (c) A statement describing any proposed innovative design concepts included in the plan, including their purpose and perceived benefits.
 - (d) The substance of covenants, grants of easements or other restrictions proposed to be imposed on the use

of land, buildings and structures, including proposed easements or grants for public use or utilities. The covenants should specifically indicate that any land proposed for parks, recreation or open space shall be used for such purposes in perpetuity.

- (e) A description shall also be included as to how the proposed development compares to the density standards outlined in this Zoning Ordinance for the district or districts where proposed.
- (f) A statement of the proposed use and improvement of common open space and recreational facilities, if applicable.
- (g) Where all property in the proposed development is not owned by the landowner, a statement of how development will be integrated to present a cohesive neighborhood, or tentative acquisition plans.
- (h) A statement of consistency with the Township's Comprehensive Plan, particularly any Land Use Plans, and consistency with any design manuals or illustrative guidelines the Township may adopt pursuant to this Section.

vi. Development Schedule: When it is anticipated that development will occur in phases over a period of years, the following shall be included with the application for land development approval:

- (a) The phases in which the land development will be submitted for final approval and the approximate date when each phase will be submitted for final plan approval.
- (b) The approximate date when each phase will be completed.
- (c) Any phase of development shall be able to function independently of the undeveloped phases while being compatible with adjacent or neighboring land use.

- (d) If development is to be done in phases over a period of years and according to an approved schedule, the gross density of any phase, or in combination with previously developed phases, shall be in general proportion to residential density requirements as specified for this infill model.
- (d) The application for land development approval of a Traditional Neighborhood Infill Model shall include a written statement by the applicant/developer setting forth the reasons why, in his opinion, a Traditional Neighborhood would be in the public interest and would be consistent with the comprehensive plan for the development of the municipality.
- (e) The application shall be forwarded to the municipality's planning agency for their review and comments as per the provisions of Part 4 of the Chippewa Township Subdivision and Land Development Ordinance.

C. Recording and Revision:

1. A development plan, or any part thereof, which has been given final approval shall be filed of record forthwith in the office of the recorder of deeds before any development shall take place in accordance therewith. Pending completion, in accordance with the time provisions stated in Section 508 of the Pennsylvania Municipalities Planning Code, of said Traditional Neighborhood Infill Model or of that part thereof, as the case may be, that has been finally approved, no modification of the provisions of said development plan, or part thereof, as finally approved, shall be made except with the consent of the applicant/developer. Upon approval of a final plat, the applicant/developer shall record the plat in accordance with the provisions of Section 513 of the Pennsylvania Municipalities Planning Code and post financial security in accordance with Section 509 of the Pennsylvania Municipalities Planning Code, as amended.
2. In the event that a development plan, or a section thereof, is given final approval and thereafter the applicant/developer shall abandon such plan or the section thereof that has been finally approved, and shall so notify the Township in writing; or, in the event the applicant/developer shall fail to commence and carry out the Traditional Neighborhood Development Infill Model in accordance with the time provisions stated in Section 508 of the Pennsylvania Municipalities Planning Code after final approval has been granted, no development or further development shall take place on the property included in the development plan until a revised development scheduled has been submitted and approved by the Board of Supervisors.

SECTION 1625 ADDITIONAL REQUIREMENTS FOR OIL AND GAS DEVELOPMENT (Ord. 238, 10/20/2010) Repealed (Ord. 244, 8/08/2012)

A. At least thirty days prior to initial development activities in the Township, the Operator shall attend a public meeting to present general information about the Operator's Development plans in the Township, and allow for questions and answers related thereto. The Operator shall advertise in a newspaper of general circulation with the Township, the date, time and location of the meeting, and the approximate location of the proposed well site or well sites, at least once not more than 30 days and not less than 7 days in advance of the meeting. If requested by the Township, and if drilling activities continue for more than twelve months, the Operator shall attend additional meetings and present information, but shall not be required to do so more often than annually, unless additional well sites not previously discussed at a public meeting are proposed.

B. Operator shall comply with any generally applicable bonding and permitting requirements for Township roads that are to be used by overweight vehicles and equipment for Development activities.

C. Operator shall take the necessary safeguards to ensure that the Township roads utilized remain free of dirt, mud and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur.

D. Operator shall take all necessary precautions to ensure the safety of person in areas established for road crossing and/or adjacent to roadways (for example persons waiting for public or school transportation). Where necessary and permitted during periods of anticipated heavy or frequent truck traffic associated with development, Operator will provide flagmen to ensure the safety of children at or near schools or school bus stops, and include adequate signs and/or other warning measures for tuck traffic and vehicular traffic.

E. Operator shall not clear brush or trees by way of burning, and shall chip, grind or remove all tree stumps from properties it clears for development purposes.

F. Prior to development, Operator shall provide to the Township's First Responders, through its Police Department Coordinator and to the Zoning Officer, a copy of its Preparedness, Prevention and Contingency ("PPC") Plan.

G. Before drilling, the Township shall ascertain whether the Township's First Responders have secured adequate information to deal with any potential dangerous conditions that may result due to development activities. First Responders shall have on site orientation and

be provided adequate awareness information. Upon request from the Township, Operator will, prior to the drilling of an oil and gas well, make available with at least 30 days notice at its sole cost and expense, an appropriate site orientation for First Responders. Such site orientation shall be made available at least annually during the period when the Operator anticipates drilling activities in the Township.

H. Operator shall take the necessary safeguards to ensure appropriate dust control measures are in place.

I. Recognizing that the specific location of equipment and facilities is an important and integral part of oil and gas development, as part of the planning process, Operator shall strive to consider location of its temporary and permanent operations, where prudent and possible, so as to minimize interference with Township residents' enjoyment of their property and future Township development activities as authorized by the Township of Chippewa Zoning Ordinance.

J. Recognizing that adequate and appropriate lighting is essential to the safety of those involved in the development of oil and gas, the Operator shall take steps to the extent practicable, to direct site lighting downward and inward toward the drill site, wellhead, or other area being developed so as to attempt to minimize glare on public roads and adjacent buildings within 300 feet of the drill site, wellhead, or other area being developed.

K. Prior to drilling an oil and gas well, or multiple oil and gas wells at a location, but no later than two (2) weeks beforehand, the Operator shall provide the following information to each resident within 1,000 feet of the planned surface location of the well(s):

1. A copy of the well survey plat showing the location(s) of the planned well(s);
2. A general description of the planned operations at the planned well(s) and associated equipment used in the development of the well(s);
3. The contact information for the Operator; and
4. The availability of the Operator to hold a meeting with such residents to present Operator's plans for the well(s) and to allow for questions and answers. The meeting(s) shall be held prior to well site construction.

L. For informational purposes only, the Operator shall provide to the Township Zoning Officer at least 10 days prior to well site construction:

1. A map showing the planned access route to the well site(s) on public roads;
 2. Information on the status of road bonding;
 3. The Operator's Erosion & Sedimentation Plan;
 4. The well survey plat showing the planned surface location(s) of the well(s);
- and
5. The contact information for the Operator.

M. For informational purposes only, at least ten (10) days prior to commencement of drilling, the Operator shall provide to the Township Zoning Officer a copy of the drilling permit issued by the Pennsylvania Department of Environmental Protection ("DEP").

N. In addition to the requirements in subsections A-M above, for any oil and gas well where the planned surface location of the well will be within 1,000 feet of a Protected Structure, the Operator shall:

1. Install fencing at least ten (10) feet in height around drilling and hydraulic fracturing equipment and storage facilities, and install permanent fall protection fencing meeting OSHA requirements around any pits that contain or could contain water or other liquids at depths greater than two (2) feet;
2. Install warning signs providing notice of the potential dangers at the well site; and
3. Provide at least one security guard 24/7 at all times when a drilling rig or hydraulic fracturing equipment is on the well site.

O. Prior to the commencement of drilling activities, no construction activities involving excavation of, alteration to, or repair work on any access road or well site shall be performed during the hours of 10:00 pm to 6:00 am.

P. Township recognizes and acknowledges that oil and gas development is accompanied by inherent noise. However, the Operator shall take the following steps to minimize to the extent practicable, the noise resulting from the development:

1. Prior to drilling of an oil and gas well, the Operator shall establish a continuous seventy-two (72) hour ambient noise level at the nearest Protected Structure property line, or one hundred (100) feet from the nearest Protected Structure (as measured to the closest exterior point of the building), whichever is closer to the Protected Structure or, alternatively, and in lieu of establishing the above 72 hour ambient noise level, the Operator may assume and use, for the purposes of compliance with this Ordinance, a default ambient noise level of 55 dBA. The sound level meter used in conducting any evaluation shall meet the American National Standard Institute's standard for sound meters, or an instrument and the associated recording and analyzing equipment which will provide equivalent data;

2. The Operator shall provide documentation of any established seventy-two (72) hour evaluation, relied upon to establish an ambient noise level greater than 55 dBA to the Township's Zoning Officer within three (3) business days of such a request from the Zoning Officer;

3. The noise generated during drilling and hydraulic fracturing activities when measured at the nearest Protected Structure property line, or one hundred (100) feet from the nearest Protected Structure (as measured to the closest exterior point of the building), whichever is closer to the Protected Structure, shall not exceed the average ambient noise level (as determined by the seventy-two [72] hour evaluation) or default level, whichever is higher:

a. during drilling activities by more than seven (7) decibels during the hours of 6:00 a.m. to 10:00 p.m.;

b. during drilling activities by more than five (5) decibels during the hours of 10:00 p.m. to 6:00 a.m.; or

c. by more than ten (10) decibels during hydraulic fracturing operations.

The Operator shall inform the Township of which level (average ambient noise level or default level) is being used.

d. Adjustments to the foregoing noise limits may be permitted in accordance with the following:

Permitted Increase	Duration of Increase
(dBA)	(minutes)*
5.....	15
10.....	5
15.....	1

*cumulative minutes during any one hour

e. If a complaint is received by the Township from any person, whether a resident or otherwise, using the Protected Structure as defined herein for any lawful purpose, regarding noise generated during drilling or hydraulic fracturing activities, the Operator shall, within twenty-four (24) hours of receipt of the complaint from the Township, continuously monitor for a forty-eight (48) hour period at a point which is the closer to the complainant's building of:

(1) the complainant's Protected Structure property line nearest to the well site or equipment generating the noise; or

(2) one hundred (100) feet from the Protected Structure;

(3) If the Operator engages in any noise testing as required by this Ordinance, it will provide preliminary data to the Township no later than 10 business days following completion of the noise testing. Once the monitoring is complete, Operator will meet with the Township representatives and affected residents to discuss whether possible noise abatement measures are warranted, if the permitted levels set forth herein were exceeded.

(4) Exhaust from any internal combustion engine or compressor used in connection with the drilling of any well or for use on any production equipment, or used in development shall not be discharged into the open air unless it is equipped with (i) an exhaust muffler, or (ii) an exhaust box. The exhaust muffler or exhaust box shall be constructed of non-combustible materials designed and installed to suppress noise and disruptive vibrations. Moreover, all such equipment with an exhaust muffler or exhaust box shall be maintained in good operating condition according to manufacturer's specifications.

(5) All workover operations shall be restricted to the hours of 6:00 a.m. to 10:00 p.m., except in the extend of an emergency, as reasonably determined by the Operator. "Workover operations" shall mean work performed in a well after its completion in an effort to secure production where there has been none, restore production that has ceased, or increase production.

Q. Sections A, F, G, N and P of this Ordinance shall not apply to coal bed methane and conventional oil and gas well drilling and completion activities, i.e. those wells drilled to depths shallower than the base of the Elk Sandstone or its stratigraphic equivalent, and such oil and gas wells that are planned to involve drilling of a single well on a well site for no more than seven (7) consecutive days total in any calendar year.

SECTION 1626 COMMUNITY CHARACTER COMPATIBILITY STANDARDS

(Ord. 258, 10/18/17)

A. Relationship to Township Planning: The purpose of these regulations is to promote the compatibility of community character, as permissible by the Pennsylvania Municipalities Planning Code Section 603(a) in context of the Township's overall planning goals. Compatibility of community character addresses design-related standards and coordinated development

B. The purpose of these standards is to:

1. Strengthen the continuity of development within the municipality's business areas;
2. Allow for innovative development and redevelopment while providing buffering between the district and existing adjacent residential development;
3. Promote a healthy, safe, and enjoyable environment within Chippewa Township's business corridors through the enhancement of accessibility and safety, landscaping and other related amenities; and
4. Provide flexibility in development design and location to maintain effective communication, business identification and wayfinding for existing buildings whose visibility may be reduced by new development.

C. In accordance with the provisions of the following Table, development in each of the applicable districts shall reach a minimum of the following points:

1. C-1 Neighborhood Commercial District	75 points
2. PC Planned Commerce District	100 points
3. SG Special Growth District	85 points
4. RCO Residential Collector Overlay District	60 points

TABLE AD-1: Design Standards and Point Allocations

Design Standards		Points
WALLS		
Predominant Exterior Surface Material	(A) Brick, natural stone, and integrally colored unit masonry	25
	(B) Concrete and non-integrally colored unit masonry	10
	(C) Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	5
	(D) Mirrored glass curtainwall systems	-10
Color of Predominant Exterior Surface Material	(A) Earthtones and creams	10
	(B) Non-earthtone hues, whites, grays, and grayish greens	5
	(C) All other colors	-10
ROOFS		
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	10
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	5
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	0
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10
Predominant Material	(A) All surfaces are concealed from public view	10
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	5
	(C) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles, corrugated metal, high contrast or brightly colored glazed tile, highly reflective surfaces, illuminated roofing	-5
Predominant Color	(A) All surfaces are concealed from public view	15
	(B) Almond, brick, burgundy, cedar, beige, cobblestone, driftwood gray	10
	(C) Low-intensity colors other than those stated above	5
	(D) White	0
	(E) Bright, non-fading, high-intensity colors	-15

<i>BUILDING FORM</i>		Points
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible facade having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade	20
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story step backs of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible facade	20
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0
<hr/> <i>DOORS AND WINDOWS</i>		
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portals or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lintels, or have exposed or otherwise articulated lintels	10
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0
Area	(A) All wall surfaces which are not located under portals or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	10
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) Above	0
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	10
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two-inch mullion at inside and outside building corners	10
Glazing	(A) All glazing is clear or tinted neutral gray	10
	(B) Any use of colored glazing	0
	(C) Any use of mirrored glazing	-10
<hr/> <i>EQUIPMENT</i>		
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	15
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10