

ORDINANCE No. 204 – 2013

**SADSBURY TOWNSHIP
ZONING ORDINANCE**

Effective

January 1, 2014

Table of Contents

Article 1	General Provisions	Page
101	Title	1
102	Effective Date	1
103	Compliance	1
104	Severability	1
105	Repeal	1
106	Purpose and Provisions	1
107	Authority	1
108	Statement of Community Development Goals and Objectives	1
109	Interpretation	2
110	Application of Regulation	2
111	Compliance with Official Map	2
112	Fees	2
Article 2	District Regulations	
201	Zoning Map	3
202	Zoning Districts	3
203	District Purposes and Use Schedules	3
204	Yard Requirements	9
Article 3	Conditional Uses	
301	Conditional Use Procedures and Criteria	10
302	Bed and Breakfast	11
303	Bulk Fuel Storage	11
304	Business or Commercial School	11
305	Business Park	11
306	Car Wash	13
307	Cemetery	14
308	Commercial Greenhouse, Nursery Stock Cultivation, Plant Sales, Landscaping Supply, Produce Market	14
309	Commercial Kennel, Stable or Riding Academy	14
310	Commercial Recreation . Indoor or Outdoor	14
311	Communication Tower	15
312	Confined Animal Operation	17
313	Daycare Service . Family Day Care	17
314	Dwelling . Two-Family and Multi Family	18
315	Dwelling . Single Family (in Conneaut Corridor)	18
316	Eating and Drinking Place including Drive-in/Drive-thru	18
317	Eating and Drinking Place except Drive-in/Drive-thru	18
318	Flea Market	19
319	Gas and Oil Drilling	19
320	Gasoline Sales . including Convenience Store	21
321	Home Occupation and Home Lot Occupation	21
322	Industry . Heavy	22
323	Industry . Light	23
324	Junk Yard	23
325	Marina	23
326	Mining and Mineral Extraction	23
327	Mobile Home Park	24
328	Motel or Hotel including Restaurant, Conference Rooms and Supporting Facilities	25
329	Nursing Home	25
330	Office . Contractor's Office including Garage and Storage Yard	25
331	Personal Care Home	25
304	Personal Service	11

Article 3	Conditional Uses (continued)	Page
332	Private Membership Recreational Facility	26
329	Public and Private Accredited Schools	25
333	Public Utility Structure	26
334	Recreational Campground	26
335	Sales . Boats Sales and Service and Off-Season Outdoor Sales and Rentals including Automobiles, Agricultural and Contractor's Equipment, Recreational Vehicles and Mobile Homes	27
336	Sales . Building Materials and Lumberyard	27
337	Sanitary Landfill	28
338	Sawmill	28
339	Self-Service Storage Facility	29
317	Shopping Centers and Retail Sales < 30,000 sq.ft.	18
	Shopping Centers and Retail Sales ≥ 30,000 sq.ft.	18
340	Veterinary Clinic	29
Article 4	Supplementary Regulations	
401	Airport District Overlay	30
402	Blasting	32
403	Companion Dwelling Unit	32
404	Driveways & Access to Lots	33
405	Existing Lots of Record	33
406	Fences	34
407	Forestry & Timbering	34
408	Height Limitations	34
409	Individual Mobile Home	35
410	Lighting	35
411	Non-Conforming Uses and Structures	35
412	Off-Street Loading	36
413	Off-Street Parking	37
413	Stacking Requirements, Joint Driveways (Conneaut Corridor)	39
414	Parking of Major Recreational Equipment	40
415	Performance Standards	40
416	Residential Wind Turbines	41
417	Screening and Buffering	41
418	Signs	42
419	Temporary Structures	52
420	Water Recreation and Storage Areas	52
Article 5	Administration and Enforcement	
501	Duties of the Zoning Officer	53
502	Zoning Permits	53
503	Occupancy Permits	55
504	Enforcement and Penalties	55
505	Amendment of this Ordinance	56
506	Schedule of Fees	57
507	Provisions for Optional Notices	57
Article 6	The Zoning Hearing Board and Conditional Uses	
601	The Zoning Hearing Board	59
602	Conditional Uses	63
603	Expiration of Approvals	64
Article 7	Definitions	
701	Interpretation	65
702	Specific Terms	65

Article 1

General Provisions

Section 101 Title

The official title of this Ordinance is the %Sadsbury Township Zoning Ordinance, Crawford County, Pennsylvania.+

Section 102 Effective Date

This Ordinance shall become effective January 1, 2014.

Section 103 Compliance

No structure shall be located, erected, constructed, reconstructed, moved, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

Section 104 Severability

The provisions of this Ordinance shall be severable, and, if any of its provisions shall be unconstitutional, the decision so holding shall not be construed to affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as the legislative intent that this Ordinance would have been adopted had such unconstitutional provisions not been included therein.

Section 105 Repeal

Ordinance No. 143 of Sadsbury Township, adopted July 17, 1984 and as amended is hereby repealed at the effective date of the enactment of this ordinance. All other ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect.

Section 106 Authority

This Ordinance is adopted pursuant to the powers granted to the Township by Article VI and Section 601 of the Pennsylvania Municipalities Planning Code.

Section 107 Purpose and Provisions

The purpose and provisions of this Ordinance are those as set forth by Sections 603, 603.1, and 604 of the Pennsylvania Municipalities Planning Code.

Section 108 Statement of Community Development Objectives

To implement the Central Crawford Region Multi-Municipal Comprehensive Plan.

- A. Create a corridor approach for economic and land development, centered around the Route 322/6/19 highway complex (i.e., Conneaut Corridor).
- B. Minimize or eliminate competition between communities for new development.
- C. Establish a role for each community that will allow tax base sustainability. (This goal infers economic initiatives will be selective.)
- D. As far as practicable, create uniform terminology and standards for new development within the four municipalities of Meadville, Conneaut Lake, Vernon Township, and Sadsbury Township.

- E. Begin an evolution from passive land use regulation to active and cooperative land use management.

Section 109 Interpretation

Whenever any provisions of this Ordinance are at variance with provisions in other parts of the ordinance, or any other lawfully adopted regulations, specification, or ordinances, the more restrictive requirements shall govern. Where there is a greater question of standards or applicability, this Ordinance will be interpreted consistent with Section 603.1 of the Pennsylvania Municipalities Planning Code.

Section 110 Application of Regulations, including Government Agencies

Property owned, leased or operated by the Commonwealth of Pennsylvania, or the United States, or the Township, or any other public or governmental body or agency, shall be subject to the requirements of this Ordinance as follows:

- A. Where such public or governmental uses are specifically listed, they shall be governed as indicated.
- B. Where such public or governmental uses are not specifically listed, they shall be permitted only in districts permitting private uses of a similar or substantially similar nature.

Governmental entities and agencies shall be exempt from the provisions of this Ordinance only to the extent that it has been determined that the Township has no power to apply its zoning regulations to the particular use of land.

In the interest of the protection of health and safety, the Township shall be exempt from the provisions of this Ordinance in the course of municipal functions related to road maintenance and provision of infrastructure, including grading, paving, culverts, bridges, directional and safety signage, pump stations, wells, and similar structures and appurtenances, in particular any applicable setback and permitting procedures. However, the Township shall maintain all lot, yard, and coverage standards for any municipal building or municipally owned structure.

Section 111 Compliance with Official Map Ordinance

Should the Township of Sadsbury adopt an Official Map as permitted by Article IV of the Pennsylvania Municipalities Planning Code; all development shall conform to such standards as required by the Municipalities Planning Code.

Section 112 Fees

- A. The Township Board of Supervisors shall, from time to time, establish, by resolution, a schedule of fees, charges, and expenses and a collection procedure for zoning permits, appeals and other matters pertaining to this Ordinance. The schedule of fees may be posted in the Township Offices, and may be amended only by official action by the Township Board of Supervisors.
- B. No permit, certificate, application, or variance shall be issued, nor shall any action be taken on proceedings unless, or until, such costs, charges, fees, or expenses have been paid in full.
- C. A zoning permit or certificate shall be required for all new construction, additions, or alterations affecting exterior dimensions of existing structures; and, for any structural or interior changes required for a change of the structures use, or for any change in use, except where specifically exempted under Section 502.
- D. Any application for amendment, variance, special exception (if any), conditional use, permit or any other application or certificate within the scope of this Ordinance, shall be accompanied by a fee, such fee to be established by resolution of the Township Board of Supervisors, who may, from time to time revise such fees in order to bear a reasonable relationship to the costs involved.

Article 2

District Regulations

Section 201 Zoning Map

A map entitled %Official Zoning Map, Sadsbury Township, Crawford County, Pennsylvania,+is hereby adopted as part of this Ordinance. The Zoning Map shall be kept on file, available for examination at the Township Office. The Zoning Officer shall use this Official Zoning Map for interpretation. Copies of the Zoning Map, together with the Zoning Ordinance, shall be made available to the general public by the Township at a reasonable fee to be determined by resolution of the Board of Supervisors.

Section 202 District Boundaries

District boundaries that are shown within the lines of streets, streams, and transportation right-of-ways shall be deemed to follow the centerlines. The vacation of streets shall not affect the location of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district boundary by such center lines, by the scale or dimensions stated on the Zoning Map, or by the fact that is clearly coincides with a property line, he shall refuse action, and the Zoning Hearing Board, upon appeal, shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purpose set forth in all relevant provisions of this Ordinance. Any territory hereafter annexed by the Township as gained through discovery, survey, or mapping error will be automatically zoned suburban residential until otherwise classified by the Township.

Section 203 District Purposes and Use Schedules

Agricultural District (A): The Agricultural District is established to conserve and protect areas where agriculture has historically been present in the Township as well as provide for stewardship of other natural resources. In addition to agriculture, the district will allow limited development opportunities such as very low-density residential development, and uses that do not threaten rural resource uses. However, all development in these areas must be limited by a lack of public infrastructure and rural roads that cannot bear significant traffic.

Rural Development District (RD): The Rural Development District is established to provide business and residential development opportunities for parcels that abut major state highways, but lack other infrastructure, such as public water and sewer. A variety of land uses are permitted in rural development corridors provided that the scale and integrity of development is limited.

Suburban Residential District (SR): The Suburban Residential District is established to provide a residential growth area where developers may be able to extend public water and sewer. The provisions for nonresidential uses will be limited by their potential impact upon single-family dwellings.

Lake Area Residential District (R-1): The Lake Area Residential District is established to provide protection for the integrity of dwellings of various types and densities that surround Conneaut Lake. Limited nonresidential uses are permitted to meet the needs of neighborhood residents, and the necessity of lake access.

Lake Area Transitional District (LT): The Lake Area Transitional District is established to provide for dwellings at various densities and small-scale businesses to serve Township residents and visitors to the community. Scale of development is limited, due to the mixed-use nature of this area.

Conneaut Corridor District (CC): The Route 322 Corridor from Meadville to Conneaut Lake Borough is the primary commercial area of Central Crawford County. This zoning district sets forth standards for land use, design, landscaping, parking, signage and related matters. The Community Development Objectives of these regulations are:

- A. Provide a common zoning provision for communities along the Conneaut Corridor.
- B. Set appropriate standards to insure quality development along this highway.
- C. Set certain common signage and landscaping standards to provide an identity for the Conneaut Corridor.
- D. To implement the Central Crawford Region Multi-Municipal Comprehensive Plan.

Industrial District (I): The Industrial District is established to foster wealth and job-creating development that is desired by the Township, but which could create land use conflicts in other parts of the Township.

Multi-Municipal Area: Sadsbury Township is part of an intergovernmental cooperative implementation agreement. Pursuant to Article XI of the Pennsylvania Municipalities Planning Code, certain uses are provided by other municipalities, and are not provided for within the Township. Executed copies of the Multi-Municipal agreement are available from the Township.

Table 203A Lists the permitted and conditional principle uses for each district. Additional Conditional Use standards are found within Article Three under the section referenced in the use table.

Table 203B Lists minimum lot sizes and dimensional standards. Certain exceptions to these minimums are discussed in Articles Three (with regards to specific standards for individual conditional uses) Article Four. Lot and dimensional standards for accessory uses are included in Article Four.

Table 203C Lists permitted accessory uses by development type for all districts. Multiple principal uses are permitted on one parcel provided all applicable minimum lot and dimensional standards are met and a land development plan is approved pursuant to the Sadsbury Township Subdivision and Land Development Ordinance.

Table 203A - Sadsbury Township Zoning Table
P = Permitted Use C = Conditional Use

	Agricultural	Rural Development	Suburban Residential	Lake Area Residential	Lake Area Transitional	Conneaut Corridor	Industrial	Multi-Municipal Area
Agricultural Service Business	P	P				P	P	
Agriculture	P	P	P		P	P	P	
Bank and Financial Institution including Drive-In					P	P		
Bed and Breakfast (§ 302)	C	C	C	C	C	P		
Bottle Club								C
Bulk Fuel/Oil Storage Yard (§ 303)							C	
Business or Commercial School (§ 304)						C	C	
Business Park (§ 305)						C	C	
Business Service					P	P	P	
Car Wash (§ 306)					C	C		
Cemetery (§ 307)	C	C						
Church including Social and Educational Use and Home of Religious Leader	P	P	P	P	P	P	P	
Commercial Greenhouse, Nursery Stock Cultivation, Plant Sales, Landscaping Supply, Produce Market (§ 308)	C	C			C	P		
Commercial Kennel, Stable or Riding Academy (§ 309)	C	C						
Commercial Recreation - Indoor (§ 310)					C	P		
Commercial Recreation - Outdoor (§ 310)		C			C	P		
Commercial Recreation - Outdoor Intensive (§ 310)	C							
Communications Antennae	P	P	P			P	P	
Communications Tower (§ 311)	C	C				C		
Confined Animal Operation (§ 312)		C						
Correctional Facility or Halfway House								C
Daycare Service - Daycare Center					P	P		
Daycare Service - Family (§ 313)	C	C	C		P	P		
Daycare Service - Group					P	P		
Dwelling - Companion Dwelling Unit	P	P						
Dwelling - Multi-Family (§ 314)	C	C	C	C	C	C		
Dwelling - Single-Family (§ 315)	P	P	P	P	P	C	C	
Dwelling - Two-Family (§ 314)	C	C	C	C	C	C		
Eating and Drinking Place without a Drive-In/Drive-Thru (§ 317)					C	P		
Eating and Drinking Place incl. Drive-In/Drive-Thru (§ 316)					C	C		
Essential Service	P	P	P	P	P	P	P	

Table 203A - Sadsbury Township Zoning Table
P = Permitted Use C = Conditional Use

	Agricultural	Rural Development	Suburban Residential	Lakeside Residential	Lake Area Transitional	Conneaut Corridor	Industrial	Multi-Municipal Area
Flea Market (§ 318)						C		
Forestry	P	P	P	P	P	P	P	
Gas and Oil Drilling (§ 319)	C	C	C			C	C	
Gasoline Sales - including Convenience Store (§ 320)					C	P		
Gasoline Service Station including Repair and Service Business (§ 320)		C			C	C		
Golf Course	P	P	P		P	P		
Home Occupation and Home-Lot Occupation (§ 321)	C	C	C		C	P		
Hospital, College and University								P
Industry - Heavy (§ 322)							C	
Industry - Light (§ 323)		C				C	P	
Junk Yard (§ 324)							C	
Marina (§ 325)				C	C			
Mining and Mineral Extraction (§326)	C	C					C	
Mobile Home Park (§ 327)		C						
Motel or Hotel including Restaurant Conference Rooms and Supporting Facilities (§ 328)					C	C		
Municipal, Public Authority or Vol. Fire Dept. Facility	P	P	P	P	P	P	P	
No-Impact Home-Based Business	P	P	P	P	P	P	P	
Nursing Home (§ 329)		C	C		C	P		
Office - All Types except Medical, Contractor but including Professional Services					P	P	P	
Office - Contractor's Office including Garage and Storage Yard (§ 330)	C	C				C	C	
Office - Medical, Dental, Chiropractic Offices, Clinics or Supporting Laboratory		P			P	P		
Personal Care Home (§ 331)		C	C		C	P		
Personal Service (§ 304)					C	P		
Private Membership Recreational Facility (§ 332)	C	C				C		
Public or Privately Accredited School (§ 329)			P		P	C		
Public Park and Related	P	P	P	P	P	P	P	
Public Utility Structure (§ 333)	C	C	C	C	C	C	C	
Recreational Campground (§ 334)	C	C						
Sales - Boat Sales and Service and Off-Season (§ 335)	P	P		C	P	P	P	
Sales - Building Material and Lumberyard (§ 336)						C	C	

Table 203A - Sadsbury Township Zoning Table
P = Permitted Use C = Conditional Use

	Agricultural	Rural Development	Suburban Residential	Lakeside Residential	Lake Area Transitional	Conneaut Corridor	Industrial	Multi- Municipal Area
Sales - Outdoor Sales and Rentals including Automobiles, Agricultural and Contractor Equipment, Rec. Vehicles, Mobile Homes (§ 335)						C	C	
Sanitary Landfill (§ 337)							C	
Sawmill (§ 338)	C	C					P	
Self-Service Storage Facility (§ 339)	C	C					C	
Sexually Oriented/Adult Entertainment Business								C
Shopping Center and Retail Sales < 30,000 sq.ft (§ 317)					C	P		
Shopping Center and Retail Sales ≥ 30,000 sq.ft. (§ 317)						C		
Theater or Indoor Concert Hall						P		
Veterinary Clinic (§ 340)	C	C			P	P		

Table 203B - Lot Requirements

(Also see Section 205 Yard Requirements & Article Four Supplementary Regulations)

Minimum Requirements	Agricultural	Rural Development	Suburban Residential	Lake Area Residential	Lake Area Transitional	Conneaut Corridor	Industrial
Lot Area	2 acres	2 acres	1.5 acres*	10,000 square feet	1 acre	1.5 acres	1.5 acres
Lot Width	200 feet	200 feet	100 feet	75 feet	100 feet	200 feet	200 feet
Front Yard	50 feet	50 feet	30 feet	25 feet	30 feet	35 feet	35 feet
Side Yard (each side)	35 feet	35 feet	25 feet	10 feet**	20 feet	15 feet	15 feet
Rear Yard	50 feet	50 feet	25 feet	25 feet	35 feet	35 feet	35 feet
Maximum Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

* Suburban Residential: The Minimum Lot Area for single family dwellings on lots with Public Sewer shall be 25,000 square feet.

** Lake Area Residential: Refer to Section 405A for alternate side yard standards for expansion of an existing non-conforming dwelling.

« Corner lots in all zone districts shall maintain a front yard on all sides that abut a public street. All other lot lines shall be regarded as side yard lines (See sketch page 76).

Table 203C - General Table of Permitted Accessory Uses

Other accessory uses shall be permitted provided they can be shown to be customarily incidental and subordinate to a permitted use and they shall be located on the same lot as the principal use. All accessory uses are also subject to lot and use standards specified in Article Four.

Use Class	Typical incidental and accessory uses
All Uses	Parking, lawful signs, solid waste storage areas, gardening and landscaping, small storage sheds for property maintenance, small recreational and play structures, religious symbols, walls, fences, lamp posts, necessary stormwater management structures
Agriculture	Buildings and structures for storage of machinery, equipment, and livestock, fences, grain or forage storage and treatment structures, manure management structures, water storage and irrigation, structures and uses for on farm sales of items produced upon the premises exterior fuel tanks
Single Family Dwellings	Residential garages (non commercial for storage of vehicles), swimming pools, gazebos, storage sheds, home gardening and non-commercial greenhouses, dog kennels, home play or exercise equipment, home communication reception devices
Multiple Family Dwellings	All single family accessory uses plus laundry facilities, community recreation buildings for residents of a development
Retail and Service Business	Drive in and drive through facilities (unless subject to section 336), business communication reception devices
Industry	Buildings for grounds maintenance, small storage sheds, exterior fuel tanks for fueling vehicles

Section 204 General Regulations

In most zoning districts, each principal use shall be on its own separate lot of record, although in some cases, may occupy several buildings. Zoning regulations are traditionally based on lot by lot development, and through minimum lot area requirements, the density of development is thereby regulated. This ordinance preserves this method of regulation, but includes exceptions to this requirement as follows:

- A. In the Agricultural district, two single family dwellings may be placed on a lot of record, see Section 403 Companion Dwelling.
- B. Where the land development, cluster development, mobile home park or travel trailer park are permitted, lot by lot development is not required.

Section 205 Yard Requirements

- A. Where a structure exists on an adjacent lot and is within one hundred (100) feet of either or both sidelines of the lot, and the existing structure has a front yard less than the minimum depth required, the minimum front yard shall be the average depth of the front yard of the existing structure on the adjacent lot and the minimum depth required for the district; where structures exist on both adjacent lots, the minimum depth of the front yard shall be the average depth of the front yards of the existing adjacent structures. However, such a reduction will not place any structure more than eighteen (18) feet from a road right of way.
- B. Corner Lots: defined as a lot which is located at the intersection of two or more streets. For the purposes of this Ordinance, a corner lot shall maintain a front yard on all sides that abut a public street. All other lot lines shall be regarded as side yard lines (see sketch page 76).
- C. Permitted Intrusions in Yard Spaces: The extent of permitted projections into a yard is outlined below. However, no structure shall be permitted to be less than 5q from the property line, with the exception of fences, walls and plantings. %F+. front yard, %S+. side yard (includes street corner side yards), %R+. rear yard, %LF+. lakefront yard (towards lake)

Projections into all yards are permitted as follows, except where specifically noted:

- 1. Awning or canopy for window, porch or door . 3q
 - 2. Balcony (open) . 3q
 - 3. Chimney . 2q
 - 4. Cornice, eaves, bay window . 1 ½q
 - 5. Fire escape, open or enclosed . 3qS; 6qR
 - 6. Porch/deck . open, with/without a roof, not more than one-story in height . 5qLF & R
 - 7. Handicap ramp - unlimited
- C. A wall or opaque fence and paved terraces or patios without walls, roofs or other enclosures may be erected within the limits of any yard. Agricultural fences are not subject to yard regulations (See Section 406 for height requirements).
- D. Accessory structures may be permitted in side and rear yard areas provided such structure does not lie closer than 5q from the side and rear lot lines. Except that accessory structures in lakefront situations must be 20q from the rear lot line (towards the right-of-way) and 10q from side yard lot lines. When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this Ordinance applicable to the principal building.
- E. Swimming pools shall be permitted in side or rear yard areas, provided that the pool is located not less than ten (10) feet from lot lines.
- F. Small ornamental shelters, such as gazebos, with a roof but no opaque walls, are permitted in front yard areas on lakefront properties or properties of at least 2 acres in size, provided they are no greater than 144 square feet and no greater than 12q in height. In all other situations, they must comply with the requirements of an accessory structure.

Article 3

Conditional Uses

Section 301 Conditional Use Procedures and Criteria

- A. The criteria for conditional uses as listed for each zoning district in Article Two are listed below. The Board of Supervisors, in granting a conditional use, may attach reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as they may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code (MPC) and this Ordinance.
- B. Applications for conditional uses shall be made to the Zoning Officer. Conditional uses shall be granted or denied by the Township Board of Supervisors after the recommendation of the Township Planning Commission. Procedures shall follow those specified in this Ordinance and the MPC.
- C. Sadsbury Township recognizes that each site has unique features, and the purpose of reasonable additional conditions and safeguards will be to ensure that new development is well planned within the individual site context. The imposition of reasonable Conditions and safeguards by the Supervisors may be made in conjunctions with any or all of the following:
 - 1. Conditions may be established to ensure that the use will be consistent with the community and economic development objectives and plans, and suitable to the tract with respect to matters such as highway access, availability of utilities and services, traffic impact, economic impact, and impact on the neighborhood; and
 - 2. Conditions may be established to ensure that the use would be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance and function with the existing or intended character of the general area in which the use is located; and
 - 3. Conditions may be established to ensure that the use will be served by public facilities and services such as highways, police and fire protection, drainage systems, refuse disposal, water supply and sewage disposal consistent with the uses needs, and schools; and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide additional or supplementary public facilities and services should their need be demonstrated; and
 - 4. Conditions may be established to ensure that the use will not involve activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons or property, and would not be hazardous, disturbing, or detrimental to existing or future neighboring uses, physically, environmentally, socially, or economically; and
 - 5. Conditions may be established to ensure that the use will cause no emissions and/or discharges into the air or water, which do not meet governmental standards, and will cause no excessive traffic, noise, vibrations, electrical disturbances, glare, dirt, fumes, smoke, odor, or other polluting substances; and
 - 6. Conditions may be established to ensure that the use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance and significance; and
 - 7. Conditions may be established to ensure that the use will provide and maintain appropriate screening to buffer or block unsightly views and noise from adjacent properties, or fencing to prevent access to a potential safety hazard.

Section 302 Bed and Breakfast

Such uses are intended to provide overnight or short-term [not more than two (2) weeks] accommodations for transient guests in a home-like atmosphere. They must meet the following regulations:

- A. All signs shall conform to this Ordinance.
- B. No more than five (5) guest rooms will be permitted.
- C. One (1) off-street parking space for each guest room and employee shall be required. Parking shall be on-lot.
- D. The only meal served shall be breakfast and that shall only be provided to overnight guests.
- E. The facility shall comply with state law regarding such facilities.

Section 303 Bulk Fuel Storage

- A. Storage tanks shall be completely surrounded by a dike capable of containing the maximum contents of all the tanks within the dike. Any openings in the dike shall be leak-proof when closed and shall close automatically in the event of tank rupture. As needed, tanks shall be registered with DEP, comply with their regulations, and show evidence of same.
- B. No tank shall be located closer than 100 feet to any property or street line or 500 feet to any residence.
- C. The area within the dike shall be drained by an underground system capable of closing automatically in the event of a tank rupture.
- D. An emergency management plan shall be prepared and approved by the local fire department, DEP, and any other regulatory agency deemed necessary, and shall be secured by the developer as condition of issuing a building permit
- E. Screening & buffering shall be required as per Section 417.
- F. Parking of unattended mobile tankers shall be in a fenced and secure area with illumination after dark

Section 304 Business or Commercial School and Personal Service

- A. No offensive noise, vibration, smoke (or other particulate matter), heat, humidity, glare or other objectionable effects shall be produced.
- B. No equipment or processes shall be used which create interference in radio or television receivers off the premises or which cause fluctuation in utility line transmissions. Applicant will also show that electric or electronic equipment will not create an electrical fire hazard.
- C. The Township may require screening on any side or rear property line.

Section 305 Business Park

The Business Park use is created as an area to be devoted to industrial and non-retail business activity or business. The district encourages the use of industrial park development. Such development treats large expanse of land as an industrial subdivision by planning, constructing, servicing, and maintaining it in a manner that will make resourceful use of the land, increase the compatibility and attractiveness of these uses to each other, and protect the Township's advantage in attracting industry.

A. Permitted Principal and Accessory Uses

Only those industrial, manufacturing, compounding, processing, packaging or treatment uses and processes from the following listing are permitted when and if they do not represent a health or safety hazard to the community through air, water and noise pollution, including the production or emission of dust, smoke, refuse matter, toxic or noxious odors, explosives, gas and fumes, excessive noise, or similar substances and conditions.

1. Principal Uses:

- a. Wholesale, warehousing and storage
- b. Distributing plants, beverages bottling and/or distribution
- c. The manufacturing, compounding, processing/packaging, treatment and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food and kindred products.
- d. Laboratories devoted to research, design, experimentation, processing, and fabrication incidental thereto.
- e. Utility operations (electric and gas company operations, sewer and water authorities), excluding electric-generating facilities.
- f. Radio and television facilities and operations, telephone exchange and transformer stations.
- g. Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstering shop, laundry and clothes cleaning or dyeing establishments, printing shop or publishing plants.
- h. Building material supplies, excluding stone crushing or concrete mixing.
- i. Light manufacturing
- j. Assembly, manufacturing, compounding, processing, packaging or treatment uses or processes which do not produce or emit dust, smoke, toxic or noxious odors, gases and fumes that are offensive to the public.
- k. Office buildings

2. Accessory Uses

The following special uses shall be permitted in an Industrial Park District, providing the buildings and accessory buildings and use comply with all requirements of other districts in which they are normally permitted:

- a. Cafeterias or restaurants specifically designed and intended for use by those employees and management of permitted uses in the Industrial Park District.
- b. Auditoriums, meeting rooms, or other buildings primarily intended for the mutual use of the permitted uses located within the district.
- c. Outdoor recreational facilities designed and intended for use by employees and management of those permitted uses within the district. These facilities, if lighted, must be shielded away from any thoroughfares and residential districts by the use of full out-off fixtures.

B. Regulations

1. Minimum Lot Area and Lot Width:

- a. An Industrial Park District shall be required to contain a minimum of 20 acres of land area.
- b. All buildings or structures permitted in the Industrial Park District shall be located on a lot having a minimum area of two acres and a minimum frontage on a public or private road of 200 feet.

2. Yards Requirements:

- a. Front Yards: There shall be a front yard of not less than 50 feet measured from the street right-of-way line of streets.
 - b. Side Yards: There shall be two side yards, each having a width of not less than 25 feet.
 - c. Rear Yards: There shall be a rear yard of not less than 50 feet.
 - d. Setbacks from residential or agricultural zoning districts or uses shall be at least 50 feet.
 - e. Percentage of Lot Coverage: Not more than 30% of the lot area shall be covered by any main and accessory buildings. No more than 80% of the lot may be covered by impervious services. Areas of properties not occupied by buildings or paved shall be landscaped and maintained in accordance with the park site plan. At least one tree or shrub shall be planted for each 200 square feet of property area not covered by buildings or paved. Of the total required planting, at least 20% shall be deciduous trees not less than two-and-one-half-inch caliper when planted. Trees shall be planted not less than 30 feet apart or 10 feet from any building
3. Off Street Parking: Space for off-street parking of employees, customers and visitors shall be required in accordance with Section 413 of this ordinance.
 4. Lighting Standards: See Section 410
 5. Streets: All streets in any Business Park must meet the standards specified by the Township Subdivision and Land Development Ordinance for a public street.
 6. Water & Sewer: All buildings attached to a water supply in a business park shall also be connected to a sewer system, either the Township system or a private system serving the business park approved by the PA DEP.

Section 306 Car Wash

Car washes are subject to the following express standards and criteria:

- A. Car washes shall be connected to public sewer. All drainage water from car washing operations shall be contained on site, so as to not become a nuisance or hazard to adjoining properties, berms, or roadways.
- B. All property lines adjoining residential use or zoning classification shall be screened by a buffer area as defined by this Ordinance which is at least 10 feet in depth measured from the property line.

- C. Outdoor areas for parking and queuing shall be covered with an impervious surface, and shall be maintained free of debris and obstruction.
- D. Materials from oil and grease traps shall be conveyed to a licensed sanitary landfill. The Township may require evidence of such an arrangement from a licensed hauler.

Section 307 Cemetery

The purpose of cemeteries, under this Ordinance, is to provide a proper burial ground for persons or commercial burial of pets. All uses and activities must be clearly and customarily incidental to this use. Prior to the establishment of a new facility or expansion of an existing cemetery, the owner shall:

- A. File a site plan to demonstrate the design and layout of the proposed cemetery or cemetery expansion and specifically illustrating: the proposed drainage plan, the internal circulation plan, and the location of accessory building(s). This plan shall meet all applicable standards of the Township Subdivision and Land Development Ordinance
- B. Shall demonstrate compliance with applicable State laws.
- C. All accessory uses must be clearly incidental and subordinate to the function of the cemetery.
- D. All new facilities shall have a size of at least one acre, and shall include a deeded right of way connecting the burial ground to a public road.

Section 308 Commercial Greenhouse, Nursery Stock Cultivation and Plant Sales, Landscaping Supply and Produce Market

- A. If retail sales are provided on-site, there shall be at least Ten (10) customer parking places.
- B. No outdoor storage of mulch, stone or similar loose materials is permitted within one hundred (100) feet of a neighboring residential dwelling without screening of at least six (6) foot in height. Loose materials may not be piled above the height of proposed screening.
- C. The applicant shall detail all processes used and any potential noise or odor impacts.

Section 309 Commercial Kennel, Stable or Riding Stable

- A. Kennels shall show compliance with all Commonwealth of Pennsylvania dog law standards, as it would apply to their operation.
- B. All parking and recreation/play or instruction areas that abut residential uses shall provide screen planting, and fencing, as necessary, to contain animals. There shall be no outdoor speakers. Outdoor Lighting shall be limited to normal residential or agricultural lighting.
- C. All overnight boarding or stabling shall be conducted indoors. Kennels shall show means of adequate sound proofing.
- D. Riding Stables shall show compliance with all Commonwealth of Pennsylvania Manure management regulations.

Section 310 Commercial Recreation

These particular uses by their nature can generate noise or excessive activity adversely affecting neighboring properties. All applicants shall present a plan to minimize any noise created by activities through buffering, acoustic engineering and/or topography. Additional Standards shall be based upon the type of activities.

Outdoor uses shall:

- A. Have a lot of not less than six (6) acres in size.
- B. Present a plan for the use, time and duration of any outdoor speakers. Outdoor speakers may not be employed for musical performances. Outdoor speakers may not be employed for non-emergency use between the hours of 10:00 p.m. and 7:00 a.m.

Indoor uses shall:

- A. Have no outdoor speakers, with the exception of emergency public address speakers.
- B. Present evidence of compliance with Labor and Industry (PA) building regulations.
- C. Indoor shooting ranges shall show adherence to best design practices, such as the National Rifle Association's NRA Range Source Book to ensure safety.
- D. Developer shall present a plan to minimize any noise created by activities through buffering, acoustic engineering and/or topography.

Intensive Outdoor Uses shall:

- A. Maintain a lot of at least one hundred (100) acres for commercial hunting operations and fifty (50) acres for all other intensive uses.
- B. No enclosure for commercial hunting shall be erected within four hundred fifty (450) feet of a neighboring residence, any neighboring agricultural building used to house livestock, a school, day care facility, or playground associated with a school. Other intensive commercial uses shall add two hundred (200) feet to all required setback areas to create a buffer zone where no intensive activities may occur.
- C. No intensive use shall directly abut a residential district.
- D. The Board of Supervisors may limit hours of operation as a reasonable additional condition of approval.
- E. Commercial shooting ranges shall illustrate that the design and direction of all firing lanes shall not present a danger to public health and safety. The developer shall show adherence to best design practices, such as the National Rifle Association's NRA Range Source Book to ensure safety. Other intensive uses shall present a plan to minimize any noise created by activities through buffering, acoustic engineering or topography.
- F. Any outdoor lighting shall be shielded to prevent glare to neighboring properties, and meet the standards of the Sadsbury Township Outdoor Lighting Regulations.

Section 311 Communications Tower

- A. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a communications tower, and communication antennas.
- B. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- C. Communication towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation and any applicable Airport Zoning Regulations. Towers must comply with the Township Subdivision and Land Development Ordinance as a subdivision for lease, or land development.

- D. Any applicant proposing construction of a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the communications antennas on an existing building, structure or another communications tower. A good faith effort shall require that before a new tower site can be approved, the developer shall demonstrate that there is no feasible existing elevated location within three thousand (3,000) feet of the proposed site capable of supporting his/her equipment at the required height. If such elevated locations suitable for a proposed tower do not exist within three thousand (3,000) feet of the proposed site, the developer shall provide letters from the owners of the elevated locations stating that they have refused the developer the use of their site or sites with reasons why the site or sites is unreasonable or unfeasible for the developer's needs.
1. The proposed antennas and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost.
 2. The proposed antennas and related equipment would cause radio frequency interference with other existing equipment for that existing structure and the interference cannot be prevented at a reasonable cost.
 3. Such existing structures do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.
 4. Addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
 5. A commercially reasonable agreement could not be reached with the owners of the land or structure.
- E. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet with an improved and maintained all-weather surface for its entire length.
- F. A communications tower may be located on a lot occupied by other principal structures and may occupy a leased parcel within a lot meeting the minimum lot size requirements for the zoning district. However, the minimum area devoted to the communications tower shall be at least two (2) acres.
- G. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function.
- H. Unless pre-empted by airport zoning, the maximum height of any communications tower shall be two hundred fifty (250) feet; provided, however, that such height may be increased to no more than three hundred (300) feet, provided the required setbacks from adjoining property lines (not lease lines) are increased by one (1) foot for each one (1) foot of height in excess of two hundred fifty (250) feet.
- I. No two (2) towers, existing or proposed, shall be within three thousand (3,000) feet of one another unless two (2) or more towers are placed on the same site. The distance between any tower base and the edge of the site is at least the height of the tower closest to the edge.
- J. The base of a communications tower shall be landscaped so as to screen the foundation and base and communications equipment building from abutting properties.
- K. The communications equipment building shall comply with the required yards and height requirements of applicable zoning district for an accessory structure.
- L. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed communications tower will be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Tele-communications Industry Association.

- M. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number for the operator of the communications tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of one million dollars (\$1,000,000) per occurrence and property damage coverage in the minimum amount of one million dollars (\$1,000,000) per occurrence covering the communications tower and communications antennas.
- N. All guy wires associated with guyed communication towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.
- O. The site of a communications tower shall be secured by a fence with a maximum height of eight (8) feet to limit accessibility by the general public.
- P. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency that has jurisdiction.
- Q. If a communications tower remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the communications tower within six (6) months of the expiration of such twelve (12) month period.

Section 312 Confined Animal Operation

While the Township recognizes the importance of these endeavors, their intensity makes them a conditional use such facilities shall:

- A. No such activity may be conducted on a lot of lesser size than ten (10) acres. The developer shall agree to not subdivide any parcel below these stated minimums.
- B. No pens or runs shall be closer than Three hundred (300) feet from neighboring lot lines.
- C. If containing runs for more than seventy-five (75) birds or mammals, provide evidence that waste products or manure will not create a malodorous nuisance.
- D. Provide evidence of meeting all applicable State codes

Section 313 Daycare Service – Family Day Care

Shall be allowed as a conditional use providing the following criteria are met:

- A. Any outdoor play area shall be effectively fenced from access to abutting properties or with a solid or opaque fence of at least four (4) feet in height.
- B. For all new construction, and where feasible for existing structures, circular driveways shall be provided to deliver and pick up children. These will be for the safety of the children and the protection of the neighborhood. If circular driveways are not provided, there shall be an off-street area for loading/ unloading children, which does not require site traffic to back on to a public street.
- C. At total of at least three (3) off-street parking spaces shall be required.
- D. The operator shall secure and keep current all permits from the Commonwealth or other licensing agencies

Section 314 Dwelling – Two-Family & Multi-Family

- A. All units must have separate kitchen and bathroom facilities as well as living/sleeping spaces.
- B. Each dwelling unit shall have a minimum size of six hundred (600) square feet exclusive of common spaces.
- C. All required parking shall be accommodated on lot. No parking in the front yard area shall be permitted except in a lawful driveway or designated parking area. Conversion of an existing single family dwelling shall be limited to four (4) dwelling units or less.
- D. All area and yard requirements for multiple-family dwellings within the district must be met.
- E. Screening may be required as a reasonable condition of approval.

Section 315 Dwelling – Single-Family Dwelling in the Conneaut Corridor and Industrial District

- A. The purpose of this is to allow flexibility for mixed use or mixed density developments in a business district, while preventing land use conflict.
- B. The developer must formally acknowledge that the dwelling(s) is being erected in a business district or industrial district, and that light, noise, and other impacts are likely impacts upon the property. The Township may require deed notation, or notation on any subdivision plan.
- C. In the Conneaut Corridor Multi Family and Single Family dwellings may be mixed on a single tract provided that all lot size and dimensional standards for each use are followed, but subdivision for residential purposes must follow the standards of Section 403 as applicable.

Section 316 Eating and Drinking Place including Drive-in/Drive-thru

- A. There shall be a dedicated drive through lane with a stacking capacity of at least 8 vehicles between a final service window and the entrance of the lane, consistent with Section 413 of this ordinance.
- B. No pedestrian entrance or exit area shall be placed adjacent to any drive through lane or any other configuration where pedestrians would need to cross the lane upon leaving the building.
- C. For drive in business, no service area will be placed where any vehicle shall need to back on to a public right of way.

Section 317 Eating and Drinking Place without a Drive-in/Drive-thru, Shopping Center and Retail Sales < 30,000 sq.ft or ≥ 30,000 sq.ft.

For new construction, file a building design plan with the Township of Sadsbury that adheres to the following criteria:

- A. All front walls shall have at least one entrance for every 100 lineal feet or fraction thereof.
- B. By using a combination of paint, building materials, and/or some type of façade articulation as well as landscaping, front and sidewalls shall present a varied appearance, not merely flat painted cement block.
- C. All dumpsters, trash areas and storage areas, including those for paste board, cardboard and pallets, shall be enclosed as required by the Subdivision & Land Development Ordinance.

Section 318 Flea Market

To conform to conditional use standards, all such flea markets shall meet the following standards:

- A. The operator of the flea market shall either be the property owner, or provide evidence of written permission (such as a lease agreement) to utilize the property.
- B. The operator shall submit a plan that details public parking areas, and the number and location of proposed seller stalls.
- C. The operator shall have a contract with an approved waste hauler, and a minimum of one (1) fifty- (50) gallon capacity solid waste receptacle (or equivalent dumpster capacity) for every four (4) proposed sellers.
- D. The operator shall obtain a solicitation permit as required by Sadsbury Township and maintain a weekly log of vendors, including name, address and phone number.

Section 319 Gas and Oil Drilling

- A. Show compliance with all applicable State and/or Federal regulations. Specifically, all needed permits from the Pennsylvania Department of Environmental Protection and copies of approved Erosion and Sedimentation Control Plans shall be presented to the Township.
- B. No drilling operation shall be conducted within any limits set forth by the Commonwealth of Pennsylvania or the United States Government. The developer shall provide the Township with evidence that all setbacks required by other agencies have been met.
- C. An arrangement for road bonding requirements, as applicable, shall be presented to the Township.
- D. Developer shall agree to work to share information with the Township in the event of well water deterioration or loss of supply.
- E. If materials from trucks are spilled upon a public road, all such materials shall be removed from the road within four hours.
- F. Drilling rigs shall be located a minimum setback distance of 1.5 times their height from any property line, public or private street, or building not related to the drilling operations on either the same lot or an adjacent lot.
- G. The drilling pad for the oil or gas well site shall comply with all setback and buffer requirements of the zoning district in which the oil or gas well site is located.
- H. Screening and Fencing. This requirement may be waived if the post development well pad area is less than one acre.
 - 1. Security fencing shall not be required at oil or gas well sites during the initial drilling, or re-drilling operations, as long as manned 24-hour onsite supervision and security are provided.
 - 2. Upon completion of drilling or redrilling security fencing consisting of a permanent chain link fence shall be promptly installed at the oil or gas well site to secure well heads, storage tanks, separation facilities, water or liquid impoundment areas, and other mechanical and production equipment and structures on the oil or gas well site.
 - 3. Security fencing shall be at least 6 feet in height equipped with lockable gates at every access point and having openings no less than 12 feet wide.

4. Emergency Responders shall be given means to access oil or gas well site in case of an emergency.
5. Warning signs shall be placed on the fencing surrounding the oil or gas well site providing notice of the potential dangers and the contact information in case of an emergency.
6. In construction of oil or gas well sites the natural surroundings should be considered and attempts made to preserve existing trees and other native vegetation.

I. Lighting.

1. Lighting at the oil or gas well site, or other facilities associated with oil and gas drilling development, either temporary or permanent, shall be directed downward and inward toward the activity, to the extent practicable, so as to be contained on the property where the activity is taking place, and to minimize the glare on public roads and nearby buildings within 100 feet of the oil or gas well development.
2. Lighting at a natural gas compressor station or a natural gas processing plant shall, when practicable, be limited to security lighting.

J. Noise.

1. The applicant shall take the following steps to minimize, to the extent possible, noise resulting from the oil or gas well development.
2. Prior to drilling of an oil or gas well the applicant shall establish by generally accepted testing procedures, the continuous seventy-two hour ambient noise level at the nearest property line of a residence or public building, school, medical, emergency or other public facility, or one-hundred feet from the nearest residence or public building, medical, emergency or other public facilities, whichever point is closer to the affected residence or public building, school medical, emergency or other public facility. In lieu of the establishment of the ambient noise level established by the continuous seventy-two hour test the applicant may assume and use, for the purpose 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.
3. The applicant shall provide the township documentation of the established ambient noise level prior to starting oil or gas drilling and/or production operations.
4. The noise generated during the oil and gas operations or the natural gas compressor station or the natural gas processing plant shall not exceed the average ambient noise level established in subsection (2) by more than:
 - a. 5 decibels during drilling activities,
 - b. 10 decibels during hydraulic fracturing operations.
5. Effective sound mitigation devices shall be installed to permanent facilities to address sound levels that would otherwise exceed the noise level standards when located near a residence, public building, school, medical, emergency or other public facilities.
6. Exemption from the standards established in this subsection may be granted by the Township during the drilling stage or at the oil or gas well site, or the gas compressor station, or at the natural gas processing plant for good cause shown and upon written agreement between the applicant and the township.
7. Complaints received by the township shall be addressed by the applicant, within 24 hours following receipt of notification by continuously monitoring for a period of forty-eight hours

at the nearest property line to the complainant's residential or public building or one hundred feet from the complainant's residential or public building, school medical, emergency or other public facilities, whichever is closer. The applicant shall report the findings to the township and shall mitigate the problem to the allowable level if the noise level exceeds the allowable rate.

Section 320 Gasoline Sales including Convenience Store, Gasoline Service Station including Repair and Service Business

- A. Any fuel pumps shall be at least 25 feet from the front lot line and 50 feet from each side lot line.
- B. Any lot line abutting a residential use or district shall provide appropriate screening. Such screening shall be at least 10 feet in depth, measured from the property line.
- C. The canopy shielding gasoline pumps shall be no closer than twenty (20) feet from the front lot line or may follow the average front setback of the structures adjacent on each side and 20 feet from each side lot line.
- D. Any outdoor mechanical or refrigeration equipment shall be visually screened as well as muffled to minimize noise.
- E. There shall be no outdoor storage of used parts. Limited storage and display of merchandise must be within five feet of the building or under any canopy.
- F. Trash storage areas and dumpsters shall be opaquely screened on at least three sides by an opaque wooden or masonry wall of at least six (6) feet in height.

Section 321 Home Occupation and Home Lot Occupation

Home Occupations and Home-Lot Occupations represent a potential intrusion on residential neighborhoods. They must therefore meet the following criteria:

- A. Parking must be contained on the property in designated driveways and parking areas. Owner must provide a plan for sufficient designated off-street parking for residents of dwelling, employees and maximum number of clients per hour.
- B. There shall be no more than one sign permitted on the premises advertising the home occupation, and its size shall be limited to a maximum of 9 square feet. It may be a wall, pole or freestanding sign. There shall be no business displays which will substantially alter the visual dominance of residential use for the property.
- C. No offensive noise, vibration, smoke (or other particulate matter), heat, humidity, glare or other objectionable effects shall be produced.
- D. No equipment or processes shall be used which create interference in radio or television receivers off the premises or which cause fluctuation in utility line transmissions. Applicant will also show that electric or electronic equipment will not create an electrical fire hazard.

Home Occupations must meet the following criteria, in addition to A-D above:

- 1. The home occupation must be carried out entirely within the dwelling unit.
- 2. No more than twenty percent (20%) of the gross floor area of the dwelling may be used for the home occupation.
- 3. Except for incidental items, (such as hair products sold by a barber) articles for sale or offered for sale on site shall be limited to mail-order articles or articles for sale off-premises.

4. Not more than two (2) persons (including the owner/operator) shall be employed.
5. If services are provided directly to patrons, no more than two (2) patron areas (such as barber chairs or stations) shall be provided.

Home Lot Occupations must meet the following criteria, in addition to A-D above:

1. The applicant's property shall have a minimum of one (1) acre.
2. There shall be no more than four (4) persons engaged in the home lot occupation at any one time in addition to family members resident on the premises.
3. There shall be a minimum of 150 feet between the location of any structure used for gainful employment activity and the nearest habitable building, excluding buildings on the applicant's property, and a minimum of 50 feet between the location of any structure used for gainful employment activity and the nearest side or rear property line.
4. Outdoor work, storage and service areas, where they are installed shall be screened from all views at the public road and from adjacent residences off the premises where this is judged necessary in order to soften detrimental visual characteristics. The screening shall be established by plant materials, fencing, walls or terrain features (or a combination of these) such that the screening is effective simultaneous with the occupancy of the use.
5. The building(s) shall be constructed so that they are approximately similar to the buildings in the general neighborhood.
6. The normal work day hours at the activity shall be between 7:00 a.m. and 7:00 p.m.

Section 322 Industry – Heavy

The applicant shall provide a detailed description of the proposed use in each of the following topics:

- A. The nature of the on-site processing operations, the materials used in the process, the products produced, and the generation and methods for disposal of any by-products. In addition the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with State and Federal regulations;
- B. The general scale of the operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size;
- C. Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, waste water, storm water, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish expert evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances, including but not limited performance standards under Article Four of this Ordinance; and,
- D. A traffic study prepared by a professional traffic engineer and meeting any standards for such studies within Sadsbury Township.
- E. No natural gas compression station or other processing plant may be within one thousand (1,000) feet of a preexisting dwelling on any lot in separate ownership from the lot upon which the facility is to be placed.
- F. All natural Gas distillation shall also meet applicable standards for Section 338, pertaining to bulk fuel storage.

Section 323 Industry - Light

The purpose of this is to diversify the Township's economic base by providing more industrial business opportunities in business areas without jeopardizing the overall welfare of other small businesses. Such businesses shall:

- A. Describe all industrial processing and product lines in such detail to ensure the Township that they meet the definition of light manufacturing.
- B. Explain any outdoor activities that may be a normal part of the business. The Township may require that all industrial activities, except for incidental delivery and accessory activities and storage areas shall be contained indoors.
- C. Show a plan for minimizing the effect of any truck traffic on congested areas.
- D. Show evidence of compliance with parking, loading and unloading areas, signage, lighting, buffering and other performance standards

Section 324 Junk Yard

- A. Wash stations and/or sufficient paving of exit areas, or some similar alternative shall be installed for trucks leaving the site to enter a public road in order to ensure that no dust or mud leaves the property.
- B. Type II screening shall surround the storage area
- C. No emission of objectionable gases, fumes, smoke or dust.
- D. Materials may not be stacked higher than the required screening
- E. Must have all required federal, state and local permits and meet performance standards under Section 415.

Section 325 Marina

- A. Marinas may include facilities for storing, fueling, and servicing recreational boats, and may also include eating, sleeping and retail facilities for owners, guests, and crews.
- B. No portion of the marina facility may be within 200 feet of a pre-existing single family dwelling. All areas that abut residential uses shall be screened with a vegetative barrier of natural or planted materials.
- C. All outdoor storage yards shall be screened with an opaque wooden or vinyl fence of at least six feet in height.

Section 326 Mining and Mineral Extraction

Mining may include the excavation of earth, sand, gravel, stone, coal or other minerals by surface or deep mining methods and removal of the excavated materials from the site when such activity is not a part of an approved site development plan. An application for conditional use must be approved prior to issuance of any land development plan, stormwater management plan, or other approval.

As part of the application for conditional use approval, the excavator shall submit a drawing showing:

- A. The property on which the excavation will occur, including abutting roads, property lines and boundary on the property within which the excavating will occur, including proposed phasing of the work over the life of the project;

- B. Contours at five (5) foot intervals, indicating existing contours and proposed contours at conclusion of excavation;
- C. Solution to drainage from the site, showing means of carrying groundwater to a natural drainage way or to an approved stormwater system
- D. The mining plan shall be completed by a registered engineer and/or geologist in conformity to state professional registration law, and shall include the registration seal of the professional preparing the drawing.
- E. The excavator shall comply with all applicable regulations of this ordinance, including but not limited to site grading and drainage, landscaping and buffering, and environmental standards.
- F. No landfill or dumps for garbage or other refuse or commercial or industrial by-products shall be permitted.
- G. The excavation project shall be operated as follows:
 - 1. Primary access to the site shall be controlled at one location.
 - 2. The excavator shall post the property, noting that a dangerous condition exists and warning trespassers away.
 - 3. The excavator shall take care that trucks leaving the property are not overloaded. If materials from trucks are spilled upon a public road, all such materials shall be removed from the road within four hours.
 - 4. Water accumulating on the site shall be removed to a drainage way, and any contaminated water shall be treated before being allowed to enter a drainage way.
 - 5. Wash stations and/or sufficient paving of exit areas, or some similar alternative shall be installed for trucks leaving the site to enter a public road in order to ensure that no dust or mud leaves the property.
 - 6. To prevent the migration of dust from surface mining to other properties, the Township may require the installation of screening, landscaping or buffer areas.
- H. The Board of Supervisors may require a bond in favor of the Township to be posted by the excavator to cover damages that may occur to Township roads as a result of hauling materials excavated from the permitted site. The amount of the bond less any sums needed to correct damages shall be refunded to the excavator within one (1) year after the conclusion of the operation.
- I. Regulations for any blasting under Section 402 of this ordinance shall be adhered to.
- J. The Township reserves the right to limit the hours of operation of mining activities as a reasonable additional condition and safeguard.

Section 327 Mobile Home Park

- A. Provide evidence they have passed all applicable regulations for sewage disposal.
- B. Show evidence of compliance with all applicable Department of Environmental Protection regulations.
- C. Be screened from abutting single-family residential or business uses (Type I Opaque spruce planting of at least 6 feet in height or greater).
- D. All mobile homes must meet the current Uniform Construction Code standards for tie downs, anchoring and skirting.

- E. Must meet all applicable standards of the Sadsbury Township Subdivision and Land Development Ordinance.

Section 328 Motel or Hotel including Restaurant, Conference Room and Supporting Facility:

Such uses shall:

- A. Have a lot of at least three acres.
- B. All rear and side property lines which abut residential uses or districts shall provide a screen of at least Eight 8 feet in height, as defined by this Ordinance.
- C. Present evidence that water and sanitary sewer facilities have been approved by the appropriate agency and are adequately sized.

Section 329 Nursing Home, Public or Privately Accredited School

- A. Shall provide all parking and loading/unloading requirements as required by this Ordinance.
- B. Public Schools shall be located on a paved public street which has two means of entrance and exit, and with a minimum cart way width of twenty-four (24) feet.
- C. The design and landscaping shall be compatible with, and preserve the character of, adjoining residential uses.
- D. All parking and recreation/play areas that abut residential uses shall provide screen planting.
- E. Any outdoor lighting shall be designed to prevent glare to adjoining properties, and meet the standards of the Sadsbury Township Outdoor Lighting Regulations.
- F. Such uses shall have, and present, all needed local, county, state or federal permits, or applications for needed permits. If needed permits are in the application stages, the final approval for same shall be a condition prior to issuing zoning certificate.

Section 330 Office - Contractor's Office including Garage and Storage Yard

Such uses are permitted subject to the following requirements:

- A. All outdoor storage shall be within all, rear or side yard setbacks and behind the principle structure, screened from view of any public road. .
- B. All parking, loading and unloading facilities shall be clearly designed so motor vehicles will not be required to back into or from streets or roads when parking or leaving the premises.
- C. No building shall exceed fifty thousand (50,000) square feet in gross floor area.
- D. The Township may require screening or buffering as per Section 417 as a reasonable condition and safeguard.

Section 331 Personal Care Home

The purpose of such homes is to provide residences for individuals in a home-like setting. Consequently, it is essential to maintain an exterior appearance that is in harmony with surrounding residences. Personal care homes are facilities which offer food, shelter and personal assistance for a period of more than twenty-four (24) consecutive hours for four (4) or more adult residents who are not relatives of the operator and where the residents do not require hospitalization or nursing facility care. In addition, such uses shall meet the following conditions:

- A. There shall be no sign or exterior display beyond the name of the home or its use. Signs shall meet the standards of this ordinance.
- B. At least one (1) additional on-lot parking space shall be provided for each two (2) guests.
- C. No home in the Rural Development District shall admit more than eight (8) guests/clients at any one time.
- D. Required local, county and/or state certifications shall be presented to the Board. Specifically included are to be applicable permits from the Pennsylvania Department of Welfare.

Section 332 Private Membership Recreation Facility

- A. Shall detail a plan that discusses any proposed sale of alcohol upon the premises, and demonstrates compliance with all Commonwealth regulations for sale of alcohol.
- B. If the facility involves a shooting range it may only be located in the Agricultural District. All ranges shall demonstrate compliance with best practices for noise reduction, buffers, and safety, based upon the NRA Range Sourcebook, published by the National Rifle Association and National Shooting Sports Foundation range design materials.
- C. A site plan shall be submitted, detailing information as to the layout of parking areas and the manner in which traffic will be directed on site.
- D. Access to and from the real estate by vehicular traffic shall be controlled by designated specific locations, not to exceed two in number.
- E. All outdoor lighting must be focused and shielded directly on the facility property and shall be designed to prevent glare and interference with adjoining residential properties or public roads.

Section 333 Public Utility Structure

- A. Lots containing structures or buildings for public utilities shall be landscaped to present a minimum intrusion upon the neighborhood.
- B. The Township may require the structure be enclosed by a security fence.
- C. No unscreened outdoor storage shall be permitted.
- D. Lighting shall be designed to prevent glare to neighboring properties, and meet any Township outdoor lighting standards.

Section 334 Recreational Campground

Such uses are commercial in nature, normally seasonal but do have a high impact potential. They are also regulated by the Township Subdivision and Land Development Ordinance and must comply with all provision of that Ordinance relative to plan submittal and approval. Such uses shall have a minimum lot area of Ten Acres and:

- A. Roads to access individual campsites shall be at least 16 feet in width, and must be an improved and maintained all-weather surface for its entire length
- B. Provide evidence of compliance with Department of Environmental Protection standards for water and sanitary sewer facilities.
- C. Provide evidence of approved solid waste removal.

- D. At least twenty five percent (25%) of the total tract shall be reserved as either common recreation areas for the use of guests, or conservation lands.
- E. No campsite may be located within 200 feet of any residential use or district. All areas that abut residential uses or districts shall be screened with a fence and vegetative barrier of natural or planted materials

Section 335 Sales – Boat Sales and Service and Off-Season Outdoor Sales and Rentals including Automobile, Agricultural and Contractor Equipment, Recreational Vehicle, Mobile Home:

- A. Any outside display or storage of vehicles, boats, or boat trailers shall maintain a 20-foot setback from the front property line and at least a 15-foot setback from side or rear property lines (35-foot setbacks when any side or rear lot lines abut residential districts.)
- B. All repair, part storage and painting shall occur indoors, or in an area opaquely screened.
- C. The temporary storage of vehicles for repair shall be only behind or beside the principal structure.
- D. The long-term (over 30 days) storage of farm and heavy equipment shall be indoors or in a fenced area (fencing height at least six feet but not more than eight feet) behind the principal structure.
- E. All drainage plans shall conform to applicable Township ordinances.
- F. All activities shall be operated from a permanent building on an approved (UCC) foundation.
- G. No string(s) of bare light bulbs shall be permitted.
- H. Discarded items from repairs shall be stored in dumpsters or an enclosed or screened area. Junked or wrecked vehicles shall be stored indoors or within a completely screened area. Trash storage areas and dumpsters shall be opaquely screened on at least three sides by an opaque wooden or masonry wall of at least six (6) feet in height.
- I. All lighting shall be indirect, or designed to prevent glare to neighboring properties.
- J. All compressors shall be enclosed to muffle their sound from surrounding uses.
- K. Any underground storage tanks shall be in compliance with all Federal or State regulations.

Section 336 Sales – Building Material and Lumber Yard

- A. Shall submit a plan that details the bulk storage of any hazardous substances, such as propane and bulk fuel and any safety or mitigation standards, parking arrangements, the use of buildings on the site, surrounding properties and their usage and any other pertinent information.
- B. Type II screening (security fence and landscaping) shall surround any outdoor storage area.
- C. All outdoor storage shall be within all, rear or side yard setbacks and behind the principle structure, screened from view of any public road.
- D. All parking, loading and unloading facilities shall be clearly designed so motor vehicles will not be required to back into or from streets or roads when parking or leaving the premises.
- E. All lighting shall be indirect, or designed to prevent glare to neighboring properties.

Section 337 Sanitary Landfill

Plans for sanitary landfills shall be approved and controlled by the Pennsylvania Department of Environmental Protection, the laws and regulations of the Commonwealth and appropriate laws and regulations of the United States of America. Operators of sanitary landfills shall file with the Board written proof that they have met all permit requirements of the State and/or Federal Government as they may apply to a specific development. Local requirements which must be met prior to permit approval by the Board include:

- A. Minimum lot size of fifty (50) acres; a buffer yard of two hundred (200) feet from all public rights-of-way and four hundred (400) feet from all dwellings, schools, churches, hospitals and similar residential uses.
- B. An eight (8) foot high cyclone type fence with panel weaving or similar solid fencing shall parallel all public rights-of-way and adjacent properties for purposes of preventing the passing of wind-blown litter and preventing direct visibility of the working area from public rights-of-way and adjoining properties.
- C. The barrier shall be at a minimum distance of seventy-five (75) feet from all operations, and the area between the work area and barrier shall consist of a natural cover of vegetation or forestry. This strip shall not be of barren soil.
- D. The landfill shall have no more than two (2) access routes, unless the landfill property borders three (3) or more public rights-of-way. In such an event, approval by the Township Supervisors will be necessary to secure an additional access route.
- E. A bond will be filed with the Township Supervisors, at an amount deemed necessary by the Board of Supervisors, to provide for protection of Township roads, which may be used for access to this landfill.
- F. The operator shall submit to the Board for approval a plan for the restoration of the landfill area consistent with state and Federal Law, and which shall include anticipated future use of the restored land.
- G. Due to bird strike hazards, landfills are not permitted within ten thousand (10,000) feet of any airport.
- H. Wash stations and/or sufficient paving of exit areas, or some similar alternative shall be installed for trucks leaving the site to enter a public road in order to ensure that no dust or mud leaves the property.
- I. No landfilling activities shall be conducted more than forty (40) feet above existing grade.
- J. Hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m.

Section 338 Sawmill

The purpose of these regulations is to provide for permanently located sawmills. Portable sawmills, located on a property during active logging, are considered as a part of lawful timber harvesting and are permitted in all districts.

- A. No sawmill shall be located upon a lot of less than ten (10) acres.
- B. There shall be no storage of logs, lumber, or sawdust within one hundred (100) feet of any lot line.
- C. The location of the mill shall be at least two hundred (200) feet from a neighboring residential use or residential district

- D. The developer shall include a sketch plan showing all entry and exit areas, proposed storage areas, and proposed storage of sawdust and log yards. This plan shall be adhered to on any subsequent land development application to the Township.

Section 339 Self Service Storage Facility

These structures are also known as self-service storage facilities and consist of one or more larger buildings which are divided into small separate units. These units, often the size of a single garage, are then rented for storage, normally for personal goods. Such uses must adhere to the following regulations:

- A. There shall be no outdoor storage of any type, at any time, with the exception of motor vehicles, trailers, or boats licensed to travel the highways or waters of the commonwealth. Such vehicles and trailers shall be stored in a manner that they are visually screened from any abutting residential use or abutting a road right of way.
- B. In addition to the required side and rear yards, an additional ten (10) foot buffer yard shall be required. This buffer yard is to be planted in evergreen trees to provide a visual buffer to surrounding properties.
- C. The entire complex shall be surrounded by a security fence at least six (6) feet but not greater than eight (8) feet in height. Said fence shall be no closer to any lot line than ten (10) feet.
- D. There shall be no rental of space for active uses, such as gatherings or music practice, or retail sales or businesses conducted from the rental units.
- E. There shall be no bulk storage of chemical and petroleum products, and no housing of live animals.

Section 340 Veterinary Clinic

- A. The design and landscaping shall be compatible with, and preserve the character of, adjoining residential uses.
- B. All parking and recreation/play areas that abut residential uses shall provide screen planting, and fencing as necessary to contain animals. .
- C. All overnight boarding shall be conducted indoors. The clinic shall show means of adequate sound proofing.
- D. The clinic shall show evidence of sanitary means to dispose of dead animals, such as a letter of agreement with a licensed waste hauler.
- E. The Clinic shall meet all performance standards under Section 415 of this ordinance.

Article 4

Supplementary Regulations

Section 401 Airport District Overlay

The following regulations are adopted for zones established for airports:

A. Height regulations

1. No structure, natural or manmade, shall exceed thirty-five (35) feet in height above ground level.
2. Any manmade or natural structure exceeding thirty-five (35) feet will require a variance from the Zoning Hearing Board.
3. The Zoning Hearing Board may authorize a variance to the height regulations as outlined in Section 401D.

B. Establishment of zones for airports

There are hereby created and established certain zones within this Ordinance as depicted in the Sadsbury Township Zoning Map and hereby adopted as part of the Ordinance and made a part of the official zoning map for the Township of Sadsbury, to-wit:

1. The southeastern edge of Sadsbury Township lies under the Conical Surface Zone as depicted in The Sadsbury Township Zoning Map . ~~Port~~ Meadville Airport Surface Areas+.

C. Permit Applications

1. As regulated by Act 164 and defined by 14 Code of Federal Regulations Part 77.13(a) (as amended or replaced), any person who plans to erect a new structure, to add to an existing structure, or erect and maintain any object (natural or manmade), in the vicinity of the airport exceeding thirty-five (35) feet in height as outlined in 401, shall first notify the Department's Bureau of Aviation (BOA) by submitting PENNDOT Form AV-57 to obtain an obstruction review of the proposal at least thirty (30) days prior to commencement thereof.
2. The Department's BOA response must be included with any permit application for it to be considered complete.
3. If the Department's BOA returns a determination of no objection or airspace, the permit request should be considered in compliance with the intent of this section. If the Department's BOA returns a determination of a penetration of airspace, the permit shall be denied and the project sponsor may seek a variance from such regulations outlined in Section 401D.
4. No permit is required to make maintenance repairs to or to replace parts of existing structures, which do not enlarge or increase the height of an existing structure.

D. Variance

Any request for a variance shall include documentation in compliance with 14 Code of Federal Regulations Part 77 Subpart B (FAA Form 7460-1 as amended or replaced). Determinations of whether to grant a variance will depend on the determination made by the FAA and the Department's BOA as to the effect of the proposal on the operation of the air navigation facilities and the safe,

efficient use of navigable air space. In particular, the request for a variance shall consider which of the following categories the FAA has placed the proposed construction in:

1. No Objection: The subject construction is determined to not exceed obstruction standards and marking/lighting is not required to mitigate potential hazard. Under this determination a variance should be granted.
2. Conditional Determination: The proposed construction/alteration is determined to create some level encroachment into an airport hazard area which can be effectively mitigated. Under this determination, a variance shall be granted contingent upon implementation of mitigating measures as described in 401G . Obstruction Marking and Lighting.
3. Objectionable: The proposed construction/alteration is determined to be a hazard and is thus objectionable. A variance shall be denied and the reasons for this determination shall be outlined in this application.

Such request for variances shall be granted where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and that relief granted will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the intent of the Ordinance.

E. Pre-Existing Non-Conforming Uses

The regulations prescribed by this section shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of a non-conforming use. No non-conformity, and a non-conforming use shall be structurally altered or permitted to grow higher, so as to increase the non-conformity, and a non-conforming use, once substantially abated (subject to the underlying Zoning Ordinance) may only re-establish consistent with the provisions herein.

F. Use Restrictions

Notwithstanding any other provisions of this Ordinance, no use shall be made of land or water within the airport zones in such a manner as to create electrical interference with navigational signals or radio communications between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise endanger or interfere with the landing, take-off or maneuvering of aircraft utilizing the Port Meadville Airport.

G. Obstruction Marking and Lighting

Any permit or variance granted pursuant to the provisions of this ordinance may be conditioned according to the process described in Section 401 to require the owner of the structure or object of natural growth in question to permit the Township, as its own expense, or require the person requesting the permit or variance, to install, operate and maintain such marking and lighting as deemed necessary to assure both ground and air safety.

H. Violations and Penalties

Penalties as prescribed in Section 504 of this Ordinance, as amended and supplemented from time to time, shall apply.

I. Conflicting Regulations

Where there exists a conflict between any of the regulations or limitations prescribed in this Section 401 and any other regulations applicable to the same area, the more stringent limitation or requirement shall govern and prevail.

Section 402 Blasting

A Conditional Use shall be obtained for any excavating that requires blasting. All applications submitted for consideration shall include, at a minimum, the following documentation and all other pertinent data deemed necessary to process the applications:

- A. A description of the character of the proposed operation, its timing and proposed duration, together with duplicates of maps and plans to be submitted to state and federal regulatory agencies or authorities for the issuance of necessary permits including a complete copy of Module 16: Blasting Plan submitted to PA DEP.
- B. The location and identity of ownership of all structures and land uses that may be affected by the proposed operation.
- C. Receipt of a certification from each state or federal agency or authority having enforcement jurisdiction for the issuance of all necessary permits, or licenses and that the owner or operator seeking the special exception has fully complied with all requirements.
- D. Blasting insurance shall also be required for blasting contractors, and the reasonable limits of such insurance shall be based on the nature and extent of the applicant's proposed operations.
- E. The proposed blasting shall begin within six months from the date of issuance of a permit or the permit shall be revoked at the expiration of said period.
- F. The designated operator shall complete operation within a period of time as designated in the permit.
- G. Blasting may occur only between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday, unless specifically authorized otherwise.

Section 403 Companion Dwelling Unit

One companion dwelling unit is permitted as a temporary accessory to a single family dwelling in the Agricultural and Rural Development districts only, provided that:

- A. The principal dwelling is occupied by the owner of the property.
- B. The companion dwelling unit is to be used by family members of the property owner and shall not be used as a rental unit for non-family members.
- C. All sewage requirements are met per PA DEP regulations for both the principal dwelling and companion dwelling unit.
- D. The lot meets the minimum lot standards of the zoning district in which it is located.
- E. The companion dwelling unit is located to the rear of the principal dwelling.
- F. The companion dwelling unit must meet all side and rear yard setback requirements.
- G. The companion dwelling unit must be removed within 90 days after the unit is vacated.

Section 404 Driveways & Access to Lots

No building development shall be erected on a property unless there is direct access to a public or private street or right-of-way. Normally the full width of the lot will front on or abut the street. However this ordinance does permit the use of an access lane for flag lots, where the minimum width of such access lane shall be 50q. In instances of flag lots, the lot width, lot area and yard requirements shall be

established for the property beginning at the location where the access lane terminates and the bulk of the property begins. No structure may be placed within the access lane except for driveways, vehicle parking, fencing or a lawful sign (see sketch page 76).

A. Minimum Use and Driveways

1. A driveway will not be any closer than:
 - a. 30 feet to any road intersection.
 - b. 20 feet to any other driveway on the same side of the road.
 - c. If a driveway exists on the opposite side of the road, and is within twenty (20) feet of the proposed driveway, then the proposed driveway shall be aligned with the existing driveway if site conditions allow.
2. Minimum use driveways shall be a minimum of twelve (12) feet in width with a reasonable radius flare where it connects the roadway.
3. For most properties, only one (1) driveway will be allowed. Where the lot is at least one hundred twenty (120) feet in width, a second driveway may be approved if it meets all criteria of this Ordinance and there is at least thirty (30) feet in distance from the other property driveway.
4. Driveways shall provide a safe sight distance for those using the driveway. Locations on vertical or horizontal curves which limit sight distances will be avoided. Plantings more than three (3) feet in height shall not be allowed, as they would hinder safe sight distances.
5. When the physical circumstances of any lot makes the application of these standards infeasible, the Township may grant minimal relief after consultation with the Road Master and Zoning Officer.

B. Other Driveways

1. Driveways on state roads shall obtain a highway occupancy permit from the Pennsylvania Department of Transportation and provide evidence of same. Driveways other than minimum use driveways shall adhere to PennDOT guidelines. See Pennsylvania Code 67, Chapter 441, especially 441.7, 441.8, and 441.9.

Section 405 Existing Lots of Record

A. Special Standards for the Expansion of an existing dwelling on a lot of record in the Lake Area Residential District.

The Lake Area Residential District is predominately an area of small lots and expansion of existing structures is often difficult. Single family dwellings within this district may be extended or expanded to an extent that encroaches on the established side yards for the district, provided:

1. The applicant demonstrates to the Zoning Officer that the dwelling and lot predate the zoning classification.
2. The applicant presents the zoning officer with a survey prepared and sealed by a Registered Pennsylvania Land Surveyor and a sketch of the proposed extension or expansion that shows that all improvements are upon the applicant's property.
3. The applicant does not own sufficient land on the lot or a separate abutting lot to expand and remain within the standards for the District as expressed in Table 203B.
4. In such cases, the alternative side yard standard shall be eight (8) feet for each side.

B. Any lot of record existing at the effective date of this chapter, and held in separate ownership different from the ownership of adjoining lots, may be used for the erection of a structure

conforming to the use regulations of the district in which it is located even though its lot area and width are less than the minimum required by this chapter. However, such lot must comply with the yard, height and coverage standards of the zoning district wherein it is located, unless for construction of a single family dwelling, subject to approval by the Zoning Hearing Board. In approving the use of such a lot of record, the Zoning Hearing Board may grant a reduction of up to fifty percent (50%) in required side and rear yard areas.

- C. If two (2) or more contiguous lots, combination of lots or portions of lots with continuous frontage are in single ownership, and if all or part of the lots do not meet the requirements established for lot width and/or area, the land involved shall be considered an undivided parcel for the purpose of this chapter, and no portion of said parcel shall be used or sold in the manner which diminishes compliance with lot width and/or area requirements established by this chapter, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this chapter.

Section 406 Fences

Fences, walls and hedge plantings shall not be more than:

- A. Four feet in height
 - 1. Front yard, and all yards adjacent to a public street;
 - 2. Side yard . beginning at the right-of-way line and continuing to the front yard setback line or front building line of the principal structure, subject to site distance requirements on street corner lots which shall be treated as a front yard.
- B. Six feet in height
 - 1. Rear yard
 - 2. Side Yard . beginning at the front yard setback line or front building line of the principal structure and continuing to the rear lot line.
- C. In lakefront situations, the four feet height requirement applies in both the front and rear yards.

Section 407 Forestry and Timbering

The harvesting of trees shall be a permitted use in all districts, unless harvesting is being done as an adjunct to land development activities. However, any timber harvester (with the exception of a landowner harvesting his own trees) shall provide the Zoning Officer a sketch of the area to be harvested (a clear photocopy of a U.S.G.S. quadrangle will be adequate.) Also, the applicant must:

- A. Provide a transportation plan which shows which roads in the Township will be used to haul logs from the logging site.
- B. Provide any necessary bond to protect Township roads.
- C. No mechanized forestry operations shall commence before 7:00 a.m. nor proceed past 9:00 p.m.

Section 408 Height Limitations

When the following conditions are met, height limits may be increased:

- A. Structure height, in excess of the height permitted above the average ground level allowed in any district may be increased, provided by all minimum front, side and rear yard depths are increased by one (1) foot for each additional foot of height; however, such increase shall be limited to no more than ten (10) additional feet.
- B. The following structures are exempt from height regulations provided they do not constitute a

hazard: church spires, chimneys, elevator bulk heads, smoke stacks, telecommunications towers or antennas, conveyors, flag poles, agricultural barns, silos and similar farm structures, standpipes, elevated water tanks, derricks (including non-commercial windmills) and similar structures.

Section 409 Individual Mobile Home

Individual mobile homes shall be permitted on individual lots in the Agricultural and Rural Development districts only if they meet the following conditions:

- A. The proposed lot shall meet all area and yard requirements of the district.
- B. The mobile home shall comply with building code standards, as applicable.
- C. The unit shall be permanently installed.

Section 410 Lighting

- A. All light sources erected as part of a site development plan or thereafter on the site shall be located and shielded so that the source of the light is not visible from anywhere off the site and so the pool of light from any light source strikes the ground entirely within the site.
- B. Where a site development will abut a residential use or district, the maximum illumination measured at ground level along the common property line shall not exceed 0.2 foot candles and no light source within 50 feet of the common line shall be mounted at a height of greater than 15 feet from the ground.
- C. No light source within a site development shall be mounted at a height of greater than 20 feet above grade and all sources shall be screened from view off the site by landscaping or fitted with cut-off shields, reflectors or reflector panels that deflect light downward to the ground and allow none to be reflected into the sky. The maximum illumination at ground level anywhere on any site not less than 50 feet from a property line accepting vehicular entrances shall be 2 foot candles. Except as noted in subsection (B), illumination levels shall not exceed 0.5 foot candles along any property line.
- D. Lighted signs and walls washed with light shall not produce illumination greater than 0.2 foot candles measured from any place within the property containing dwellings from which such signs or walls will be visible.
- E. It shall be the responsibility of the owner or developer to verify that all lighting requirements meet the standards of this ordinance.

Section 411 Nonconforming Uses and Structures

Every structure, use, or lot which does not conform to the regulations of the district in which it is located at the time of adoption of this Ordinance or amendment thereto, shall be considered ~~nonconforming.~~ The following provisions shall apply to all nonconforming uses and structures.

- A. A nonconforming structure, which has been partly or completely destroyed, other than by intent or design, may be rebuilt or repaired within one (1) year and continued. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any structure declared unsafe by any public official.
- B. Any nonconforming use may be continued, but may not be extended or expanded unless to a conforming use, except as permitted by the Township Board of Supervisors in accordance with the provisions of this Ordinance. A nonconforming use may be changed to another nonconforming use of lesser intensity with the approval of the Supervisors.

- C. In the event that any nonconforming use voluntarily ceases, for whatever reasons, for a period of one (1) year, such nonconforming use shall not be resumed and any further use shall be in conformity with the provisions of this Ordinance. Once changed to a conforming use, no structure or land shall be permitted to revert to a nonconforming use.
- D. The nonconforming use of a building may be extended throughout those parts thereof, which were manifestly arranged or designed for such use at the time of adoption of this Ordinance. A nonconforming building or structure may, with the approval of the Township Board of Supervisors, be extended, enlarged or replaced. Such expansion shall be limited to an increase of floor area of fifty percent (50%). However, such structures must comply with the area, yard regulations, and height restrictions of the district in which the structure is located, and must meet all off-street parking and loading requirements of this Ordinance.
- E. Nothing contained herein shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof for which official approval and required permits have been granted prior to the effective date of this Ordinance.
- F. Whenever the boundaries of a district shall be changed so as to transfer an area from one district to another of a different classification, this Article shall also apply to any uses, which thereby become nonconforming.
- G. Nonconforming signs may be repaired, provided that no structural alterations are made which increase the gross surface area of the sign. Nonconforming signs may not be enlarged or added to; however, the interchange of panels on nonconforming signs shall be permitted.

Section 412 Off-Street Loading

- A. Off-street loading space shall be provided in accordance with the specifications in this section in all districts, whenever any new use is established or an existing one is enlarged.

Table 412.1 Off-Street Loading Space Requirements		
Use	First Space	Second Space*
Industrial		
Manufacturing	5,000	50,000
Warehouse	10,000	50,000
Storage	10,000	50,000
Commercial		
Wholesale	20,000	50,000
Retail	20,000	40,000
Service Establishment	30,000	60,000
Restaurants	40,000	80,000
Office Building	40,000	100,000
Hotel/Motel	20,000	100,000
Institutional		
Schools	10,000	100,000
Hospitals	50,000	100,000
Nursing Homes	50,000	100,000
Public Buildings		
Auditoriums	30,000	100,000
Arenas	30,000	100,000
All figures are given in square feet of gross floor area (GFA) * An additional space required for each additional increase at this value. For example, in manufacturing, 5,000 square feet equals 1 space; 50,000 square feet equals 2 spaces; 100,000 square feet equals 3 spaces.		

- B. Each off-street loading space shall be not less than fourteen (14) feet in uniform width and sixty (60) feet in length with fifteen (15) feet of vertical clearance. It shall be so designed so the vehicles using loading spaces are not required to back onto a public street or alley. Such spaces shall abut a public road or have an easement of access thereto. Loading spaces shall not be located in the required front yard.
- C. Loading spaces for vehicles over a two (2) ton capacity shall be located at least thirty (30) feet from any property line adjoining a residential use or zoning classification. All loading spaces located along a property line adjoining a residential use or zoning classification shall be screened by an opaque wall, fence, or hedge at least eight (8) feet in height.
- D. For any use not listed in Table 412.1, the Zoning Officer shall follow the loading requirement for the most similar uses pursuant to Table 412.1.

Section 413 Off-Street Parking, Stacking (Drive-In/Drive-Thru), Joint Driveways (Conneaut Corridor)

Off-Street Parking

- A. For all uses, each parking space shall have a uniform area of one hundred eighty (180) square feet, being at least ten (10) feet wide and eighteen (18) feet long.
- B. Parking space areas shall be exclusive of access drives or aisles, and shall be in usable shape and condition.
- C. Access aisles shall be a minimum of twenty (20) feet wide in the case of 45 degree or similar angle parking and twenty-five (25) feet wide in the case of perpendicular or parallel parking when designed for one-way access. Perpendicular or parallel lanes designed for two-way access shall be at least 30 feet in width.
- D. Except in the case of single-family dwellings, no parking area shall contain less than three (3) spaces.
- E. Parking areas shall be designed to provide sufficient turnaround area so that vehicles are not required to back onto public roads.
- F. Where an existing lot does not abut on a public or private street, alley or easement of access, there shall be provided an access drive leading to the parking or storage areas or loading spaces.
- G. Access to off-street parking areas shall be limited to well-defined locations, and in no case shall there be unrestricted access along a street.
- H. Location and Parking: Required parking spaces shall be located on the same lot with the principal use. The Zoning Hearing Board may permit parking spaces to be located not more than three hundred (300) feet from the lot of the principal use, and the Board finds that it is impractical to provide parking on the same lot with the principal use. The Board may require documentation, such as a long-term lease or agreement, to approve off-lot parking.
- I. Screening and Landscaping: Off-street parking areas for more than five (5) vehicles, and off-street loading areas, shall be effectively screened on any side which adjoins a residential district (see definition of Screening) or use. Any parking lots for more than five (5) vehicles in a residential area shall provide screen planting, as defined by this Ordinance.
- J. Minimum Distance and Setbacks: No off-street loading or parking area for more than five (5) vehicles shall be closer than ten (10) feet to any adjoining property line of a residential district, residential use, school, hospital, or similar institution.
- K. Surfacing: With the exception of single-family and two-family dwellings, all parking and loading areas and access drives shall be paved, graded with positive drainage to prevent the flow of surface water onto neighboring properties. Parking areas larger than ten thousand (10,000) square feet shall submit a plan (see ~~M~~ below), including drainage provisions for approval. Lots shall be designed to provide for orderly and safe loading and parking.

- L. Lighting: Any lighting used to illuminate off-street parking or loading areas shall be arranged so as to reflect the light away from the adjoining premises of any residential district or use and away from roads or highways. Fully shielded fixtures are required.
- M. Parking Lot Landscaping: The objective of this section is to improve the appearance of parking lots and to protect and preserve the appearance, character, and value of the surrounding neighborhoods and thereby promote the general welfare by providing for the installation and maintenance of landscaping for both screening and the lot interior for lots ten thousand (10,000) square feet or more. At least five percent (5%) of the parking lot area, excluding perimeter screening, shall be landscaped. The landscaping plan shall use plant species suited for high traffic areas and for this geographic area. Landscaping shall be regularly maintained. Landscaping along public roads shall be maintained in low growing [under three (3) feet] shrubs and/or deciduous trees to allow adequate sight distance.

Off-Street Parking Space Requirements

The number of off-street parking spaces required is set forth below. Where the use of the premises is not specifically mentioned, requirements for similar uses shall apply. If no similar uses are mentioned, the parking requirements shall be one (1) space for each two (2) proposed patrons and/or occupants of that structure. Where more than one (1) use exists on a lot, parking regulations for each use must be met, unless it can be shown that peak times will differ for the uses.

Use	Required Parking
Banks and Offices	1 for each 300 square feet GFA
Boarding or Rooming Houses	1 for each rental room
Bowling Alleys	5 per alley
Commercial Recreation (not otherwise covered)	1 space for every 2 persons permitted in maximum occupancy
Community Buildings, Social Halls, Dance Halls, Clubs and Lodges	1 space for each 60 square feet of public floor area
Convenience Stores	1 for each 250 square feet GFA
Dental Offices	5 spaces per doctor
Dwellings, Multi-Family	2 per dwelling unit
Dwellings, Single-Family and Duplex	2 per dwelling unit
Fast Food/Drive-Through Restaurants	1 per each 2 patron seats**
Food Supermarkets	1 per each 250 square feet GFA
Funeral Homes and Mortuaries	20 for the first parlor, 5 for each additional parlor
Furniture Stores	1 per each 400 square feet GFA
Hotels and Motels	1 per guest room**
Industrial and Manufacturing Establishments, Warehouses, Wholesale and Truck Terminals	1 space per employee, on the largest shift, plus 1 space for each 10,000 GFA for visitors
Medical Offices and Clinics	8 spaces per doctor
Mobile Home Parks	2 per dwelling unit*
Nursing Homes	1 per each 2 beds**
Restaurants, Taverns, and Nightclubs	1 for each 2.5 patron seats
Retail Stores	1 per each 300 square feet GFA
Roller Rinks	1 space for each 150 square feet GFA
Schools	1 per each teacher and staff, 1 for each 4 classrooms plus 1 for each 4 high school students and 1 for each 3 seats in any auditorium of stadium associated with the school.
Sports Arenas, Stadiums, Theaters, Churches, Auditoriums, Assembly Halls	1 per each 3 seats
<p>* Multi-family units devoted to the elderly shall only be required to provide 0.5 parking spaces per dwelling unit. Such uses must supply adequate proof they will be dedicated to elderly tenants and shall be required to follow normal parking standards if they revert to non-elderly use.</p> <p>** Plus 1 space per employee and staff on major shift. <i>Note: GFA means gross floor area</i></p>	

Stacking Requirements for Drive-In, Drive-Through Facilities

This section provides vehicle standards for drive-in, drive-through facilities. These may include such uses as banks, fast-food restaurants and car washes. The purpose of these standards is to provide minimal stacking capacity for various uses so vehicles will not use public streets while queuing in line for service. All references to stacking capacity relates to typical automobiles. A length of twenty (20) feet per auto will be used to accommodate one (1) vehicle and minimal head space. Minimum stacking lane width is ten (10) feet.

Use	Stacking Capacity Per Drive-In Window
Bank	5 per drive-in window 3 per ATM
Car Wash	4 per wash bay
Restaurant	8 per drive-in window

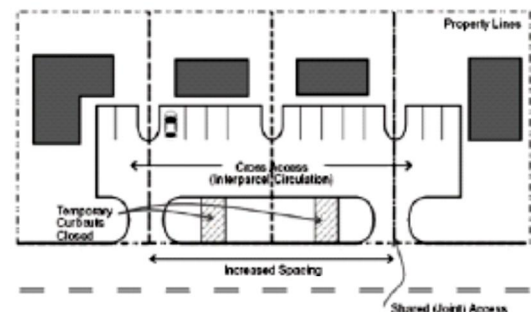
For other uses, guidelines from the Institute of Transportation Engineers may be used or the written recommendations of a professional traffic engineer.

Note: Stacking capacity is to be measured from the lot line to the service window and is not to include any area of the public right-of-way.

Joint Driveway and Cross Parking Lot Access (Conneaut Corridor):

- A. The Township may require a joint driveway in order to facilitate parking in development areas.
- B. Adjacent non-residential properties shall provide a joint or cross-access driveway to allow circulation between sites wherever feasible along Route 6. The following shall apply to joint and cross-access driveways:
 1. The driveway shall have a design speed of 10 mph and have sufficient width the largest vehicle expected to frequently access the properties.
 2. A circulation plan that may include coordinated or shared parking shall be required. (A legible drawing to scale may suffice.)
 3. Features shall be included in the design to make it visually obvious that abutting properties shall be tied in to provide cross access.
 4. The property owners along a joint or cross-access driveway shall:
 - a. Record an easement with the deed allowing cross access to and from other properties served by the driveway.
 - b. Record a joint agreement with the deed defining the maintenance responsibilities of each of the property owners located along the driveway.

Joint Driveways and Cross Access



Source: TRB Access Management Manual, 2003.

Section 414 Parking of Major Recreational Equipment

The outdoor storage of major recreational equipment including, but not limited to, travel trailers, motor homes, tent trailers, pickup campers (designed to be mounted on automobile vehicles), boats and boat trailers as an accessory activity to a dwelling activity shall be permitted in residential districts subject to the following requirements:

- A. Equipment must be registered to the owner or resident of the dwelling unless kept for a period of seven days or less.
- B. Such equipment shall be stored in compliance with the following yard or setback requirements:
 - 1. Front Yard - no closer to the roadway than the front wall of the principal use structure
 - 2. Side Yard . 6 feet
 - 3. Rear Yard . 5 feet
 - 4. On a corner lot (reverse frontage lot), the front yard requirement of 25 feet shall be applicable on two lot faces.
- C. Use of Travel Trailers, etc. Outside of Established Parks
 - 1. Travel trailers, motor homes, tent trailers and pick up campers in all districts, where they are not part of an established recreational vehicle park, and where they are located adjacent to an established residence on the same property, which established residence is served with sewage and water needs, may be used for occasional living quarter for periods of time up to and including 15 consecutive days and a maximum of 30 days annually. The temporary living quarters is not permitted to connect to the sewage facilities of the principal dwelling. Should longer periods of residency be desired under these conditions, the applicant shall be required to obtain approval for additional residency from the Zoning Hearing Board as a special exception.
 - 2. Travel trailers, motor homes, tent trailers and pick up campers in Agricultural and Rural Development zoning districts only, where they are not part of an established recreational vehicle park, and where they are not located adjacent to an established residence on the same property, may be used for occasional living quarters for periods of time up to and including 15 consecutive days and a maximum of 30 days annually. Should longer periods of residency be desired under these conditions, the applicant shall be required to obtain approval for this from the Zoning Hearing Board as a special exception. The Board, in making its decision, shall require:
 - a. that adequate provisions are made on the property for disposal of sewage wastes;
 - b. that potable water is conveniently available; and
 - c. a nuisance is not caused to adjacent uses and properties.

Section 415 Performance Standards

No use of land or structure in any district shall involve, or cause, any condition or material that may be dangerous, injurious, or noxious to any other property or person. Furthermore, every industrial or commercial use of land or structure in any district must observe the following performance requirements.

- A. Fire Protection: Fire protection and fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive material is carried on.

- B. Electric Disturbance: No activity shall cause electrical disturbances adversely affecting radio, television or other communication equipment in the neighboring area.
- C. Air Pollution/Smoke: All air-borne emissions shall comply with the regulations of the Pennsylvania Department of Environmental Protection and the Environmental Protection Agency (US).
- D. Glare: Lighting devices which produce objectionable direct or reflected glare on adjoining properties or thoroughfares shall not be permitted. Fully shielded external lights shall be required.
- E. Water Pollution: No permit shall be issued until all applicable wastewater, storm water or erosion/sedimentation control permits have been obtained.
- F. Vibration: No vibration shall be permitted which is discernible without instruments on any adjoining lot or property, except that the temporary vibration as a result of construction activity shall be permitted.

Section 416 Residential Wind Turbines

These are devices used to convert wind energy for individual residential usage. Such devices are allowed in all districts. They must be behind the principal structure and be setback from all public rights of way and property lines by at least the height of the turbine plus ten (10) feet.

Section 417 Screening and Buffering

The following screening shall be employed where required by conditional use, or any supplementary regulation of the Sadsbury Township Zoning Ordinance.

- A. Type I Screening: To consist of a row of Norway or other spruces planted at sufficient density so that a continuous screen is provided. All trees shall be a minimum of six (6) feet in height at the time of planting. Trees which die shall be replaced within six (6) months. As an alternative, the developer shall maintain a fifty (50) foot wide buffer yard of natural vegetation sufficient for screening. This buffer area shall not be used for parking or other uses. This buffer yard should maintain natural vegetation unless such vegetation is considered insufficient for shade screening, storm water management or erosion control.
- B. Type II Screening: A Type II screen shall consist of either:
 - 1. An opaque fence at least eight (8) feet in height.
 - 2. A barrier fence at least ten (10) feet in height.

On the outside perimeter of the fence, a ten (10) foot plant strip shall be maintained at a planting standard of ten (10) coniferous or deciduous trees, per one hundred (100) lineal feet. Trees shall be a minimum of six (6) feet tall at planting and replaced within six (6) months of death.

- C. The Township Board of Supervisors may consider alternative forms of screening or buffering subsequent to review by the Planning Commission as a part of any subdivision or land development review or conditional use approval.

Section 418 Signs

The following sign regulations shall be observed in all districts: It is not the purpose of this section to abridge commercial or non-commercial free speech. The purpose of these regulations is to ensure that the time, place, and manner of sign placement within the Township is conducted with regard to the safety of motorists and pedestrians (especially in avoiding distractions or confusion in high traffic areas), access to light and air by neighboring properties, and avoidance of negative impact upon neighboring properties, including unnecessary glare.

A. Sign Permit Application

All applications for signs as required under this section shall be submitted to the Zoning Officer. The application shall contain:

1. Type, area, location and number of signs proposed
2. Type of illumination proposed (if permitted), including the luminance proposed and direction of lighting. This shall also be depicted upon a map that illustrates the distance to any occupied dwelling or another zoning district.
3. For freestanding signs, a sketch showing the placement of the sign in relation to all driveways, vehicular rights of way, and cart ways. The developer shall submit current sight distances before and after erection of the sign with sufficient information to show that sight distances shall not be reduced.
4. An elevation sketch showing the relationship of the sign to the building, grade, all driveways, vehicular rights of way, and cartways.
5. The vehicular speed limit of traffic on all streets, from which the sign would be visible, and estimated motorist reaction time (unless the previous sketches clearly indicate that the sign is oriented towards pedestrian traffic). This should be based upon The United States Sign Council On-premise Signs Guideline Standards, 2003 edition (or most current edition).
6. A photograph or graphic rendition of the proposed sign copy, including all symbols, letter, and graphic elements shown to scale and all structural elements intended to anchor the sign.
7. The Township must specifically approve signs within public right of ways. In the case of temporary signs in public right of ways, the Zoning Officer or his designee shall review the application and may grant approval if all applicable standards of this ordinance are met or may refer to the Board of Supervisors for approval. In the case of permanent signs in public right of ways, the Zoning Officer shall refer the application to the Township supervisors, who may refer the application for advice to the Planning Commission or any similar advisory committee.
8. Signs placed by a public body or a civic or religious organization may be exempt from fees, but any such sign placed by a civic or religious organization shall require a permit.

B. Sign Performance Standards

1. Unless specifically noted or exempted by Section 418C or 418D, off-premise signs are not permitted. All signs must be located on the property containing the activity or use for which the sign is to be erected.
2. Unless specifically exempted by Section 418C of this Ordinance, a permit must be obtained from the Township for the erection or alteration of all signs. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign involved from responsibility for its erection and maintenance in a safe manner

and in a manner in accord with all the other provisions of this ordinance and other applicable codes.

3. No signs shall be permitted within public rights-of-way, except the following:
 - a. PennDOT approved traffic signs and devices
 - b. Signs and banners specially approved by the Township for decoration or promotion of special events.
 - c. Political signs not exceeding nine square feet. These signs are permitted to be erected one month prior to an election and must be removed immediately following. See section 418C.1 Exempt Signs
 - d. Directional signs indicating an auction, realtor's open house, garage or yard sale provided that they do not exceed four (4) square feet and are placed no more than seven days before the event and removed immediately following. See section 418C.5 Exempt Signs
4. No person shall construct, erect, place, use or permit the use of any permanent or temporary sign or sign structure on private or public property except for the property owner or tenant, or a person with the express written consent of the property owner.
5. Signage shall not be positioned on vehicles which are parked in various locations; this provision includes vehicles which are moved daily or on a periodic basis and vehicles which are parked in a position for long periods of time.
6. Construction and Maintenance: All signs shall be constructed in a workmanlike fashion using durable materials. Signs shall be designed and constructed to withstand wind forces and in accordance with appropriate mechanical or electrical standards. The owners of signs shall keep them in safe and good repair. Signs which become deteriorated or otherwise present a public hazard shall be removed or repaired by the sign's owner. If the owner of a sign cannot be found or identified, the owner of the property whereon the sign is located shall be responsible for its repair or removal.
7. No sign structure may block a vehicular line of sight for a driveway, access lane, or public street, or be placed at any location where by its position, shape, or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device. Sign structures erected directly upon the ground within fifteen (15) feet of any vehicular driveway or street intersection shall have at least three (3) feet six (6) inches of clear space between such sign and the ground; however, necessary supports may extend through such open space.
8. No signs shall be permitted which are posted, stapled, or otherwise attached to public utility poles or trees.
9. Nonconforming signs, once removed, shall be replaced only with conforming signs. Nonconforming signs may be repainted or repaired, providing such repainting or repairing does not exceed the dimensions of the existing sign.
10. Abandonment of Signs: If any on site sign advertises a business, service, commodity accommodation, attraction or other enterprise or activity that is no longer operating, or being offered or conducted, that sign shall be considered abandoned from that date of said cessation. The zoning officer may make such a determination by contacting the property owner. Abandoned signs shall be removed within six (6) months of the date of a determination of abandonment. Abandonment does not include any premise where a ceased business is being actively offered for lease or sale as long as Construction and Maintenance Standards under Section 418B.6 are adhered to. The property owner or

business tenant may also apply to the zoning officer for a sign continuation permit to retain a business sign after cessation of use in those cases where re-opening is anticipated. Sign continuation permits shall be issued by the zoning officer for a period of six months, and may be renewed for a total of twenty-four months.

C. Exempt Signs

The following types of signs are permitted in all zoning districts, and are exempt from permitting requirements, but not from performance standards relative to traffic safety or overall sign limitations of any specific sign type or district.

1. Political signs announcing candidates seeking public office, a referendum, or similar political speech, provided such signs are placed by the property owner or with the owner's permission. These signs are permitted to be erected one month prior to an election and must be removed immediately following.
2. Religious symbols or displays or messages, and holiday displays or messages with no commercial content.
3. The flag of the United States, Commonwealth of Pennsylvania, or any state or nation.
4. Temporary signs offering the sale or rental of the premises upon which the sign is erected, provided that the area of any such sign shall not exceed nine (9) square feet and not more than one (1) such sign shall be placed on the property unless the property offered is of greater than ten acres. In such cases, such signs may be of up to 32 square feet in size, and one may be placed for each 600 feet of road frontage.
5. Directional signs indicating the location of, and advertising signs located on site for an auction, realtor's open house, garage or yard sale provided that they do not exceed four (4) square feet. These signs are permitted no more than seven days prior to the event and are to be removed immediately following.
6. Directory signs which list all the occupants of a multi-tenant or multiple-family building, or buildings in a multi-building development; provided, that the area of such signs does not exceed one-half square foot per tenant or two square feet per individual building.
7. Temporary signs of contractors, developers, architects, engineers, builders, and artisans, erected and maintained on the premises where the work is being performed, provided that the area of such sign shall not exceed nine (9) square feet in any Residential District and thirty-two (32) square feet in all other districts. Such signs shall be removed upon completion of the work.
8. Temporary signs erected in connection with announcing the development or proposed development of the premises or property provided that the area of any such sign shall not exceed thirty two (32) square feet. Not more than one (1) such sign shall be placed on property held in single and separate ownership unless the property fronts on more than one (1) street, in which case one (1) such sign shall be permitted on each separate street frontage. No such sign may be erected until all subdivision and land development approvals have been obtained. Such signs must be removed within ten (10) days of the completion of the development and are exempt from permitting requirements for a period of six (6) months, after which an application for approval must be submitted to the Zoning Officer.
9. Any signs not visible from outside a lot or building.
10. Displays of time and temperature, including electronic displays with no other content.

11. Rest room, exit, public telephone, handicapped parking or access, and similar directional or informational signs emplaced for the benefit of the public or building tenants.
12. No trespassing signs, signs indicating the private nature of a road, driveway or premises, signs controlling hunting or fishing on the premises, provided that the area of each such sign shall not exceed six (6) square feet.
13. House and address numbers, or nameplate sign displaying the name and address of the occupant or the profession or activity of the occupant of a dwelling unit, provided that not more than one (1) such sign shall be erected for each permitted use, and provided that the area of each such sign shall not exceed four (4) square feet.
14. Memorial signs or tablets denoting the date of erection of a building.
15. Temporary signs announcing the birth of a child, birthday commemoration, marriage, graduation, or similar event in the life of a householder shall be permitted; provided such signs are removed as soon as the event or activity has occurred.
16. Any sign warning of a hazard that contains no other information or commercial content.
17. Signs erected by the Township or an authorized entity that serve to provide directions and explanations for public recreational purposes and facilities, for dedication/memorial purposes, and to mark and explain historical events, persons or structures. Such signs shall not exceed sixteen (16) square feet in area. Such signs may include the name or logos of business or individuals who have sponsored a public improvement or general support of such facility.
18. Traffic signs and similar regulatory notices placed by a duly constituted governmental body.
19. Signs erected for the purpose of scoring or sponsoring an athletic event taking place upon the site, which may include electronic scoring devices and names and or logos of sponsors of the sign, provided there is no illumination of the sign at times when the activity is not taking place.

D. Special Event Signs

Special event signs advertise a campaign, drive or event of a civic, philanthropic, educational or religious organization and are erected on a temporary basis. They are subject to the approval of the Board of Supervisors and must adhere to the standards set forth in section 401A in addition to the following:

1. The application for approval must be submitted to the Township no later than 7 days in advance of a publicly advertised meeting of the Board of Supervisors.
2. Special Event Signs may be permitted to be erected no sooner than 2 weeks prior to the start of the event and must be removed as soon as the event has occurred.
3. The applicant must provide proof that he has approval from the owner of the property on which he wishes to erect the special event sign.
4. Special Event Signs must be placed a minimum of 8 feet from pavement of the road.
5. The size of the sign must adhere to the following standards:
 - a. no greater than 16 square feet in R-1 Lakeside Residential and R-2 Suburban Residential zoning districts,
 - b. no greater than 32 square feet in all other zoning districts.

E. Sign Illumination

1. Except as specifically provided for electronic signs granted by conditional use, no sign shall employ intermittent light, electronic or movable text, strobes, or other animations that may serve to distract motorists or abutting homeowners.
2. Lighting for signs shall not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises.
3. Except as specifically provided for electronic signs granted by conditional use or the use of diffused neon, the light source, whether internal to the sign or external, shall be shielded from view.
4. All electrical connections shall be shielded by underground or overhead electrical wires which meet all relevant codes. No temporary signs shall be illuminated by direct means.
5. Signs in the Conneaut Corridor may be illuminated by direct or indirect means. Illumination of the sign face shall not exceed 100 luxes (10 foot-candles) measured at a distance of 10 feet from the sign. If any portion of the illuminated sign face is within one hundred (100) feet of an occupied residential dwelling and visible from the dwelling of such district the illumination shall be reduced to 10 luxes (1 foot candle) measured at a distance of 10 feet from the sign.
6. Signs in other districts shall only be illuminated by outside light focused to shine upon an opaque sign face and limited to no more than a 75-Watt fixture or 10 luxes (1 Foot-Candle) measured at a distance of 10 feet from the sign. The fixture shall be placed above the sign face to shine downward.

F. Sign Regulations for each Zoning District

1. Unless limited by conditional use, special exception or any other specific design standards, the number, aggregate area, individual dimensions, and height limitations of signs permitted shall be consistent with Table 418.1.
2. Buildings or properties with multiple businesses may have one additional sign per each additional business located within the building or property; however, all individual signs must remain within both the limit of the number of individual signs, aggregate signage area permitted, and dimensional limits of Table 418.1.
3. For the Rural Development, Agricultural, Lake Area Residential, and Suburban Residential Districts, aggregates shall be calculated based upon per-lot basis, but there is only one (1) freestanding sign permitted per property. Aggregates for the Conneaut Corridor, Industrial and Lake Area Transitional Districts shall also be based upon a per lot basis, except that each additional business tenant in a shopping center or planned business park may have additional wall, facade, or projecting signs of up to 25 square feet per tenant.

Table 418.1 Permitted Signs, Individual Dimensions, Height, Setbacks, Aggregate Sizes

SIGN TYPE	FREESTANDING			PROJECTING			FACADE WALL	ROOF	
	Maximum Area	Maximum Height**	Minimum Setback	Maximum Area	Maximum Height	Minimum Setback	Maximum Area	Maximum Area	Maximum Height
Agricultural Rural Development	32 sq. ft.	12 feet	10 feet from right-of-way 20 feet from property lines	9 sq. ft. only one projecting sign per property	15 feet	30 feet from right-of-way	100 sq. ft.	Not Permitted	Not Permitted
Lake Area Residential Suburban Residential	16 sq. ft.	8 feet	10 feet from right-of-way 20 feet from property lines	Not Permitted	Not Permitted	Not Permitted	64 sq. ft.	Not Permitted	Not Permitted
Lake Area Transitional	64 sq. ft.	12 feet	10 feet from right-of-way 20 feet from property lines	9 sq. ft. only one projecting sign per property	15 feet	30 feet from right-of-way	100 sq. ft.	Not Permitted	Not Permitted
Conneaut Corridor Industrial District	50 sq. ft. or 60 sq. ft. if using the Conneaut Corridor logo.	20 feet	10 feet from right-of-way 20 feet from property lines	12 sq. ft.	15 feet	30 feet from right-of-way	See table in Section 418G	100 sq. ft.	10 feet

Notes: 1) sq. ft. means square feet

2) Only one Freestanding Sign is permitted per property in all zoning districts.

3) The setback for a sign includes all portions of the sign structure. In Instances where proposed sign height is greater than the setback from a property line or right of way, setbacks shall be increased to the height of the sign from grade plus one foot. Any freestanding sign greater than eight (8) feet in height may be required to show evidence of structural stability.

**Aggregate Sizes
Maximum Square Feet of Signage per Property**

Zoning District	Maximum Signage per Property (Total square feet of all signs)
Agricultural Rural Development	200 square feet
Lake Area Transitional Suburban Residential	300 square feet
Conneaut Corridor Industrial	400 square feet

G. Wall Signs in the Conneaut Corridor

The total area of all signs affixed or applied essentially in a parallel plane to any given building façade shall not exceed an area computed as a percentage of the building façade, including window and door areas and cornices to which they are affixed or applied in accordance with the following table.

Distance of Sign from Road or Adjacent Commercial or Industrial Zone	Percentage of Building Face or Wall Permitted for Sign Area
0 to 100 Feet	Fifteen (15%)
101 to 300 Feet	Twenty (20%)
Over 301 Feet	Twenty-Five (25%)

H. Temporary Signs

Temporary signs shall be permitted in building windows and shall not require a permit. Temporary Business Signs, such as vinyl banner signs, are also permitted as accessory to all Business uses, and do not require a permit. However, such signs remain subject to all setback requirements for business signs, and may not exceed 32 square feet in size. No banner shall remain in place for more than 30 continuous days or 120 total days per calendar year.

I. Permanent Window Signs

Permanent window signs are permitted in the Conneaut Corridor and Lake Area Transitional by right without a permit provided no more than 50 percent of each window surface and 25 percent of all building windows include such a signs. Such Permanent Window signs do not count towards the allowed aggregate of signs per district.

J. Institutional Uses

Including churches, schools and nursing homes may have one (1) changeable copy sign of no greater than thirty two (32) square feet, either permanently attached to a building or as a freestanding sign

K. Electronic Signs

Electronic Signs or Signs with video, light emitting diodes (LEDs), or similar electronic changeable copy messages are permitted as a conditional use in the Conneaut Corridor District, Lake Area Transitional District and the Industrial District provided:

1. The developer of the sign shall clearly describe the type of electronic sign proposed as it meets the appropriate definition of electronic signs as defined in Article 7 of this Ordinance.
2. Electronic signs may be freestanding and shall meet all area and setback limitations for the district in which it is proposed.
3. Additional Setbacks from Residential Districts: All portions of the sign structure must be a minimum distance of 100 feet from an abutting R-1 Lake Area Residential District or R-2 Suburban Residential District boundary.
4. Setback from Other Electronic Changeable Copy, Electronic Graphic Display, or Video Display Signs: Electronic signs must be separated from other electronic signs at least 35 feet. No more than one electronic sign is permitted on a lot, regardless of how many tenants occupy that lot.

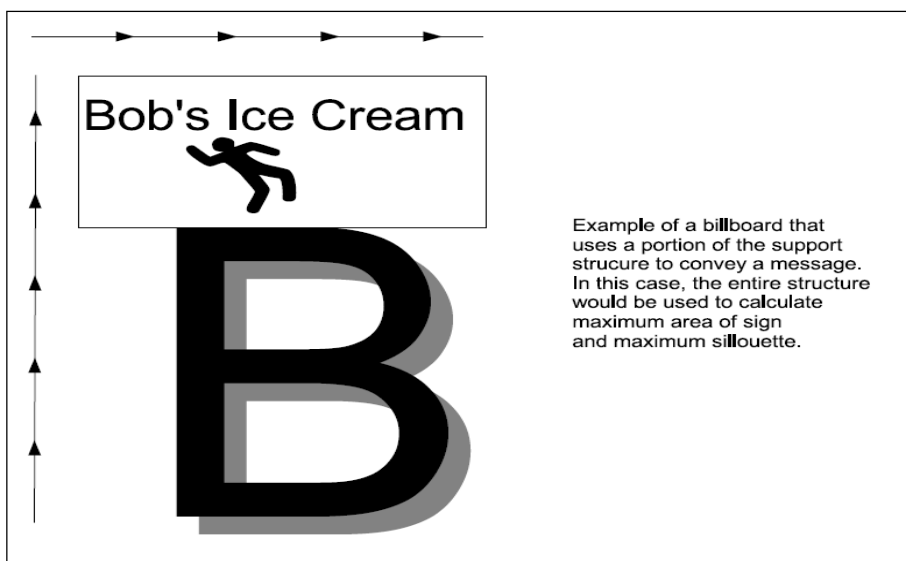
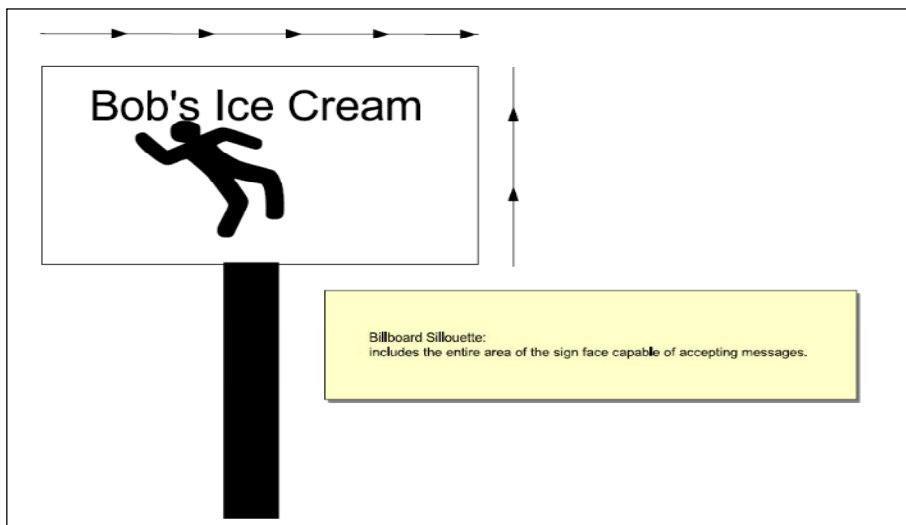
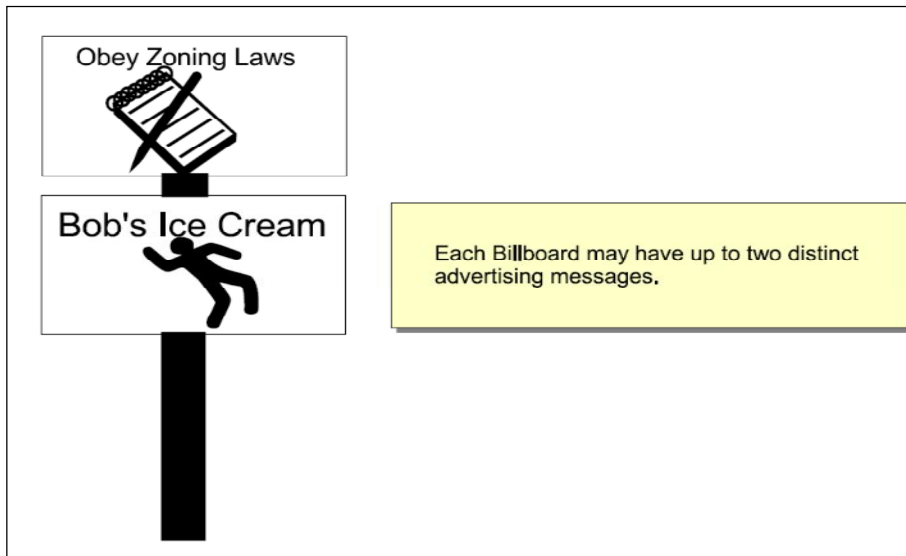
5. Orientation: When located within 150 feet of a residential use or residential zoning district, all parts of the electronic changeable copy sign must be oriented so that no portion of the sign face is visible from an existing or permitted principal structure on that lot.
6. Audio or Pyrotechnics: Audio speakers or any form of pyrotechnics are prohibited in association with an electronic sign.
7. No electronic sign shall exceed 32 square feet. Existing billboards may be converted to electronic provided the applicant meets all other conditions of this section.
8. Additional Conditional Use Standards for Types of Electronic Signs:
 - a. Electronic Changeable Copy Sign: Electronic changeable copy signs must meet the following standards:
 - i. Duration: The message must have a minimum duration of eight seconds and must be a static display.
 - ii. Limited Text: The text of the sign visible at any point must be limited to ten words to allow passing motorists to read the entire copy with minimal distraction.
 - iii. Electronic changeable copy signs may not function as billboards.
 - b. Video Display Sign: Video display signs must meet the following standards:
 - i. Brightness: The sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
 - ii. Dimmer Control: Video display signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the period between one half-hour before sunset and one half-hour after sunrise
 - iii. Video display signs may not function as billboards.
 - c. Electronic Graphic Display Sign: Electronic graphic display signs must meet the following standards:
 - i. Duration: Any portion of the image must have a minimum duration of five minutes and must be a state display.
 - ii. No portion of the image may flash, scroll, twist, change color, or in any manner imitate movement.
 - iii. Luminance: The sign must not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk and dawn as measured from the sign's face at maximum illumination.
 - iv. Dimmer Control: Electronic graphic display signs must have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
 - v. Electronic graphic display signs may not function as billboards.

- d. Multi-Vision Signs: Multi-vision signs are permitted only within the I-Industrial District, and must meet the following standards:
 - i. Duration: In all districts, any image or message or portion thereof must have a minimum duration of eight seconds and must be a static display. Transition time must be no longer than two seconds.
 - ii. Default Mechanism: All multi-vision signs must be equipped with a properly functioning default mechanism that will stop the sign in one position should a malfunction occur.
 - iii. If functioning as a billboard, multi-vision signs must meet all standards for billboards.

M. Billboards

Billboards shall be permitted as a conditional use in the RD Rural Development District and the I-Industrial District, provided the following standards are met.

1. No billboard may be placed on any road or street designated as a scenic byway under the Township Scenic Byway Ordinance.
2. No more than one billboard may be emplaced upon any single parcel. A billboard may be placed upon a property containing another business use, but the number of any other signs upon the property will not be used in calculating the total size of the billboard permitted.
3. No Billboard, as defined by this ordinance, may be placed within twelve hundred (1200) feet of another Billboard.
4. Billboards shall not be placed within two hundred fifty (250) feet of any residence, church, public or accredited private school.
5. Billboards shall not be placed within two hundred fifty (250) feet of any road intersection, or at a curve or at any place where vehicular line-of-sight could be partially or completely obstructed.
6. No billboard may be placed within twenty five (25) feet of any public road or street right of way.
7. The applicant shall show evidence of compliance with all applicable regulations of the Pennsylvania Department of Transportation. A PennDOT Highway occupancy permit shall be a condition of approval.
8. Each billboard may have up to two distinct areas for placement of advertising, but the total area of sign messages upon any billboard shall not exceed 672 square feet. The area of sign shall not include structural elements below the sign, unless they are obviously designed to be part of the sign message. The maximum silhouette of any billboard shall also not exceed 672 square feet.



Section 419 Temporary Structures

- A. Temporary structures in conjunction with construction work shall be permitted only during the period that the construction work is in progress. They shall be removed when construction is complete. Permits for temporary structures shall be issued for a six (6) month period. Temporary structures are subject to use and setback requirements for the zoning district in which they are located.
- B. Portable Storage Units are intended for the temporary storage of household goods during moving or remodeling. Units are to be placed outside any public right-of-way. The township shall issue permits for such units on a thirty (30) day basis with up to one 30 day renewal. After that time, the units will be regarded as structures and shall meet all yard requirements of this Ordinance and building code requirements.
- C. The use of trailers (semi-rigs), former house trailers, or used cargo containers are not permitted as storage units except in the Agricultural and Industrial zoning districts.

Section 420 Water Recreation and Storage Areas

Any facility for water recreation such as private swimming pools, swimming clubs, and commercial fishing ponds, or any other water storage facility such as reservoirs and fish hatcheries shall comply with the following regulations:

- A. The facility must meet the setback requirements of the district.
- B. The facility, if operated to attract visitors, must comply with parking requirements established in this Ordinance.
- C. Before a permit shall be issued to the operator or owner of the facility, a plan must be submitted to the Planning Commission showing the size of the facility, its proposed use, parking arrangements, the use of buildings on the site, surrounding properties and their usage and any other pertinent information.
- D. Private swimming pools, spas and hot tubs, including attached decking, shall be located in the side and rear yard areas, at a minimum of 10 feet from any side and rear property lines, and shall comply with appropriate UCC regulations.

Article 5

Administration and Enforcement

Section 501 Duties of the Zoning Officer

- A. In accordance with this ordinance and the Pennsylvania Municipalities Planning Code, the Township shall appoint a Zoning Officer. The Zoning Officer shall administer and enforce this ordinance in accordance with its literal terms. He shall be appointed by and be responsible to the Board of Supervisors, shall demonstrate to the Board of Supervisors a working knowledge of municipal zoning and shall hold no elective office in the Township.
- B. The Zoning Officer shall receive and process applications for zoning permits and permission to occupy in accordance with this ordinance and shall not permit any construction or any use or change of use which does not conform to this ordinance.
- C. The Zoning Officer shall investigate alleged violations and take action in accordance with §904 of this ordinance. He shall also testify before the Zoning Hearing Board on contested decisions he has made or when otherwise called to testify.
- D. All questions of interpretation of this ordinance shall be first presented to the Zoning Officer, who shall make a decision thereon. Such questions shall be considered by the Zoning Hearing Board only on appeal from the Zoning Officer's decision.
- E. In addition, the Zoning Officer shall represent the Township at hearings before the District Magistrate shall maintain public files of all permits issued and applications processed, shall attend meetings of the Supervisors to provide a monthly report of his activities, shall examine permitted work in progress and may, at the discretion of the Board of Supervisors, prepare and maintain a record of nonconforming uses.
- F. The zoning officer shall keep a record of all activities.
- G. All records are property of Sadsbury Township. Upon change on Zoning Officer, all records must be returned to the township.

Section 502 Zoning Permits

- A. No buildings or structures including a mobile home or a sign shall be erected, moved or enlarged unless a building permit for such action has been issued by the Zoning Officer.

Permits shall be required for the following:

- 1. New buildings or structures greater than 100 square feet
- 2. Structural alterations to an existing building or structure that increases the volume
- 3. Swimming pools
- 4. Sign requiring a permit as indicated in Section 418 of this ordinance.
- 5. Paved surfaces whose area requires a storm water management permit.
- 6. Removal or demolition of a building.
- 7. Developments as defined in Article 7.

Once a permit has been issued by the Zoning Officer, anyone aggrieved by that action may, within 30 days thereafter, appeal the action to the Zoning Hearing Board.

- B. An application for a zoning permit shall include the following in duplicate on forms provided by the Zoning Officer. A site plan may be waived by the Zoning Officer if the application includes no construction outside the existing buildings on the lot.

1. A site sketch drawn to scale showing the location of all existing structures, parking areas, water wells, and on-lot sewage disposal systems, and the proposed new construction on the property relative to property boundaries and abutting streets with distances indicated; the location of driveway entrances, signs and off-street parking areas noting the arrangement and number of spaces; method of collecting and draining stormwater runoff and any grading contemplated.
 2. A statement describing the proposed use of the new construction and the length, width and height of its components as well as the number of dwellings and/or commercial units to be included, if applicable.
 3. Agreement to comply with UCC requirements and PA DEP Requirements for sewage disposal.
 4. Affidavit of the applicant that all information provided is true and correct to the best of his knowledge.
 5. Highway occupancy permit, if access to property is from a State highway. Access from a Township road also shall require a permit from Sadsbury Township.
 6. Such additional information as the Zoning Officer may require securing conformance with other Township ordinances.
 7. Letters from the applicable water and sewer authorities noting that all plans have been approved and fees paid.
- C. If the application is satisfactory, the Zoning Officer shall inspect the premises where the construction is proposed to occur. If new construction is proposed, the Zoning Officer shall verify on the site the location of the construction relative to adjacent property lines and may order the owner to have stakes positioned by a registered surveyor to indicate the property line and outline of the new construction. Upon completing his inspection and finding the application and premises compatible, the Zoning Officer shall collect the appropriate building permit fee (see §506), approve the application and return one copy together with a signed building permit authorizing the applicant to proceed. The applicant shall post the permit prominently on the building site during construction.
- D. If the application is not satisfactory, the Zoning Officer shall return one copy of the application together with a letter indicating the specific reasons why the application cannot be approved.
- E. The Zoning Officer shall from time to time visit the property where on the approved construction is taking place in order to assure himself that the work is preceding in accordance with the building permit. The Zoning Officer shall not be denied access to the property during working hours in order to inspect the construction in progress and may order the work corrected to conform to the permit or halted pending appeal to the Zoning Hearing Board.
- F. If an applicant wishes to amend the use, arrangement or construction of his building from that shown on the permit after the permit is approved; he shall file with the Zoning officer an application for an amended building permit.
- G. A zoning permit shall become void if after one year from the date of issue construction has not commenced and been vigorously pursued. The life of a zoning permit shall be one year from the date of issue or for the period of which a construction permit has been issued. Permits may be extended for not more than one additional year on large projects or where the applicant can prove to the Zoning Officer a hardship exists making it impossible to complete the project in one year. Once a permit has become void a replacement permit may be obtained in the same manner as for the original permit. The replacement permit shall be for the uncompleted part of the project. No work shall be done after a permit has become void and before a replacement permit has been issued.

- H. A permit shall be required for the removal of any building or part of any building on a permanent foundation. The applicant shall be responsible for backfilling any excavation created by the razing and for the removal of all debris on the lot within 60 days after the issuance of the permit.
- I. The Zoning Officer shall keep records of all applications either approved or disapproved, including one copy of each permit issued, shall maintain a journal of his activities and shall submit a monthly report and an annual summation report to the Board of Supervisors detailing building activity in the Township during the preceding year.
- J. Failure of a developer to secure a zoning/building permit prior to commencing construction shall result in a fee for the permit being double the amount indicated in the schedule of fees established in Section 506.

Section 503 Occupancy Permits

- A. Before the use of a property or structure can be changed or a property occupied, the owner shall secure the approval of the Zoning Officer in writing. Such approval shall also be required whenever additional dwelling units are being installed in a structure, a home occupation is introduced or changed, or commercial or industrial premises are converted to house a second commercial or industrial use. It shall be the responsibility of the building owner to request the Occupancy Permit from the Zoning Officer.
- B. If the Zoning Officer, upon inspection, finds the premises to have been developed in violation of any of the conditions of the zoning permit or occupied in violation of any of the terms of this ordinance, he shall order the violations corrected to conform to the building permit and or to the conditions of this ordinance and shall not issue an Occupancy Permit until these corrections have been satisfied.
- C. The owner shall be responsible for the use of his property even though he leases it to others and for securing the necessary Occupancy Permit if needed.

Section 504 Enforcement and Penalties

- A. If the Zoning Officer finds any provisions of this ordinance are being violated, such as the operation of an illegal use or the locating of a structure illegally on a lot, he shall notify the owner of the property upon which the alleged violation is occurring by mail with a copy to the Township Secretary.
- B. The notice shall indicate the suspected violation, citing specific sections of this ordinance, the action necessary to correct the violation within 30 days or less and the owner's appeal procedure.
- C. At the end of the period within which the violation is to be corrected, the Zoning Officer shall inspect the property to determine if the violation has been removed. Unless the owner has appealed to the Zoning Hearing Board to reverse the Zoning Officer's decision, modify it or grant a time extension, the Zoning Officer shall take the owner before the District Magistrate, who, if he finds the owner guilty, shall assess penalties and/or order appropriate action in accord with Subsection D, below.
- D. Continuation of a violation beyond the period within which it is to be corrected without an appeal having been filed shall constitute a civil offense. While an appeal is in process, development shall not continue on the contested portion of the project. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$500 plus all court costs, including reasonable attorneys' fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant

to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good-faith basis for the person, partnership or corporation violating this ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.

- E. The owner or tenant of any structure, premises or part thereof and any architect, engineer, builder, contractor, agent or other person who commits, participates in, assists in or maintains a violation may each be found guilty of a separate offense and suffer the penalties herein provided.
- F. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy any violation or to bring action to enjoin any violation of this ordinance.

Section 505 Amendment of this Ordinance

- A. An amendment of this ordinance may be initiated by the Planning Commission, by the Board of Supervisors or by petition presented to the Planning Commission by a property owner or owners or by a person or corporation who or which has an option to purchase a property in the Township. The proposed amendment or petition shall be written as proposed to be adopted. Revisions to the zoning map shall be specified in writing citing particular boundaries including bearings and distances.
- B. The Planning Commission shall review an amendment petition or a proposal by the Board of Supervisors and prepare recommendations to the Board not later than the Commission's second regular meeting after receiving the proposal. The Commission may recommend approval of the proposal as presented, approval with specific changes or rejection. If the proposal is made by the Board of Supervisors, the Board shall allow the Commission at least 30 days to review and comment on the proposal before taking action. The Planning Commission may call and hold a public hearing if it determines that the amendment proposal requires additional testimony.
- C. The Board of Supervisors shall call and hold a public hearing after reviewing the Commission's recommendations. In addition, the Board shall send the proposal to the Crawford County Planning Commission for review and comment at least 30 days before the hearing.
- D. The Board of Supervisors shall advertise for its hearing twice in a newspaper of general local circulation once in each of two consecutive weeks, the first notice not more than 30 days and the second notice not less than seven days before the hearing. The notice shall contain the full text of the amendment or a summary reference to a place and times where and when the amendment may be examined free of charge before the hearing and the date, time, place and purpose of the hearing.
- E. In addition, where a change of zoning district boundary is sought, the property or group of properties affected shall be posted in at least one conspicuous location not less than seven days before the hearing with the same information as in the hearing advertisement. Owners of real property within the boundaries of an area proposed for a change of zoning classification (per tax records) shall be informed by mail at least 30 days before the hearing with the same information.
- F. The Board of Supervisors shall hold the hearing, keeping a written or sound record of the testimony and shall make a decision by majority vote to adopt or reject the amendment within 90 days after the hearing. Within 30 days thereafter the Board shall submit a copy of the adopted ordinance to the County Planning Commission.
- G. If an amendment is substantially revised after the hearing, or zoning district boundaries are further altered, the Board shall hold another hearing on the revisions before taking action.

- H. If a landowner submits a curative amendment under the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, the Board of Supervisors shall call and hold a public hearing within 60 days of receiving the petition and shall proceed as for any other amendment petition. If the Board declares all or part of this ordinance invalid, it shall not be required to receive a curative amendment during the period of the ordinance review but shall, within 30 days of its declaration, make a statement of the specific deficiencies it proposes to correct and shall, within 180 days thereafter, either adopt its curative amendment after public hearing or reaffirm the validity of the ordinance as it was prior to the declaration. Such action by the Board may not again be taken for at least three years after deciding on a previous municipal curative amendment.
- I. Appeal from a decision of the Board of Supervisors on an amendment proposal shall be pursuant to procedures established by the Pennsylvania Municipalities Planning Code
- J. If a petition for amendment of this ordinance is denied by the Board of Supervisors, another petition for a similar change shall not be filed within a period of one year from the date of denial except upon the initiation of the Board of Supervisors based upon a change in circumstances which would warrant a rehearing.

Section 506 Schedule of Fees

- A. The Board of Supervisors shall establish by resolution a schedule of fees to cover the costs of permits, conditional use approvals, petitions to amend the ordinance, or any action brought before the Zoning Hearing Board.
- B. The current fee schedule shall be available at the office of the Township Secretary and may be amended only by official resolution of the Board.
- C. No permit shall be issued, nor any action taken, on proceedings before the Board of Supervisors or the Zoning Hearing Board until the appropriate fees have been paid in full.

Section 507 Provisions for Optional Notices

In accordance with the provisions of Act 39 of 2008 and Section 108 of the Pennsylvania Municipalities Planning Code, the Township of Sadsbury may publish a notice of municipal action. This notice shall include amendments to this Ordinance or certain decisions that have been entered under this Ordinance. Typically, these would be the approval of conditional uses or special exceptions. Such notices shall include, among other items, any amendments to this Ordinance or the Zoning Map, decisions concerning conditional uses and special exceptions or any other decision as defined by Section 107 and 108 of the Pennsylvania Municipalities Planning Code. Such notices are intended to set limits on the time for certain challenges.

- A. Content of a Notice of Municipal Action Relating to this Ordinance
 - 1. Municipal ordinance number, name, and brief statement of the content of the ordinance.
 - 2. Address of the Township building and time when the ordinance can be read or viewed by the public.
- B. Content of a Notice of a Decision Entered Under This Ordinance:
 - 1. The name of the applicant or owner of the subject property.
 - 2. Street address; location of property.
 - 3. The type of decision and the file or docket number of the decision.
 - 4. A brief description of the nature of the decision.

5. The date of the decision.

6. Address and business hours of the Township building where the decision can be read by the public.

C. Statement of Purposes:

Notices provided under this section shall contain the following statement:

The publication of this announcement is intended to provide notification of the adoption of an ordinance or entering a decision and that any person claiming a right to challenge the validity of the ordinance or decision must bring a legal action within thirty (30) days of the publication of the second notice on this matter.

D. Notice

This notice shall be published in a newspaper of general publication once each week for two successive weeks. The dates of publication shall be included in the notice.

E. Proof of Publication

The Township shall obtain and keep with its records a proof of publication of the notice.

Article 6

The Zoning Hearing Board and Conditional Uses

Section 601 Zoning Hearing Board

A. Membership

There is hereby created a Zoning Hearing Board, referred to in this Article as the Board, consisting of three residents of the Township appointed by the Board of Supervisors pursuant to the Pennsylvania Municipalities Planning Code, as amended. Said Board shall perform all the duties, and exercise all powers prescribed by said Code and as herein further provided.

B. Appointment

The terms of office of the Board shall be three years and shall be so fixed that the term of office of one (1) member shall expire each year. The Board shall promptly notify the Board of Supervisors of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the Board shall hold no other elected or appointed office in the Township, nor be a member of the Planning Commission. The Board of Supervisors shall also appoint up to three alternate member(s) of the Board. The alternate member(s) shall serve upon the absence or disqualification of a regular Board member in accordance with Sections 903 and 906 of the Pennsylvania Municipalities Planning Code. The terms of alternate members shall be for three years.

C. Removal of Members

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

D. Organization of Board

The Board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing or the taking of any action, a quorum shall be not less than the majority of all the members of the Board, but when any member is disqualified to act in a particular matter, the alternate member shall be seated. The Board may appoint a hearing officer from its own membership to conduct any hearing on its behalf, and the parties may waive further action by the Board as provided in Section 908 of the Pennsylvania Municipalities Planning Code. The Board may make, alter and rescind rules and forms for its procedure, consistent with Township ordinances and laws of the Commonwealth. The Board shall keep full public records of its business and shall submit a report of its activities to the Board of Supervisors annually.

E. Expenditures for Services

Within the limits of funds appropriated by the Board of Supervisors, the Board may employ or contract for secretaries, clerks, legal counsel, consultants and other technical and clerical services.

F. Legal Counsel

Where legal counsel is desired, an attorney, other than the Township Solicitor, shall be used.

G. Hearings

The Board shall conduct hearings and make decisions in accordance with Article IX of the Pennsylvania Municipalities Planning Code and the following requirements.

1. Notice of hearings shall be given to the public-by-public notice as set forth in the Pennsylvania Municipalities Planning Code in a newspaper of general circulation in the County. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. Written notice shall be given to the applicant, the Zoning Officer, and to any person who has made timely request for the same. Written notices shall be prescribed by rules of the Board. In addition to the notice provided herein, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one week prior to the hearing.
2. The Board of Supervisors may prescribe reasonable fees with respect to hearings before the Zoning Hearing Board. Fees for said hearings may include compensation for the Secretary and members of the Zoning Hearing Board, notice and advertising costs and necessary administrative overhead connected with the hearing. The costs, however, shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs.
3. The first hearing shall be held within 60 days from the date of receipt of the applicant's application, unless the applicant has agreed in writing to an extension of time. Each subsequent hearing shall be held within 45 days of the prior hearing unless otherwise agreed to by the applicant in writing or on the record. An applicant shall complete the presentation of his case-in-chief within 100 days of the first hearing. Upon the request of the applicant, the Board or Hearing Officer shall assure that the applicant receives at least seven hours of hearings within the 100 days, including the first hearing. Persons opposed to the application shall complete the presentation of their opposition to the application within 100 days of the first hearing held after the completion of the applicant's case-in-chief. An applicant may, upon request, be granted additional hearings to complete his case-in-chief provided the persons opposed to the application are granted an equal number of additional hearings. Persons opposed to the application may, upon the written consent or consent of the record by the applicant and Township, be granted additional hearings to complete their opposition to the application provided the applicant is granted an equal number of additional hearings for rebuttal.
4. The hearings shall be conducted by the Board or the Board may appoint any member or an independent attorney as a Hearing Officer. The decision, or, where no decision is called for, the findings shall be made by the Board, but the parties may waive decision or findings by the Board and accept the decision or findings of the Hearing Officer as final.
5. The parties to the hearing shall be the Township, any person affected by the application who has made timely appearance of record before the Board, and any other person including civic or community organizations permitted to appear by the Board. The Board shall have power to require that all persons who wish to be considered parties enter appearances in writing on forms provided by the Board for that purpose.
6. The Chairman or Acting Chairman of the Board or the Hearing Officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
7. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
8. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.
9. The Board or the Hearing Officer, as the case may be, shall keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared equally by the applicant and the Board. The cost of the original transcript shall be paid by the Board if the transcript is ordered by the Board or Hearing Officer or shall be paid by the person appealing

from the decision of the Board if such appeal is made, and in either event the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases the party requesting the original transcript shall bear the cost thereof.

10. The Board or the Hearing Officer shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, except that advice from the Board's Solicitor is exempt from this restriction; shall not take notice of any communication, reports, staff memoranda, or other materials unless the parties are afforded an opportunity to contest the material so noticed; and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.
11. The Board or the Hearing Officer, as the case may be, shall render a written decision or, when no decision is called for, makes written findings on the application within 45 days after the last hearing before the Board or Hearing Officer. Where application is contested or denied, each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefore. Conclusions based on any provisions of this Ordinance or the Pennsylvania Municipalities Planning Code, or any rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. If the hearing is conducted by a Hearing Officer, and there has been no stipulation that his decision or findings are final, the Board shall make his report and recommendations available to the parties within 45 days, and the parties shall be entitled to make written representations thereon to the Board prior to final decision or entry of findings, and the Board's decision shall be entered no later than 30 days after the report of the Hearing Officer. Except for challenges filed under 916.1 of the Pennsylvania Municipalities Planning Code, where the Board fails to render the decision within the period required by this Ordinance or the Pennsylvania Municipalities Planning Code, or fails to commence, conduct or complete the required hearing as required by Article IX of the Pennsylvania Municipalities Planning Code, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of the failure of the Board to meet or render a decision as herein above provided, the Board shall give public notice of said decision within 10 days in the same manner as provided in Subsection 607 of the Pennsylvania Municipalities Planning Code. Nothing in this subsection shall prejudice the right of any party to appeal the decision to a court of competent jurisdiction.
12. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him not later than the day following its date. To all other persons who have filed their name and address with the Board no later than the last day of the hearing, the Board shall provide by mail or otherwise, a brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

H. Board's Functions

1. Substantive challenges to the validity of any land use ordinance, except those brought before the Township Board of Supervisors pursuant to Sections 609.1 and 916.1(a)(2) of the Pennsylvania Municipalities Planning Code.
2. Challenges to the validity of a land use ordinance raising procedural questions or alleged defects in the process of enactment or adoption which challenges shall be raised by an appeal taken within 30 days after the effective date of said ordinance. Where the ordinance appealed from is the initial zoning ordinance of the Township and a zoning hearing board has not been previously established, the appeal raising procedural questions shall be taken directly to court.

3. Appeals from the determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefore, the issuance of any cease and desist order or the registration or refusal to register any nonconforming use, structure or lot.
4. Appeals from a determination by the Township Engineer or the Zoning Officer with reference to the administration of any floodplain or flood hazard ordinance or such provisions within a land use ordinance.
5. Applications for variances from the terms of the Zoning Ordinance and flood hazard ordinance or other such provisions within a land use ordinance, pursuant to Section 910.2 of the Pennsylvania Municipalities Planning Code.
6. Applications for Special Exceptions (if any) under this Ordinance or the Floodplain Ordinance.
7. Appeals from the Zoning Officer's determination under Section 916.2 of the Pennsylvania Municipalities Planning Code.
8. Appeals from the determination of the Zoning Officer or Township Engineer in the administration of any land use ordinance or provision thereof with reference to sedimentation and erosion control and storm water management insofar as the same relate to development not involving Article V or VII applications of the Pennsylvania Municipalities Planning Code.
9. Variances

The Board shall hear requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance provided that all of the following findings are made where relevant in a given case:

- a. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of this Ordinance in the neighborhood or district in which the property is located;
- b. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- c. That such unnecessary hardship has not been created by the applicant;
- d. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
- e. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- f. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Ordinance.

I. Parties Appellant before the Board

Appeals under Section 909.1 of the Pennsylvania Municipalities Planning Code and proceedings to challenge the Ordinance under Section 608 may be filed with the Board, in writing, by the landowner affected, any officer or agency of the Township, or any person aggrieved. Requests for a variance under Section 910.2 of the Pennsylvania Municipalities Planning Code may be filed with the Board by any landowner or any tenant with the permission of such landowner.

J. Time Limitations; Persons Aggrieved

No person shall be allowed to file any proceeding with the Board later than 30 days after an application for development, preliminary or final, has been approved by an appropriate Township officer, agency or body if such proceeding is designed to secure reversal or to limit the approval in any manner unless such person alleges and proves that he had no notice, knowledge, or reason to believe that such approval had been given. If such person has succeeded to his interest after such approval, he shall be bound by the knowledge of his predecessor in interest. See also Section 914.1 of the Pennsylvania Municipalities Planning Code.

K. Stay of Proceedings

Upon filing of any proceeding referred to in Section 913.3 of the Pennsylvania Municipalities Planning Code and during its pendency before the Board, all land development pursuant to any challenged ordinance, order or approval of the Zoning Officer or of any agency or body, and all official action there under shall be stayed unless the Zoning Officer or any other appropriate agency or body certifies to the Board facts indicating that such stay would cause imminent peril to life or property, in which case the development or official action shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by the court having jurisdiction of zoning appeals on petition after notice to the Zoning Officer or other appropriate agency or body. See also Section 915.1 of the Pennsylvania Municipalities Planning Code.

Section 602 Conditional Uses

Certain uses, as specified by this Ordinance, are conditional uses to be granted or denied by the Township Board of Supervisors. The Planning Commission is to advise the Township Board of Supervisors relative to conditional uses. In general, the Township Board of Supervisors is to be governed by the specific criteria set forth by this Ordinance, the general intent of the Ordinance, the welfare of the community and the recommendations of the Planning Commission in rendering its decision. The Township Board of Supervisors may attach reasonable conditions to its decision. Specific procedures for action follow:

- A. Where the Township Board of Supervisors, in the zoning ordinances, has stated conditional uses to be granted or denied by the Township Board of Supervisors pursuant to express standards and criteria, the Township Board of Supervisors shall hold hearings on and decide requests for such conditional uses in accordance with such standards and criteria. The hearing shall be conducted by the Township Board of Supervisors, or the Township Board of Supervisors may appoint any member or an independent attorney as a hearing officer. The decision, or, where no decision is called for, the findings shall be made by the Township Board of Supervisors. However, the appellant or the applicant, as the case may be, in addition to the Township, may, prior to the decision of the hearing, waive decision or findings by the Township Board of Supervisors and accept the decision or findings of the Hearing Officer as final. In granting a conditional use, the Township Board of Supervisors may attach such reasonable conditions and safeguards, in addition to those expressed in the Ordinance, as it may deem necessary to implement the purposes of the Zoning Ordinance.

B. Decisions

- 1. The Township of Board Supervisors shall render a written decision or, when no decision is called for, makes written findings on the conditional use application within 45 days after

the last hearing before the Township Board of Supervisors. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons thereof. Conclusions based on any provisions of the Pennsylvania Municipalities Planning Code or of any ordinance, rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found.

2. Where the Township Board of Supervisors fails to render the decision within the period required by this subsection or fails to commence, conduct or complete the required hearing, as provided in Section 908(1.2) of the Pennsylvania Municipalities Planning Code, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the applicant because of the failure of the Township Board of Supervisors to meet or render a decision as herein above provided, the Township Board of Supervisors shall give public notice of the decision within 10 days from the last day it could have met to render a decision in the same manner as required by the public notice requirements of this act. If the Township Board of Supervisors shall fail to provide such notice, the applicant may do so.
3. Nothing in this subsection shall prejudice the right of any party opposing the application to appeal the decision to a court of competent jurisdiction. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him no later than the day following its date.

Section 603 Expiration of Approvals

All variances granted by the Zoning Hearing Board and conditional uses granted by the Board of Supervisors shall expire twelve (12) months from the date of the applicable board's action unless construction has been initiated or a land development plan has been submitted for approval.

Article 7 Definitions

Section 701 Interpretation

For the purpose of this Ordinance, words used in the present tense shall include the future. The singular number shall include the plural and the plural shall include the singular. The masculine shall include the feminine and the neuter. The word %shall+is always mandatory. The word %building+includes %structure+ and shall be construed as if followed by the words %or any part thereof.+The phrase %used for+includes %arranged for,+%person+includes an individual, corporation, partnership, incorporated association, or any other legal entity. The word %includes+or %including+shall not limit the term to the specified example, but is intended to extend its meaning to all other instances of like kind and character. Except as defined within this Ordinance, all words and phrases shall have their normal meanings and usage. %MPC+indicates the definition is as defined in the Pennsylvania Municipalities Planning Code.

Section 702 Specific Terms

The following words and phrases shall have the meaning given in this section:

Accessory Use: An activity or use that is incidental to and generally found in connection with the principal use on the lot.

Agricultural Operation: an enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry (MPC).

Agriculture: any agricultural use, including farming, dairying, pasturage, agriculture, aquaculture, horticulture, floriculture, viticulture, horse keeping, animal and poultry husbandry, and forestry (including the harvesting of timber), but excluding confined animal operations or dog kennels as defined by this Ordinance. Agriculture also includes the home sale of fruits, meats, vegetables and similar agricultural produce.

Agricultural Services: businesses selling goods or services to a substantially agricultural clientele, including: feed mills, seed sales, feed grinding services, and agricultural implement dealers.

Bed and Breakfast: a single-family residence offering, for pay, overnight or short-term lodging and breakfast for transient guests.

Billboard: a sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located.

Bottle Club: an establishment operated for profit or pecuniary gain, which has a capacity for the assemblage of twenty (20) or more persons and in which alcoholic liquors, alcohol or malt or brewed beverages are not legally sold but where alcoholic liquors, alcohol or malt or brewed beverages are either provided by the operator or agents or employees of the operator for consumption on the premises or are brought into or kept at the establishment by the patrons or persons assembling there for use and consumption. The term shall not include a licensee under the act of April 12, 1951 (P.L.90, No.21), known as the Liquor Code, or any organization as set forth in section 6 of the act of December 19, 1990 (P.L.1200,No.202), known as the Solicitation of Funds for Charitable Purposes Act.

Building: a roofed structure, whether or not enclosed by walls, to be used for the shelter, enclosure or protection of persons, goods, materials, or animals.

Business Park: a tract of land intended for the development of a cohesive planned land development for industry and commerce, which may include office, light industry, offices, retail, eating and drinking places, and hotels on a single site.

Business Service: any business activity that renders service to other commercial or industrial enterprises. Such businesses include copying and printing, computer and communications sales and repair, including such retail services as office suppliers.

Car Wash: an area of land and/or a structure with machine or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles.

Cemetery: land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbarium, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Commercial Dog Kennel: any facilities identified and licensed as a kennel by the laws or regulations of Pennsylvania.

Commercial Recreation, Indoor: a facility that offers various indoor recreational opportunities for its patrons including such games as: pool, billiards, bowling, video games, and similar pursuits.

Commercial Recreation, Intensive: a facility which offers various outdoor recreational or spectator opportunities for its patrons including go-cart raceways, auto raceways, motor sports participation or spectator opportunities, outdoor concert performances, outdoor commercial shooting ranges, commercial hunting operations, and similar pursuits. This category does not include annual or seasonal festivals held by non-profit community organizations, or lawful businesses, which may include occasional accessory or incidental outdoor performances. This definition also does not include shooting ranges owned or operated by any non-profit conservation organization or sportsman's organization, any noncommercial target shooting conducted upon private or public land, or any traditional hunting activities carried out in conformance with Pennsylvania Game Commission regulations.

Commercial Recreation, Outdoor: a facility which offers outdoor recreational opportunities for its patrons including such games as: golf driving ranges, miniature golf, paintball, archery, tennis, team sports such as soccer or baseball, camps and clinics for sport instruction, and similar pursuits. This category does not include recreation fields, accessory to schools, churches, or community-based non-profit organizations.

Companion Dwelling Unit: a temporary mobile home subordinate to and detached from the principal residence of the same ownership, providing independent living quarters including sleeping, eating, cooking, and sanitation facilities for one or more persons who are immediate family members of the resident(s) of the principle dwelling upon the lot. For the purpose of this section, immediate family includes siblings, parents, and children.

Conditional Use: a use that may be permitted on a particular lot upon approval of the Board of Supervisors after they first received recommendations from the Planning Commission and after public hearing. Conditional uses are listed for each zone district in this chapter. The Board's judgment is based on the lot's location and the potential impact of the use on surrounding development, both existing and projected, as well as the specific criteria listed in this Ordinance.

Conical Surface Zone: An imaginary surface extending outward from the periphery of the horizontal surface at a slope of twenty (20) feet horizontally to one (1) foot vertically for a horizontal distance of 4,000 feet. The conical surface zone, as shown on the Sadsbury Township Zoning Map is based on the conical surface.

Conneaut Corridor Sign: a sign that follows the design criteria as set forth by The Township to implement the multi-municipal plan and is used as a common identifier for primary signage along the Conneaut Corridor District.

Convenience Store: a small store, selling a limited variety of food and nonfood products, including prepared food but with limited or no patron seating, typically with extended hours of operation. Convenience stores may also sell gasoline or other motor vehicle fuels.

Contractor's Office, Garage or Storage Yard: the place of business for a carpenter, mason, plumber, electrician excavator, or similar tradesman. The key aspects of this business are that most of the services rendered are completed on a site other than the business location. The business location is used for ancillary activities, such as, billing and accounting, storage of construction materials for use on such other sites, and service and repair of the contractor's vehicles and equipment.

Confined Animal Operation: for the purposes of this Ordinance, a confined animal operation shall include:

- A. Feed lots or similar institutions where cattle, sheep, goats, or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market, when the density exceeds one (1) animal unit per acre.
- B. Pens or structures for the raising and care of fur-bearing animals, all species of poultry, game birds, or similar operations, when the density exceeds one (1) animal unit per acre.
- C. For the purposes of this section, ~~an~~ animal unit shall be defined as one (1) bovine or equine animal, two (2) swine, four (4) sheep or goats, or fifty (50) birds or small mammals.

Corner Lot: a lot which abuts two or more streets which intersect at one or more corners of the lot with the minimum front yard setback applying along each street relative to construction on the lot.

Daycare Services for Children (Daycare): provides out-of-home care for part of a twenty-four (24) hour day to children under sixteen (16) years of age, excluding care provided by relatives and excluding daycare furnished in places of worship during religious services. This Ordinance identifies three levels of Daycare Services for Children, consistent with Pennsylvania Department of Welfare definitions:

- A. Family Daycare Homes: facilities in which child day care is provided at any one time to four (4), five (5), or six (6) children who are not relatives of the caregiver.
- B. Group Daycare: daycare homes providing for care a larger number of than a family day care home, and meeting the definitions of Group Daycare, as defined and licensed by the Pennsylvania Department of Welfare.
- C. Daycare Centers: facilities in which care is provided for children, at any time, where the childcare areas are not used as a family residence.

Childcare for less than four (4) children will not be considered as day care services. Daycare for adults shall be considered substantially the same use, and shall be classified based upon the number of persons for whom care is provided.

Developer: an individual landowner, agent of such landowner or tenant with the landowner's permission, who or which causes development to occur upon a lot and who is responsible for compliance of such development with the terms of this chapter and other municipal regulations.

Development: the erection, expansion or alteration of a building or structure; the altering of the land surface to receive construction; the subdividing of land in anticipation of its receiving construction or the offering of land for such purpose; or any man-made change to improved or unimproved property within a flood hazard area including, but not limited to, paving, placing of utilities, filling, grading, excavating, dredging, or drilling.

Development Plan: the written and graphic provisions describing a proposed development in sufficient detail so that its compliance with the requirements of this chapter may be conclusively judged.

Dwelling: a building arranged, intended, designed or used as the living quarters for one (1) or more families living independently of each other upon the premises. The term ~~%dwelling+~~ shall not be deemed to include ~~%hotel+~~ or ~~%motel+~~.

- A. Single-Family Dwelling . a building containing only one (1) dwelling unit with yards on all four (4) sides.
- B. Two-Family Dwelling . a building containing two (2) dwelling units, collectively defined under this Ordinance as a duplex, regardless of configuration.
- C. Multi-Family Dwelling . a building containing three (3) or more dwelling units, including apartment houses, townhouses, flats, and garden apartments.

Eating and Drinking Places: a business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state. This definition may include retail bakeries, and coffee shops, as well as businesses that sell alcoholic beverages consistent with state regulations including wineries, breweries and distilleries that have tasting rooms and retail sales. Bottle clubs are not included.

Essential Services: the erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes conduit cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate services by such public utilities or municipal or other governmental agencies or for the public health and safety or general welfare, but not including buildings.

Family: an individual or two or more persons related by blood, marriage, adoption or foster placement or not more than two unrelated persons occupying an efficiency or one-bedroom apartment, or one-bedroom attached dwelling or not more than four unrelated persons occupying any other dwelling.

Flea Market: a business which leases outdoor space to persons who wish to vend a variety of new and used goods for sale to the general public by displaying those goods on tables, in or on motor vehicles, or on the ground. This definition does not include farmers' markets which are restricted to only the sale of produce, flowers, and similar agricultural products.

Forestry: the management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting and selling trees for commercial purposes, which does not involve any land development (MPC).

Foot Candle: unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), and measurable with an illuminance meter, a.k.a. light meter.

Gasoline Service Station: an area of land, together with any structure thereon used for the retail sale of motor fuel and lubricants and incidental services, such as lubrication and washing of motor vehicles, and the sale, installation or minor repairs of tires, batteries or other automobile accessories (see also Repair and Service Business).

Gross Floor Area (GFA): the floor area within the inside perimeter of the exterior walls of the building. This includes the total floor area of all floors for which is designed for the tenant's occupancy and exclusive use. This excludes stairs, elevators, and maintenance shafts.

Halfway House: a transitional residential facility, licensed and operated by a government, contractor, or social service agency that provides a supervised environment to residents who require psychiatric, correctional or behavioral treatment between periods of institutional and independent living.

Heavy Industry: the manufacture, storage, processing, and treatment of materials which are potentially hazardous, or processes which produce significant amounts of smoke, noise, glare, or dust or odor as a

primary or secondary effect of the principal use of the land or buildings Heavy Industry characteristically employs some of such equipment such as smokestacks, tanks, distillation or reaction columns, chemical processing equipment, scrubbing towers, pickling equipment and waste-treatment lagoons. Heavy industry, although conceivably operable without polluting the environment, has the potential to pollute when equipment malfunctions or human error occurs. Examples of heavy industry are oil refineries, basic steel manufacturing plants (such as foundries, blast furnaces, and stamping mills), industries handling animal offal or hides, basic cellulose pulp-paper mills and similar fiberboard and plywood production, production of cement and asphalt, lime manufacturing, ore and metal smelting and refining, natural gas or propane compression stations, distillation and bulk storage, and chemical plants such as petrochemical complexes. An incinerator structure or facility which, including the incinerator, contains five thousand (5,000) square feet or more, whether public or private, is ~~heavy industry~~ for purpose of this Ordinance, as is any electric power production plant which is a principal use, whether said power is generated by coal, natural gas, cogeneration or more than three (3) wind turbines.

Home Occupation: a personal or professional service carried on entirely within a dwelling, by the occupants thereof, which use is clearly incidental and subordinate to the use of the dwelling for dwelling purposes and does not change the residential character thereof. Examples include, but are not limited to: professional services, such as legal, financial, accounting, engineers, barber and beauty shops, studios of artists, writers, and associations.

Home Lot Occupation: a home occupation, carried on within an accessory building on the same lot as a dwelling.

Hospital: an institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.

Junk: any discarded material or article, and shall include, but not be limited to, scrap metal, scrapped or abandoned motor vehicles, machinery, equipment, paper, glass, containers, and structures. It shall not include, however, refuse or garbage kept in a proper container for the purpose of prompt disposal. For the purpose of this Ordinance, a proper container shall mean a solid plastic or metal container, with a sealable lid, specifically designed for the storage of waste matter.

Junk Yard: any place where any junk is stored, disposed of, or accumulated. This definition shall include recycling centers, recycling yards, and salvage businesses and the storage of four (4) vehicles lacking current inspection or registration for a period exceeding ten (10) days. However, it does not include municipal recycling centers where no materials are stored in an exterior environment.

Light Industry: manufacturing in which there is no significant impact from noise, dust or odor, and impacts are limited to secondary effects related to vehicular traffic, incidental noise, or movement of materials. Light industries include, but are not limited to: food processing; wood products manufacturing (without chemical treatment); production of machine tools and similar metalworking; manufacturing of plastic products; laboratories, testing and research facilities; printing; pharmaceuticals production; and similar facilities for assembling and fabricating. This definition also includes warehousing, distribution and truck terminals, defined as land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal facility may include storage areas for trucks and buildings or areas for the repair of trucks associated with the terminal, or storage, wholesale and distribution of manufactured product, supplies and equipment, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. For the purpose of this Ordinance, storage of explosive, inflammable, hazardous or community-recognized offensive conditions shall be considered heavy industry.

Lot: a designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit (MPC).

Lot Coverage: commonly called ~~%coverage~~.+The percentage of the area of a lot that may be covered by the principal building, accessory buildings or other structures above grade within the total lot area.

Lot, Flag: a lot which has a narrow strip connecting the lot to a public road in order to provide owner access to the main part of the lot. The access strip shall be a part of that lot but shall not be used in computing the minimum lot area. No structure may be placed within the access strip except for driveways, vehicle parking, fencing or a lawful sign. (See Yard Area Sketch page 76)

Lot Line: any of the lines describing the perimeter of a lot.

Lot of Record: a lot of properly duly recorded in the office of the Crawford County Recorder of Deeds.

Lot or Acre: the area of the total surface of a lot expressed in acres or square feet based on deed description or registered surveyor's survey. One acre equals 43,560 square feet.

Lot Width: the distance across a lot measured along the front building line between the side lot lines.

Marina: a designated harbor for boats, which may provide other services, including boat repair, fuel sales, and retail or dining.

Mobile Home: a transportable, single-family dwelling intended for permanent occupancy, contained in one (1) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site, complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation (MPC).

Mobile Home Lot: a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home (MPC).

Mobile Home Park: a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two (2) or more mobile home lots (MPC).

Motel: a building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room. The definition includes hotels, motor lodges and similar uses.

No Impact Home-Based Business: a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery, or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use, including, but not limited to, parking signs or lights.
- E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.

- G. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five percent (25%) of the habitable floor area.
- H. The business may not involve any illegal activity.
- I. If the business meets all such requirements, it shall be considered a lawful accessory use to a dwelling (MPC).

Nonconforming Lot: a lot the area or dimension of which was lawful prior to the adoption or amendment of the Township zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

Nonconforming Structure: a structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in the Township zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

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

Occupancy Permit: a certificate issued by the Zoning Officer attesting to the fact that the proposed use or reuse of premises is in accordance with the requirements of this ordinance or with a previously issued building permit and may be legally occupied. This may be also referred to as a Zoning Certificate.

Nursing Home: a facility to give long-term skilled care to geriatric or handicapped patients and licensed as such a facility by the Commonwealth of Pennsylvania.

Office: the office or studio of a lawyer, architect, artist, engineer, certified public accountant, real estate broker or salesman, insurance broker or agent, teacher, or similar occupation

Personal Care Home: a facility giving geriatric care in a home-like setting and licensed as such by the Commonwealth of Pennsylvania.

Personal Services: means the provision of services involving the health, beauty or grooming of a person or the maintenance or cleaning of his apparel. Examples include, but are not limited to; barber and beauty shops, dry cleaning, shoe repair, tattooing, and similar uses.

Private Recreation Membership Facility: buildings and related facilities owned and operated by an association or group of individuals established for fraternal, social, educational, conservation, recreational or civic benefit of members. Full access to facilities is typically restricted to members and their guests. Facilities may include a clubhouse, dining facilities, golf courses, swimming, tennis, non-commercial shooting ranges, primitive camping, or cabins. For the purposes of this Ordinance, this definition does not include miniature golf, golf driving ranges, paintball, commercial hunting, commercial motor sports, or other uses defined by this Ordinance as various forms of commercial recreation.

Public: for the purposes of this Ordinance, means land buildings structures or facilities owned, leased, or operated by a government entity.

Public meeting: a forum held pursuant to notice under 65 Pa. C.S. CH. 7 (Relating to open meetings) (MPC).

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

Public Parks and Playgrounds: parks and playgrounds that are owned and operated by the Township of Sadsbury or any government agency.

Recreational Campground: an area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and recreational vehicles.

Repair/Service Business (see also Gasoline Service Station): a building designed and used for the storage, care, repair or refinishing of motor vehicles or engines, or similar mechanical devices, including both minor and major mechanical overhauling, paint and body work.

Sawmill: a permanent structure that is utilized for the sawing of logs into boards. Sawmills may also include kiln drying facilities and milling to plane rough cut lumber.

Self Service Storage Facilities: a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies.

Shopping Center: a commercial facility developed as a mixture of uses, including retail sales, theaters, personal services and eating and drinking places, but planned, constructed, managed or promoted as an integral whole.

Sign: any structure, building, wall, or other outdoor surface, or any device or part thereof, which displays or includes any letter, word, model, banner, flag, pennant, insignia, device, or other representations used for announcement, direction, advertisement or identification. The actual area of any sign shall be measured in square feet and determined by the sum of the geometrically computed area(s) encompassing separate individual letters, words, or graphic elements on the background.

Sign, Business: a sign that directs attention to a business, profession or industry conducted on the premises or to products sold, manufactured or assembled upon the same premises upon which it is displayed.

Sign, Changeable Copy: a sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device and may be changed or re-arranged manually with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

Sign, Electronic: electronic signs are identified by their subtype: electronic changeable copy signs, electronic graphic display signs multi-vision signs, or video display signs.

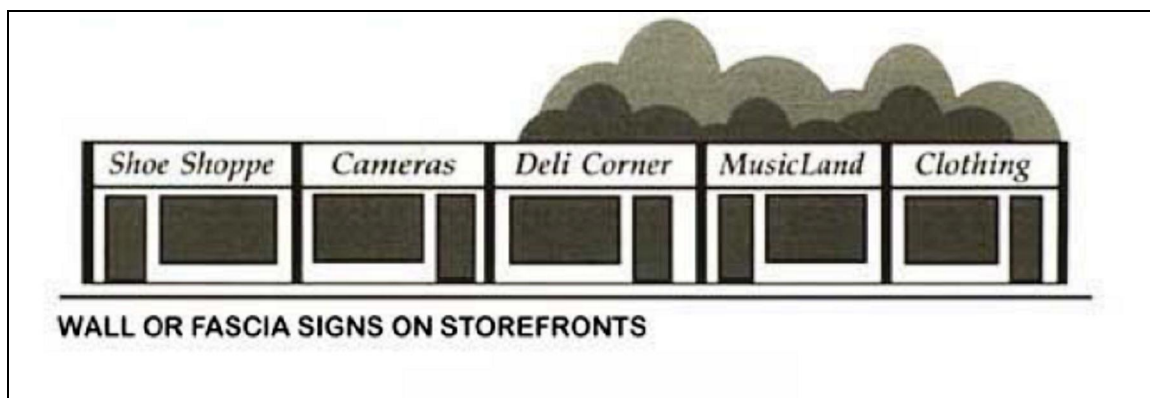
Sign, Electronic Changeable Copy: a sign or portion thereof that displays single color electronic information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of single color light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. Electronic changeable copy signs do not include official or time and temperature signs. Electronic changeable copy signs include projected images or messages with these characteristics onto buildings or other objects.

Sign, Electronic graphic display: a sign or portion thereof that displays multiple color electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

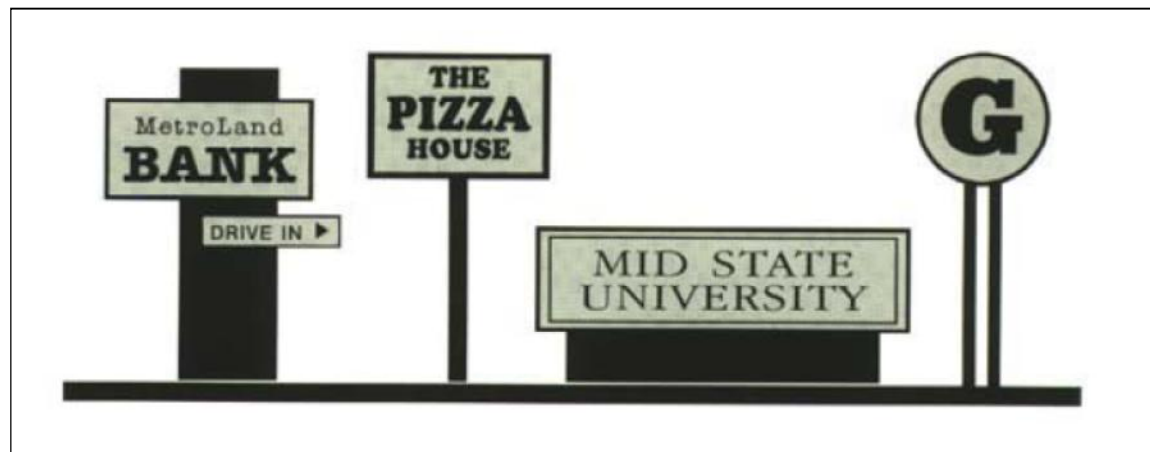
Sign, Multi-vision: any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

Sign, Video display: a sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.

Sign, Façade, fascia, or wall: a sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than eighteen (18) inches from the building or structure wall. Also includes signs affixed to architectural projections that project from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.



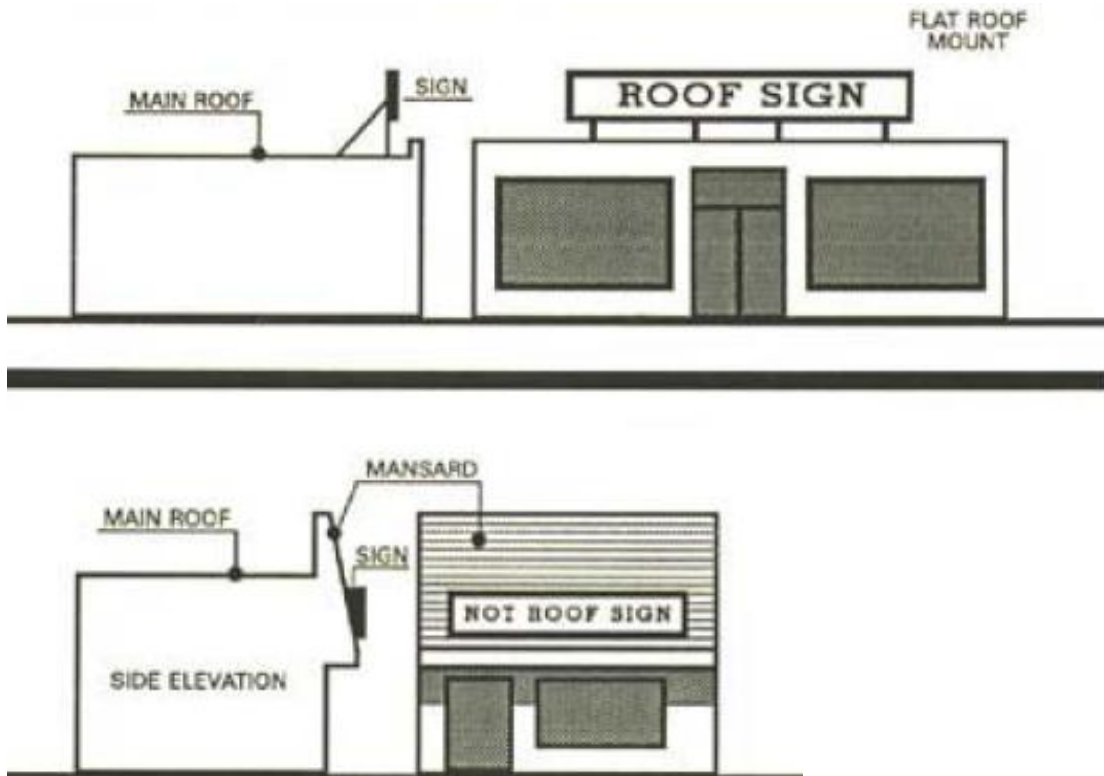
Sign, Freestanding: a sign principally supported by one or more columns, poles, or braces placed in or upon the ground.



Sign, Projecting: a sign other than a Wall Sign that is attached to or projects more than eighteen (18) inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign.



Sign, Roof: a sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs.



Sign, Window: a sign affixed to the surface of a window with its message intended to be visible to exterior environment.

Special Exception: a use permitted in a particular zoning district pursuant to the provisions of Articles VI and IX of the Pennsylvania Municipalities Planning Code (MPC).

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

Supply Yard: a business that stores or maintains stocks of building materials such as block, brick, stone, plastic pipe, culverts, concrete or wood in an outdoor setting for sale to contractors or the general public.

Variance: relief granted pursuant to the provisions of Articles VI and IX of the Pennsylvania Municipalities Planning Code (MPC).

Veterinary Clinic: a facility used for the treatment of domestic animals for pay with health treatment provided by a licensed veterinarian.

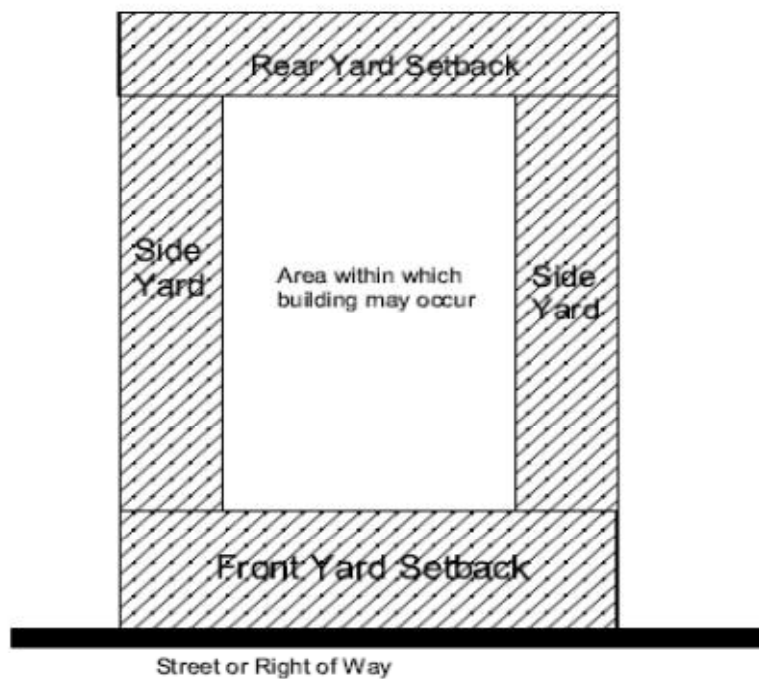
Yard: that portion of a lot that is unoccupied and open to the sky and extends from the lot line or right-of-way to a setback or yard line.

Yard, Front: a setback line from an adjacent right-of-way extending for the full width of the lot. In the case of a flag lot, the front yard is measured from the abutting lot line that intervenes between the flag lot and the adjacent right of way (See Sketch below).

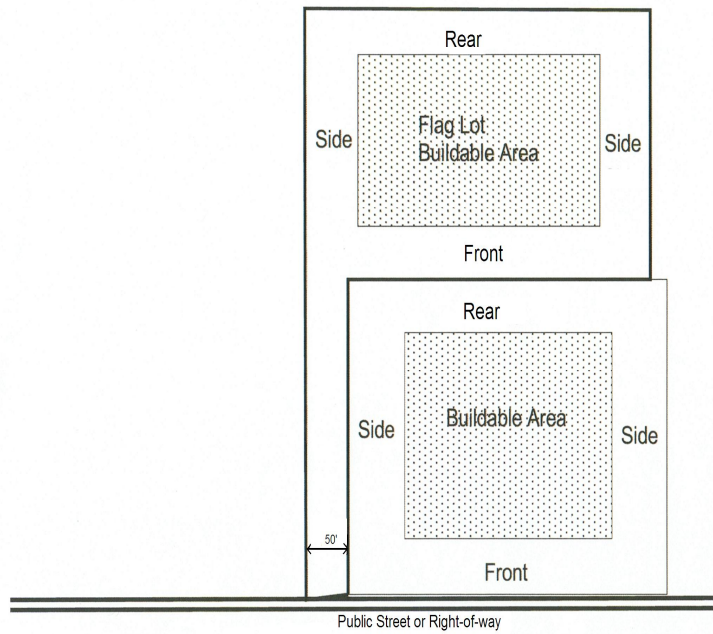
Yard, Rear: a yard between the rear lot line and a line drawn, parallel thereto at such distance as may be specified herein for any zoning district, and extending for the full width of the lot. (See Sketch below).

Yard, Side: an open yard space between each side lot line and parallel thereto extending from the front lot line to the rear lot line (See Sketch below).

Interpretation of Yard Areas for Lots.



Flag lots . Interpretation of Yard Areas for Flag Lots and Lots abutting Flag Lots. Access Lane shall be 50qin width.



Corner Lot . Interpretation of Yard Areas

