

**SADSBURY TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA  
ORDINANCE NO. 204C – 2022**

**AN ORDINANCE OF THE TOWNSHIP OF SADSBURY, CRAWFORD COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 204–2013, KNOWN AS THE SADSBURY TOWNSHIP ZONING ORDINANCE BY AMENDING TABLE 203A ZONING TABLE FOR PERMITTED & CONDITIONAL USES FOR SHORT-TERM RENTALS, OIL AND GAS WELL SITE DEVELOPMENT, OIL AND GAS IMPOUNDMENTS, NATURAL GAS METERING STATION, NATURAL GAS COMPRESSOR STATION, NATURAL GAS PROCESSING PLANT, AND PRINCIPAL SOLAR ENERGY SYSTEMS; AMENDING TABLE 203B – LOT REQUIREMENTS TO ADD REQUIREMENTS FOR MAXIMUM LOT COVERAGE IN ALL ZONING DISTRICT; ADDING SECTION 206 SETTING MINIMUM SQUARE FOOTAGE FOR DWELLING UNITS; DELETING SECTION 319 OIL & GAS DEVELOPMENT IN ITS ENTIRETY; ADDING NEW SECTION 319.1 OIL & GAS DEVELOPMENT; ADDING NEW SECTION 319.2 NATURAL GAS COMPRESSOR STATION OR PROCESSING PLANT; ADDING NEW SECTION 341 PRICIPAL SOLAR ENERGY SYSTEMS; AMENDING ARTICLE 7 DEFINITIONS TO ADD OR REVISE VARIOUS TERMS; ADDING NEW ARTICLE 8 PLANNED RESIDENTIAL DEVELOPMENT.**

**PREMISES**

WHEREAS, the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania authorized by the Municipalities Planning Code and empowered under the constitution and laws of this Commonwealth to regulate zoning and land use within the Township had duly adopted the Sadsbury Township Zoning Ordinance, effective January 1, 2014; and

WHEREAS, the Sadsbury Township Zoning Ordinance provides for the amendment of that Ordinance in Section 505 and outlines the procedures necessary for the purpose of amending the Ordinance; and

WHEREAS, the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania are now desirous to enact numerous amendments to various provisions of the Zoning Ordinance that include amending Table 203A Zoning Table for Permitted and Conditional Uses to delete zoning classification of “Gas and Oil Drilling” and add new zoning classifications for Short-Term Rentals, Oil and Gas Well Site Development, Oil and Gas Impoundments, Natural Gas Metering Station, Natural Gas Compressor Station, Natural Gas Processing Plant, and Principal Solar Energy Systems; amending Table 203B to add Requirements for Maximum Lot Coverage in all zoning district; adding new Section 206 to create a minimum square footage requirement for dwelling units; deleting Section 319 Oil and Gas Drilling in its entirety; adding new Section 319.1 Oil and Gas Development; adding new Section 319.2

Natural Gas Compressor Station or Natural Gas Processing Plant; adding new Section 341 Principal Solar Energy Systems; amending Article 7 Definitions by adding new definitions for Short-Term Rentals, Dwelling Unit, Natural Gas Compressor Station, Natural Gas Metering Station, Natural Gas Processing Plant, Oil & Gas Development, Oil and Gas Impoundments, Oil and Gas Well Site Development, Glare, Principal Solar Energy System, Solar Energy, Solar Panel, Solar-Related Equipment, Planned Residential Development; amending Article 7 Definitions by revising definitions for Family and Recreational Campground; adding new Article 8 Planned Residential Development; and

WHEREAS, the Sadsbury Township Board of Supervisors did, accordance with the requirements of the Municipalities Planning Code and Section 505 of the Sadsbury Township Zoning Ordinance, submit the proposed amendments to the Crawford County Planning Office and Sadsbury Township Planning Commission for review and recommendation; and

WHEREAS, the Sadsbury Township Board of Supervisors did, in accordance with the requirements of the Municipalities Planning Code and Section 505 of the Sadsbury Township Zoning Ordinance, on May 31, 2022, held a duly noticed and advertised public hearing to take public comments on the proposed amendments; and

WHEREAS, the Sadsbury Township Board of Supervisors, having received public comments and recommendations from the Crawford County and Sadsbury Township Planning Commissions, finds the enactment of the proposed amendments of the Sadsbury Township Zoning Ordinance to be in the best interest of the Township and consistent with the Pennsylvania Municipalities Planning Code and laws of the Commonwealth of Pennsylvania.

NOW, THEREFORE, be it ordained and enacted by the Board of Supervisors of Sadsbury Township, it is hereby ordained and enacted as follows:

SECTION 1: Article 2 Table 203A Permitted & Conditional Use is amended by deleting zoning classification of “Gas and Oil Drilling (§319)”.

SECTION 2: Article 2 Table 203A Permitted & Conditional Uses is amended by adding the following zoning classifications:

	Agricultural	Rural Development	Suburban Residential	Lakeside Residential	Lake Area Transitional	Conneaut Corridor	Industrial
Short-Term Rental			P	P	P	P	
Oil and Gas Well Site Development (§319.1)	C	C	C			C	C
Oil and Gas Impoundments (§319.1)	C	C					C
Natural Gas Metering Station	P	P				P	P
Natural Gas Compressor Station (§319.2)	C	C					C
Natural Gas Processing Plant (§319.2)							C
Principal Solar Energy Systems (§319.1)	C						C

SECTION 3: Article 2 Table 203B Lot Requirements is amended by adding a new section designated as Maximum Lot Coverage Requirement with standards as follows:

Minimum Requirements	Agricultural	Rural Development	Suburban Residential	Lake Area Residential	Lake Area Transitional	Conneaut Corridor	Industrial
Maximum lot coverage	20 percent	25 percent	40 percent	50 percent	35 percent building 80 percent impervious area	35 percent building 80 percent impervious area	50 percent

SECTION 4: Article 2 District Regulations is amended by adding a new section designated as Section 206 Minimum Square Footage for Dwelling Units to read as follows:

Section 206 Minimum Square Footage For Dwelling Units:

In order to promote the public health, safety and welfare of occupants residing in residential dwelling structures, the following minimum square footage for human habitation shall be required in all dwelling units:

- A. Single-Family Dwelling. Minimum gross floor area for a single-family dwelling unit, except for a permitted companion dwelling unit, shall be seven-hundred twenty (720) square feet.
- B. All Other Dwellings. Minimum gross floor area for dwelling units in all other dwelling types, including a permitted companion dwelling unit, shall be six-hundred (600) square feet.

SECTION 5: Article 3 Conditional Uses is amended by deleting Section 319 Gas and Oil Drilling, in its entirety.

SECTION 6: Article 3 Conditional Uses is amended by adding a new section designated as Section 319.1 Oil and Gas Development as precisely written and described in Exhibit A.

SECTION 7: Article 3 Conditional Uses is amended by adding a new section designated as Section 319.2 Natural Gas Compressor Station or Natural Gas Processing Plant as precisely written and described in Exhibit B.

SECTION 8: Article 3 Conditional Uses is amended by adding a new section designated as Section 341 Principal Solar Energy Systems as precisely written and described in Exhibit C.

SECTION 9: Article 7 Definitions is amended by adding or revising terms as precisely written and described in Exhibit D.

SECTION 11: Zoning Ordinance is amended by adding a new article designated as Article 8 Planned Residential Development as precisely written and described in Exhibit E.

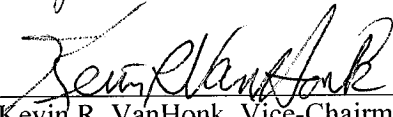
SECTION 12: All other provisions of Ordinance #204-2013 enacted on December 20, 2013 and effective January 1, 2014 and its subsequent amendments enacted by the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania will remain in full force and effect. Any and all provisions which are inconsistent with the terms of this Ordinance are hereby repealed.

SECTION 13: This ordinance shall be effective five days after adoption, and shall remain in full force until modified, amended or rescinded by the Township of Sadsbury, Crawford County, Pennsylvania.

Ordained and enacted on this 12th day of July, 2022.

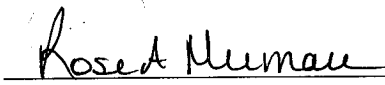
SADSBURY TOWNSHIP  
BOARD OF SUPERVISORS

  
Lyle E. Hoovler, Chairman

  
Kevin R. VanHonk, Vice-Chairman

  
Bonnie B. Smith, Supervisor

ATTEST:

  
Rose A. Mumau  
Secretary/Treasurer

## EXHIBIT A

### SECTION 319.1 Oil and Gas Well Development

Activities, including Oil and Gas Well Site Development and Oil and Gas Impoundments, that are within the definition of Oil and Gas Development shall comply with the following standards and criteria:

- A. Recognizing that the specific location of equipment and facilities is an important integral part of Oil and Gas Development, as a part of the planning process, the Applicant/Operator shall strive to consider location of its temporary and permanent operations, where prudent and possible, so as to minimize interference with Township residents' enjoyment of their property.
- B. Oil and Gas Well Site Development shall only be permitted to be located on property that is a minimum of ten (10) acres or larger. Multiple properties may be combined to meet the ten (10) acre minimum.
- C. Oil and Gas Development shall meet the location restrictions established by applicable Commonwealth laws and regulatory agencies. Oil and Gas Development shall comply with all setback and buffer requirements of the zoning district in which it is located.
- D. Applicant/Operator shall take the necessary safeguards to ensure that the Township roads utilized shall remain free of dirt, mud, and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud, and debris occur.
- E. An arrangement for road bonding requirements, as applicable, shall be presented to the Township.
- F. Applicant/Operator shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and permitted, during periods of anticipated heavy or frequent truck traffic associated with development Applicant/Operator will provide flagmen or other alternative and approved safety mechanism to ensure the safety of children at or near schools or school bus stops and include adequate sign and/or warning measure for truck traffic and vehicular traffic. Applicant/Operator will coordinate its efforts with school districts so as to minimize heavy truck traffic during the hours school buses are picking up or dropping off children.
- G. The access driveway off the public road to the drill site shall be gated at the entrance to prevent illegal access to the drill site.
- H. Applicant/Operator shall agree to work to share information with the Township in the event of well water deterioration or loss of supply.
- I. Fencing shall be provided as follows:
  - 1. For any gas well where the planned surface location of the well will be within 1,000 feet of an occupied residence, commercial business, school, religious institution, or other public building, the Operator shall either install temporary safety fencing at least six (6) feet in height, around the established drilling pad or in lieu of fencing provide at least one (1) security guard 24/7 at all times when drilling or completions equipment is on the Well Site.
  - 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.
- J. Before drilling, First Responders shall have on-site orientation and be provided with adequate awareness information. Upon request from the Township, Applicant/Operator will, prior to drilling of an oil or gas well, make available at its sole cost and expense, an appropriate site orientation for First Responders. Such site orientation shall be made available at least annually during the period when the Applicant/Operator anticipates drilling activities in the Township.
- K. Applicant/Operator shall take the necessary safeguards to ensure appropriate dust control measures are in place.
- L. Except in an emergency, no bullhorns shall be used on-site as a means of communication on the drill site.
- M. Recognizing that adequate and appropriate lighting is essential to the safety of those involved in the development of oil and gas, the Applicant/Operator shall take steps, to the extent practicable, to direct site lighting downward and inward toward the drill site, wellhead, or other area being developed so as to minimize glare on public roads and adjacent buildings within five hundred (500) feet of the drill site, wellhead, or other area being developed.
- N. Prior to initial construction activities in the Township, the Applicant/Operator shall attend a public meeting to present general information about the Applicant/Operator's Development plans in the Township and allow for questions and answers related thereto. The Operator shall notify, in writing, by U.S. Mail, or personal service, owners of real estate within 3000' of contemplated drilling within the Township and the approximate location of the proposed Well Site, the date time and location of the meeting, at least once not more than 30 days and not less than seven (7) days in advance of the meeting. If requested by the Township, and if drilling activities continue for more than twelve (12) months, the Operator shall attend additional meetings and present information, but shall not be required to do so more often than annually, unless additional Well Sites not previously discussed at a public meeting are proposed.

*Note: The public meeting in the above provision would be "informal" for Informational purposes only. It would take place in addition to and be different from a hearing required for a conditional use application. A hearing would be "formal" for the purpose of taking testimony and evidence which would be the basis for a decision to approve or deny the conditional use application.*

- O. Prior to the commencement of drilling activities, no construction activities involving the alteration to, or repair work on any access road or well site shall be performed during the hours of 10:00 p.m. to 6:00 a.m. All work-over operations performing major maintenance or remedial treatments on an oil or gas well shall be restricted to the hours of 6:00 a.m. to 10:00 p.m., except in the event of an emergency, as reasonably determined by the Operator.
- P. Applicant/Operator shall take the following steps to minimize, to the extent possible, noise resulting from the Oil and Gas Well Site Development.
  1. Prior to drilling of an oil or gas well the Applicant/Operator 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/Operator 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.

2. The Applicant/Operator shall provide the Township documentation of the established ambient noise level prior to starting oil or gas drilling and/or production operations.
  3. 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 (1) by more than:
    - a. 5 decibels during drilling activities,
    - b. 10 decibels during hydraulic fracturing operations.
  4. 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.
  5. 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/Operator and the township.
  6. Complaints received by the Township shall be addressed by the Applicant/Operator within 24 hours following receipt of notification by Sadsbury Township. The Applicant/Operator shall monitor noise levels and report the findings to the Township, and shall mitigate the problem to the allowable level if the noise level exceeds the allowable rate.
- Q. The Township reserves the right to review and approve all temporary housing arrangements for employees of Operator and any subcontractors working on the Well Site during the duration of drilling operations. If approved the Applicant/Operator will be required to pay a fee in accordance with that provided for in the Township Fee Schedule.

## EXHIBIT B

### Section 319.2 Natural Gas Compressor Station or Natural Gas Processing Plant

- A. Natural Gas Compressor Station or Natural Gas Processing Plant shall meet the location restrictions established by the Commonwealth, its regulatory agencies and relevant local, State or Federal statutes or regulations. Natural Gas Compressor or Natural Gas Processing Plant shall comply with all setback and buffer requirements of the zoning district in which it is located.
- B. No Natural Gas Compressor Station or Natural Gas Processing Plant shall be located closer than 1,000 feet from an existing dwelling, library, school, or place of worship.
- C. Applicant/Operator shall take the necessary safeguards to ensure that the paved Township roads utilized shall remain free of dirt, mud, and debris resulting from development activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur.
- D. Applicant/Operator shall take necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and permitted, during periods of anticipated heavy or frequent truck traffic associated with development, Applicant/Operator will provide flagmen or other alternative and approved safety mechanism to ensure the safety of children at or near schools or school bus stops and include adequate sign and/or warning measure for truck traffic and vehicular traffic. Applicant/Operator will coordinate its efforts with school districts so as to minimize heavy truck traffic during the hours school buses are picking up or dropping off children.
- E. The access driveway off the public road to the Natural Gas Compressor Station or Natural Gas Processing Plant site shall be gated at the entrance to prevent illegal access.
- F. Fencing of at least six (6) feet in height shall be installed around all Natural Gas Compressor Stations and Natural Gas Processing Plants.
- G. Applicant/Operator shall take the necessary safeguards to ensure appropriate dust control measures are in place.
- H. Direct site lighting downward and inward toward the Natural Gas Compressor Station or Natural Gas Processing Plant so as to minimize glare on public roads and adjacent buildings within five hundred (500) feet of the facility.
- I. Unless otherwise approved by adjacent property owners, no construction activities of Natural Gas Compressor Stations or Natural Gas Processing Plants shall be performed during the hours of 10:00 p.m. to 6:00 a.m.
- J. Except where the facility is located in an Industrial zoning district, noise from Natural Gas Compressor Stations shall not exceed 55 decibels at any point on or beyond the property boundary.



## EXHIBIT C

### Section 341 Principal Solar Energy Systems

Principal solar energy systems shall comply with the following standards and criteria.

- A. The principal solar energy systems' (PSES) layout, design and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the Pennsylvania Uniform Construction Code as enforced by Sadsbury Township and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the application.
- B. Prior to initial construction activities in the Township, the Applicant/Operator shall attend a public meeting to present general information about the Applicant/Operator's proposed PSES and allow for questions and answers related thereto. The Applicant/Operator shall notify, in writing, by U.S. Mail, or personal service, owners of real estate within 1500' of the boundary of the site of the proposed PSES, the date time and location of the meeting, at least once not more than 30 days and not less than seven (7) days in advance of the meeting.

*Note: The public meeting in the above provision would be "informal" for informational purposes only. It would take place in addition to and be different from a hearing required for a conditional use application. A hearing would be "formal" for the purpose of taking testimony and evidence which would be the basis for a decision to approve or deny the conditional use application.*

- C. Upon request from the Township, Applicant/Operator will, prior to completion of the PSES, make available at its sole cost and expense an appropriate site orientation for First Responders.
- D. Power and communication lines and pipes running between banks of solar panels and to nearby electric substations or interconnections with buildings shall be buried underground.
- E. The owner of a PSES shall provide the Township written confirmation that the public utility company to which the PSES will be connected has been informed of the customer's intent to install a grid-connected system and approved of such connection.
- F. No portion of the PSES shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the PSES, provided they comply with the prevailing sign regulations.
- G. Glare.
  - 1. All PSES shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.
  - 2. The applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.
- H. Noise from a PSES shall not exceed 55 dBA at the nearest property line. The applicant shall provide technical support documentation indicating the noise standard will be achieved.
- I. No trees or other landscaping otherwise required by the municipal ordinances or attached as a condition of approval of any plan, application, or permit may be removed for the installation or operation of a PSES.
- J. The PSES owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project

and provide this number and name to the Township. The PSES owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints.

K. Decommissioning.

1. The PSES owner is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of 12 continuous months.
2. The PSES owner shall then have 12 months in which to dismantle and remove the PSES, including all solar-related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the owner fails to dismantle and/or remove the PSES within the established time frame, the municipality may complete the decommissioning at the owner's expense.
3. The owner shall provide financial security for decommissioning costs as follows: An independent and certified professional engineer shall be retained by the facility owner or operator to estimate the total cost of decommissioning without regard to salvage value of the equipment ("Decommissioning Costs") and the cost of decommissioning net salvage value of the equipment ("Net Decommissioning Costs"). Said estimates shall be submitted to the municipality after the first year of operation and every fifth year thereafter. The facility owner or operator shall post and maintain decommissioning funds in an amount equal to net decommissioning costs provided that at no point shall decommissioning funds be less than 25% of decommissioning costs. The decommissioning funds shall be posted and maintained with a bonding company or federal or Commonwealth chartered lending institution chosen by the facility owner or operator and participating landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct such business within the Commonwealth and is approved by the Township. Decommissioning funds may be in the form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assistance as may be acceptable to the Township.
4. If a ground-mounted PSES is removed, any earth disturbance resulting from the removal must be graded and reseeded.

L. Prior to the issuance of a zoning permit, PSES applicants must acknowledge in writing that the issuing of said permit shall not and does not create in the property owner, its, his, her or their successors and assigns in title or create in the property itself:

1. The right to remain free of shadows and/or obstructions to solar energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or
2. The right to prohibit the development on or growth of any trees or vegetation on such property.

M. Permit requirements.

1. PSES shall comply with the Township subdivision and land development requirements. The installation of PSES shall follow all applicable permit requirements, codes, and regulations.
2. The PSES owner and/or operator shall repair, maintain and replace the PSES and related solar equipment during the term of the permit in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

N. Minimum lot size is three acres.

O. Minimum setback from all property lines is 30 feet.

- P. Ground-mounted PSES shall not exceed 20 feet in height.
- Q. PSES mounted on the roof or wall of any building shall be subject to the maximum height regulations of the principal structure.
- R. PSES shall include installation and establishment of perennial ground cover, which may include grasses, wildflowers, and pollinators, planted under the panels, between arrays, and in setback or buffer areas. The Applicant/Operator shall submit and, upon approval, follow a plan for regular maintenance of ground cover vegetation.
- S. Ground-mounted PSES shall be screened from adjoining residential uses to the standards found in Section 417 of this Zoning Ordinance.
- T. PSES shall comply with the Township's Stormwater Management Ordinance.
- U. Ground-mounted PSES shall not be placed within any legal easement or right-of-way location or be placed within any stormwater conveyance system or in any other manner that would alter or impede stormwater runoff from collecting in a constructed stormwater conveyance system.
- V. Security.
  - 1. All ground-mounted PSES shall be completely enclosed by a minimum six-foot-high fence with a self-locking gate.
  - 2. A clearly visible warning sign shall be placed at the base of all pad-mounted transformers and substations and on the fence surrounding the PSES informing individuals of potential voltage hazards.
- W. Access.
  - 1. At a minimum, a twenty-five-foot-wide access road must be provided from a state or township roadway into the site.
  - 2. At a minimum, a twenty-foot-wide cartway shall be provided between the solar arrays to allow access for maintenance vehicles and emergency management vehicles, including fire apparatus and emergency vehicles. Cartway width is the distance between the bottom edge of a solar panel to the top edge of the solar panel directly across from it.
- X. The ground-mounted PSES shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority. Site lighting shall be directed downward and shielded so as to avoid glare on public roads and adjacent properties.
- Y. For roof- and wall-mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and that the roof or wall is capable of holding the load imposed on the structure.

## **EXHIBIT D**

### **ARTICLE 7 DEFINITIONS**

**Dwelling Unit**: one or more rooms, occupied or intended for occupancy, as separate living quarters by a single family maintaining a household, the members of which have unrestricted access to all other parts thereof, with cooking, sleeping, and sanitary facilities provided therein, for the exclusive use of that single family.

**Family**: a number of individuals living and cooking together as a single housekeeping unit, which may include one person; two or more persons related by blood, marriage, legal 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.

**Recreational Campground**: an area or tract of land on which accommodations for transient occupancy are located or may be placed, including cabins, tents, and recreational vehicles. This excludes hotels, motels, hostels and similar lodging entities.

**Short-Term Rental**: any dwelling unit or part thereof owned or managed by a person, firm or corporation which is used for overnight lodging and rented or leased for periods of less than 30 consecutive days.

**Natural Gas Compressor Station**: a facility designed and constructed to compress natural gas that originates from an Oil and Gas well or collection of such wells operating as a midstream facility for delivery of Oil and Gas to a transmission pipeline, distribution pipeline, Natural Gas Processing Plant, or underground storage field, including one or more natural gas compressors, associated buildings, pipes, valves, tanks and other equipment.

**Natural Gas Metering Station**: a facility that provides for an interconnection between natural gas transmission pipelines including equipment for the filtration, measurement, pressure management and control of natural gas flows, communication, access and associated activities, but does not involve any engines or other equipment for the compression (i.e., increasing of pressure) of natural gas.

**Natural Gas Processing Plant**: a facility that is not a natural gas compressor station that is designed and constructed to remove materials such as ethane, propane, butane, and other constituents or similar substances from natural gas to allow such natural gas to be of such quality as is required or appropriate for transmission or distribution to commercial markets but not including facilities or equipment that are/is designed and constructed primarily to remove water, water vapor, oil or naturally occurring liquids from natural gas, which includes "Dew Point Control facilities."

**Oil and Gas Development**: the term includes well site preparation, construction, drilling, re-drilling, hydraulic fracturing, and/or site restoration associated with an oil or gas well of any depth; water and other fluid storage, impoundment, and transportation used for such activities; the installation and use of all associated equipment, including tanks, meters, and other equipment and structures whether permanent or temporary; and the site preparation, construction, installation, maintenance, and repair of oil and gas pipelines and associated equipment and other equipment and activities associated with the exploration for, production of, and transportation of oil and gas. This definition does not include Natural Gas Compressor Stations and Natural Gas Processing Plants as defined herein.

**Oil and Gas Impoundments**: water and other fluid storage or impoundment areas used exclusively for oil and gas operations. This definition does not include temporary water or fluid storage operations of a duration of less than six (6) months.

**Oil and Gas Well Site Development**: the term includes the following: well location assessment, including seismic operations, well site preparation, construction, drilling, temporary water or fluid storage operations of a duration of less than six (6) months, hydraulic fracturing and site restoration associated with an oil and gas well of any depth.

Glare: the effect produced by light with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Principal Solar Energy System: an area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one or more freestanding, ground- or roof-mounted solar collector devices, solar-related equipment and other accessory structures and buildings, including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

Solar Energy: radiant energy (direct, diffuse and/or reflective) received from the sun.

Solar Panel: that part or portion of a solar energy system containing one or more receptive cells or modules, the purpose of which is to convert solar energy for use in space heating or cooling, for water heating and/or for electricity.

Solar-Related Equipment: items, including a solar photovoltaic cell, module, panel, or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy.

- A. Solar Array: a grouping of multiple solar modules with the purpose of harvesting solar energy.
- B. Solar Cell: the smallest basic solar electric device which generates electricity when exposed to light.
- C. Solar Module: a grouping of solar cells with the purpose of harvesting solar energy.

Planned Residential Development: an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

## **EXHIBIT E**

### **ARTICLE 8 PLANNED RESIDENTIAL DEVELOPMENT**

#### **Section 801 Purpose**

This article provides for planned residential developments in order to accomplish the following purposes:

- A. Encourage better planning and integration of larger-scale development.
- B. Encourage the creation of innovative developments that provide a greater variety in housing type, design, and layout with a complimentary mix of nonresidential buildings and uses.
- C. Better conserve and incorporate open space and natural areas into the development.
- D. Provide a flexible alternative to conventional development under traditional zoning regulations.
- E. Promote developments where harmonious physical, visual, and spatial characteristics are established through the consistent use of site design elements.
- F. Promote developments that are identifiable in the landscape and an asset to the township.
- G. Create neighborhoods with vitality and value that remain strong into the future.

#### **Section 802 Applicability**

- A. Authority. The Board of Supervisors shall consider and decide requests for planned residential development in accordance with the provisions and procedures of this article.
- B. Relationship to Other Regulations. Where there is a conflict between the provisions of this article and the other articles of this ordinance, or between the provisions of this article and the Sadsbury Township Subdivision and Land Development Ordinance, the provisions of this article shall prevail. Where there is no conflict of provisions, all provisions of the Sadsbury Township Subdivision and Land Development Ordinance, which are not specifically modified by the Board of Supervisors in approving a planned residential development, shall apply to any planned residential development.

#### **Section 803 Zoning Districts and Permitted Uses**

- A. Planned residential developments shall be permitted in the following zoning districts:
  1. SR Suburban Residential
  2. LT Lake Area Transitional
  3. CC Conneaut Corridor
- B. Planned residential developments may include the following permitted uses:
  1. All dwelling types and uses normally accessory thereto
  2. Recreation uses serving the development
  3. Commercial uses including retail shops, restaurants, offices, recreation facilities, hotels, marinas, and similar uses, provided such uses are ancillary to the residential uses in the planned residential development and deemed by the Township to be appropriate for incorporation into the design of the planned residential development
  4. Facilities necessary for providing public utilities to the development

#### **Section 804 Standards and Conditions**

The developer of a planned residential development shall be permitted to creatively employ design of dwellings, site relationships, land parcelization, and the latest in building technology, and not be strictly bound to the lot, area, bulk, and design standards of the zoning district in which it is located, to create a planned residential development achieving the purposes of this article, provided, however, that such designs must meet nationally recognized standards for health and safety and the following standards:

- A. Size. Planned residential developments shall have a minimum size of 3 contiguous acres.

- B. Density. The maximum residential density shall be 6 dwelling units per gross acre of residential land use.
- C. Ownership. Throughout the planning and approval process, land to be developed under the provisions of this article shall be in single ownership, or in the case of multiple ownership, satisfactory evidence shall be presented indicating that the development will have a single, responsible administrative organization which acts for the multiple ownership. Upon approval of the development, dwellings may be sold in fee simple or through a cooperative or condominium arrangement; or dwellings may be managed as rental properties. In any event a satisfactory structure shall be established by the developer to maintain common areas designated in the development plan and improvements and utilities that are not accepted for public maintenance.
- D. Performance requirements. The development plan shall indicate how adequate privacy, light, air, and protection from noise shall be achieved through building design, street layout, screening, plantings, and the special siting of buildings.
- E. The developer shall make satisfactory provision for community improvements necessary to the proper functioning of the planned residential development. These include, but are not limited to, survey and boundary monuments, streets, street signs, water supply, sewage disposal, stormwater management, and open space improvements. All such improvements must meet planning, design, and construction standards, including requirements for financial guarantee for installation, of the Sadsbury Township Subdivision and Land Development Ordinance.
- F. Common open space. A minimum of 20% of the net acreage shall be reserved for common open space. Where phased development is utilized, at no time shall the total area of dedicated open space be less than 20% of the area of the project approved for development. Where areas of common open space are proposed for improvements, they shall be improved by the developer. Unless the Township agrees to public dedication of the open space and to its maintenance, the developer shall formulate an acceptable method for maintaining this land and improvements.

**Section 805 Application, Review, and Approval Procedure**

An application for and review and approval of a planned residential development shall be governed by and follow the procedures set forth herein and of Article VII of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10701 et seq. The application for and tentative and final approval of a development plan for a planned residential development prescribed in this article shall be in lieu of all other procedures or approvals, otherwise required pursuant to this ordinance and the Sadsbury Township Subdivision and Land Development Ordinance.

**Section 806 Pre-Application Conference**

Before submission of an application for tentative approval, the developer is strongly encouraged to have a pre-application conference with the Zoning Officer and members of the Planning Commission and the Board of Supervisors. The intent of this step is for the participants to exchange information about the proposed development, timing, applicable requirements, and application and review procedures before the developer incurs substantial expense preparing an application for tentative approval. A pre-application conference shall be scheduled with the Zoning Officer.

**Section 807 Tentative Approval**

Applications for tentative approval of a planned residential development shall be filed with the Zoning Officer. The Zoning Officer shall not accept for filing any application which is incomplete or which fails to comply with the submission requirements of this article.

- A. Application requirements. A development plan containing the following items of information shall be submitted in an application for tentative approval. Additional information may be submitted where appropriate. Development plans shall be prepared by registered professionals authorized to prepare plats in accord with Section 503 of the Pennsylvania Municipalities Planning Code.

1. The location, size and topography of the site and the nature of the landowner's interest in the land proposed to be developed;
2. The density of land use to be allocated to parts of the site to be developed;
3. The location and size of the common open space and the form of organization proposed to own and maintain the common open space;
4. The use and the approximate height, bulk and location of buildings and other structures;
5. The feasibility of proposals for water supply and the disposition of sanitary waste and storm water;
6. The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements or grants for public utilities;
7. The provisions for parking of vehicles and the location and width of proposed streets and public ways;
8. The required modifications in the municipal land use regulations otherwise applicable to the subject property;
9. The feasibility of proposals for energy conservation and the effective utilization of renewable energy sources;
10. In the case of development plans which call for development over a period of years, a schedule showing the proposed times within which applications for final approval of all sections of the planned residential development are intended to be filed and this schedule must be updated annually, on the anniversary of its approval, until the development is completed and accepted; and
11. A written statement by the landowner setting forth the reasons why, in his opinion, a planned residential development would be in the public interest and would be consistent with the comprehensive plan for the development of the municipality.

**B. Review process.**

1. Within 60 days after the filing of an application for tentative approval, the Board of Supervisors shall hold a public hearing on said application pursuant to public notice as defined in this ordinance. The Board of Supervisors may continue the public hearing provided subsequent public hearing or hearings shall be concluded within 60 days of the first public hearing.
2. At least 30 days before the public hearing the Township shall forward a copy of the application to the Township Planning Commission which shall review the application at a regular or special meeting and make recommendations to the Board of Supervisors.
3. At least 30 days before the public hearing the Township shall forward a copy of the application to the Crawford County Planning Agency for review and comments.
4. Within 60 days following the conclusion of the public hearing or within 180 days of the date of the filing of the application, whichever occurs first, the Board of Supervisors shall, by official written communication to the applicant, either:
  - a. Grant tentative approval of the application as submitted;
  - b. Grant tentative approval subject to specified conditions; or
  - c. Deny the tentative approval.

The written communication shall include findings of fact related to the application, reasons for the grant or denial, and particularly in what respects the development plan would or would not be in the public interest. The written communication shall be certified by the Township Secretary, filed in the Secretary's office, and a certified copy shall be mailed to the applicant.

**Section 808 Status of Plan After Tentative Approval**

- A. Where tentative approval has been granted, it shall be deemed an amendment to the zoning map, effective upon final approval, and shall be noted on the zoning map.
- B. Tentative approval shall not qualify a plat of the planned residential development for recording nor authorize development or the issuance of any building permits.



- C. In the event a development plan has been given tentative approval and prior to final approval the landowner notifies the Board of Supervisors in writing that it elects to abandon the development plan or the landowner fails to file application for final approval within the required time period, the tentative approval shall be deemed revoked.

## **Section 809 Final Approval**

Within six (6) months after the date of tentative approval of a planned residential development, the developer shall submit full, complete, and detailed final plans to the Zoning Officer for final approval. The Board of Supervisors may grant an extension of time upon written request by the developer and reasonable cause being shown. The Zoning Officer shall not accept for filing any application which is incomplete or which fails to comply with the submission requirements of this article.

- A. Application requirements. The following items of information shall be submitted in an application for final approval. Additional information may be submitted where appropriate. Development plans shall be prepared by registered professionals authorized to prepare plats in accord with Section 503 of the Pennsylvania Municipalities Planning Code.
  - 1. A site plan legibly prepared on paper at a scale not smaller than one hundred feet to one inch showing boundaries (distances, bearing, and monumentation), streets, walkways, parking areas, all buildings and uses of land, and common open space. Certification statements as required by the Township shall be fixed on the site plan.
  - 2. Engineering plans detailing the construction of the improvements specified in Section 804 and as proposed and approved in the development plan given tentative approval.
  - 3. All supporting material including information submitted for tentative approval including but not limited to plans, maps, sketches, elevations, cross sections, reports, and narrative.
  - 4. Evidence of approvals by appropriate public authorities or agencies where applicable.
  - 5. Evidence of the organizational structure of a homeowners' association where this form of management will be used to maintain common open space and other such private systems.
  
- B. Review process
  - 1. The Zoning Officer shall forward a copy of the application to the Township Planning Commission for review and recommendations.
  - 2. Within 45 days from the date of the regular meeting of the Board of Supervisors next following the date the application is filed, or within 75 days from the date the application is filed if the next regular meeting is more than 30 days following the filing of the application, the Board of Supervisors shall grant final approval of the development plan.
  - 3. In the event the development plan as submitted for final approval contains variations from the development plan given tentative approval, the Board of Supervisors may refuse to grant final approval and shall so notify the applicant in writing within the time frames specified in paragraph 2. above. Said notice shall set forth the reasons why one or more of the variations are not in the public interest.
  - 4. In the event of refusal of final approval, the applicant may either:
    - a. Refile the application for final approval without the objected variations; or
    - b. File a written request for a public hearing on the application for final approval.
  - 5. The applicant must take either such alternate action within six (6) months after the date of tentative approval or, if 6 months have passed at the time the applicant was notified of refusal of final approval, within 30 additional days of said notice. If the applicant shall fail to take either alternate action within said time, the development plan shall be deemed abandoned and the tentative approval revoked.
  - 6. If a public hearing is requested, the Board of Supervisors shall hold it within 30 days after the request is made by the applicant, and the public hearing shall be conducted in the manner appropriate for an application for tentative approval. Within 30 days after the conclusion of the public hearing, the Board of Supervisors by official written communication either grant or deny final approval of the development plan. The grant or denial shall be in the form and contain the findings required for an application for tentative approval.

### **Section 810 Recording of Final Plan**

- A. The original plan drawing(s), or reproducible and equivalent quality copies thereof, shall be delivered to and possessed by the Board of Supervisors before action on final approval. Upon approval, the development plan or any part thereof shall be so certified by the Board of Supervisors and recorded by the Zoning Officer at the applicant's expense in the office of the Crawford County Recorder of Deeds.
- B. No zoning permits for structures or uses shall be issued until the final development plan has been approved and recorded.

### **Section 811 Planned Residential Development Involving a Subdivision**

Where a subdivision is involved in a planned residential development it shall be processed as required in the Sadsbury Township Subdivision and Land Development Ordinance and shall be given its final approval and recorded concurrent with the final approval for the planned residential development.

### **Section 812 Status of Final Approval**

- A. Upon approval and recording of the final development plan, zoning and subdivision regulations otherwise applicable to the land included in the plan shall cease to apply thereto.
- B. Major revisions to the development plan given final approval, such as changes in land use, streets, major changes in the common open space systems, and major changes in building locations, shall be considered as amendments to the development plan and shall be processed as set forth in Sections 807, 809, and 810 of this ordinance. All other changes to the development plan shall be submitted to the Board of Supervisors and, with the Board of Supervisors' concurrence that such changes are minor in nature, shall be filed in the Township records as normal changes occurring through the "dynamics of living." All changes submitted to the Township shall be delineated graphically on plans with accompanying text as needed.
- C. In the event that a development plan, or a section thereof, is given final approval and thereafter the landowner shall abandon such plan or the section thereof that has been finally approved, and shall so notify the approving body in writing; or, in the event the landowner shall fail to commence and carry out the planned residential development within five years in accordance with the time provisions stated in Section 508 of the Pennsylvania Municipalities Planning Code after final approval has been granted, no development or further development shall take place on the property included in the development plan until after the said property is reclassified by enactment of an amendment to the municipal zoning ordinance or a new or revised tentative development plan and final plan are submitted and approved under the procedures set forth in this article.

### **Section 813 Enforcement**

All enforcement procedures under this section shall be consistent with Section 712.2 of the Pennsylvania Municipalities Planning Code and Section 504 of this ordinance.