

Article 6: Supplemental Land Use and Development Requirements

Section 601: Statement of Intent

- (A) The intent of Article 6 of this Joint Zoning Ordinance is to provide supplemental controls and regulations for particular uses that are permitted by right, special exception or conditional use, as specified under the various Zoning Districts established in this Joint Zoning Ordinance.
- (B) Unless otherwise specified, all uses shall comply with the provisions of the underlying Zoning District as well as those standards contained under Article 6 of this Joint Zoning Ordinance.
- (C) Should a discrepancy occur between the requirements specified under Article 6 and the other provisions of this Joint Zoning Ordinance, the more restrictive standards and specifications shall apply.
- (D) For the uses permitted by right, the standards specified under Article 6 shall be satisfied as part of a subdivision plan, land development plan and/or zoning permit. The applicant shall be required to demonstrate compliance with these standards and must furnish whatever evidence is necessary to demonstrate such compliance.
- (E) For uses permitted by special exception or conditional use, the standards specified under Article 6 shall be satisfied as part of the special exception application or conditional use application. The municipality with jurisdiction may defer certain requirements to be satisfied as part of a subdivision plan, land development plan and/or zoning permit. The applicant shall be required to demonstrate compliance with these standards and must furnish whatever evidence is necessary to demonstrate such compliance.
- (F) The regulations established under Article 6 of this Joint Zoning Ordinance shall be subject to the interpretation of the appointed Zoning Officer with municipal jurisdiction. Should a dispute arise concerning the interpretation of these supplementary regulations, the person aggrieved by the interpretation may file an appeal with the Zoning Hearing Board with municipal jurisdiction.

Section 602: Adaptive Reuse and Redevelopment

- (A) Adaptive reuse and redevelopment shall be permitted by conditional use within the Carsonia Avenue Overlay District, Historic Overlay District, Perkiomen Avenue Overlay District and Spook Land Overlay District.
- (B) The purpose and objectives for adaptive reuse and redevelopment are outlined as follows:
 - (1) To preserve the integrity, cultural heritage and community interest of existing historic building and structures while permitting other uses that may continue to implement the planning goals and objectives of the Historic Overlay District.
 - (2) To permit the planned reuse, division and/or redevelopment of existing non-residential buildings, structures and land areas within the Carsonia Avenue Overlay District, Historic Overlay District, Perkiomen Avenue Overlay District and the Spook Lane Overlay District, subject to specific design criteria, procedural requirements and land development standards.
 - (3) To provide incentives to occupy vacant historic and/or non-residential building or structures.
 - (4) To pursue economic development targets that will build upon the existing commercial base.
 - (5) To implement the recommendations concerning land use planning and economic development, as outlined within the Joint Comprehensive Plan for The municipality with jurisdiction.
- (C) Historic structures, buildings and/or uses seeking to utilize the adaptive reuse and redevelopment provisions contained under Section 602 of this Joint Zoning Ordinance shall also be subject to the provisions contained under Section 504 of this Joint Zoning Ordinance. All such adaptive reuse and redevelopment applications shall be permitted by conditional use, which shall be subject to the provisions and permitted land uses that are further specified under Section 504 of this Joint Zoning Ordinance.

- (D) The provisions for adaptive reuse and redevelopment, as specified under this section of the Joint Zoning Ordinance shall apply to non-residential uses, buildings and land areas within the Carsonia Avenue Overlay District, Historic Overlay District, Perkiomen Avenue Overlay District and the Spook Land Overlay District, which have been abandoned, unoccupied or not utilized for a period of (1) year or more. Unless otherwise specified by this Joint Zoning Ordinance, all adaptive reuse and redevelopment applications shall be permitted by conditional use and subject to the land use and development requirements specified by this Joint Zoning Ordinance.
- (E) The following provisions shall apply to any proposed non-residential use, which is intended to convert and occupy an abandoned building under the provisions of adaptive reuse and redevelopment:
- (1) The existing building may be expanded to accommodate the new permitted use provided it conforms to all dimensional requirements of the underlying zoning district or as specified by the overlay district.
 - (2) Where the existing building is considered nonconforming based upon its lot area, height or building coverage, the existing building may be enlarged by no more than twenty (20) percent, provided that the expansion is completed within five (5) years from the date of the initial occupancy permit.
 - (3) Where the existing building is considered nonconforming based upon its proximity to property lines, the existing building may be enlarged by no more than twenty (20) percent, provided that the expansion does not further violate the yard requirement of the underlying zoning district and that expansion is completed within five (5) years from the date of the initial occupancy permit.
 - (4) Where the existing building is considered nonconforming based upon lot coverage, the existing building may be enlarged by no more than twenty (20) percent, provided that the expansion is conducted on other impervious surfaces and that the expansion is completed within five (5) years from the date of the initial occupancy permit.
 - (5) The total number of off-street parking and loading spaces for each use may be reduced by no more than thirty (30) percent of the minimum requirements of this Joint Zoning Ordinance, provided that the applicant demonstrates that the total number of proposed off-street parking and loading spaces can safely and efficiently accommodate the employees and patrons on the largest shift.
- (F) If the conditional use application is approved by the governing body with municipal jurisdiction, the landowner shall submit a zoning permit application for the proposed use and land development activity.
- (G) All projects considering adaptive reuse and redevelopment, which involve the division of any parcels of land or internal building space, shall be subject to all pertinent subdivision requirements, as specified under the Subdivision and Land Development Ordinance. The perimeter of all subdivided parcels of land shall be accurately described by bearings and distances.
- (H) If required by the municipality with jurisdiction, land development plan and/or stormwater management plan shall be prepared and submitted for review and consideration.
- (I) If required by the municipality with jurisdiction, a traffic impact study and/or environmental impact assessment study shall be prepared and submitted for review and consideration.
- (J) All commonly owned land uses, buildings or subcomponents of building areas considering adaptive reuse and redevelopment shall be required to have separate sanitary sewer connections, water supply connections, and all other utilities servicing the property. All utility connections shall be installed in accordance with all specifications adopted by the municipality with jurisdiction and the public utility company providing service to the use.
- (K) All uses shall be designed to minimize and reduce light, noise and air emissions onto adjacent properties. Where feasible, buffer yards and landscaping enhancements should be established around the perimeter of the property.
- (L) All uses shall comply with the minimum building code requirements, as specified by the municipality with jurisdiction and Commonwealth of Pennsylvania. Prior to the issuance of a Use and Occupancy Permit for the proposed use, the applicant shall provide evidence to the municipality with jurisdiction that all plans and permits have been approved by all pertinent local, state and federal agencies.

Section 603: Age-Qualified Retirement Community

- (A) The purpose of this section is to provide development standards for age-qualified retirement communities, containing townhouses, apartments and condominium units. The objectives of these provisions are outlined as follows:
- (1) To provide an optional approach for senior housing and community development with provisions to permit more efficient utilization of land and of community facilities and services.
 - (2) To encourage innovative residential land development that will conserve open space and protect environmentally sensitive areas.
 - (3) To efficiently utilize the remaining undeveloped land area within the municipality with jurisdiction, while providing additional housing opportunities for persons over fifty-five (55) years of age.
 - (4) To implement the recommendations concerning natural features, development, utilities, transportation, housing and land use, as outlined within the Joint Comprehensive Plan.
- (B) Age-qualified retirement communities, as further defined under Article 2 of this Joint Zoning Ordinance, are permitted as follows:
- (1) Age-qualified retirement communities shall be permitted by right within the R-3, R-4 and C-1 Zoning Districts.
 - (2) Age-qualified retirement communities shall be permitted by conditional use within the Spook Lane Overlay District.
- (C) Age-qualified retirements shall be developed, organized and operated in accordance with all state and federal laws relative to the housing of persons over fifty-five (55) years of age. All such developments shall be required to incorporate deed restrictions as part of a homeowners association or similar legal document to ensure that the age-qualified retirement community is securely managed. All such deed restrictions shall be considered by the municipality with jurisdiction and recorded with the approved land development plan.
- (D) Age-qualified retirement communities shall be designed in accordance with the following general design and eligibility requirements:
- (1) The minimum amount of land required for an age-qualified retirement community shall be as follows:
 - (a) A minimum of two (2) contiguous acres of land shall be required for an age-qualified retirement community within the R-3, R-4 and C-1 Zoning Districts.
 - (b) A minimum of five (5) contiguous acres of land shall be required for an age-qualified retirement community within the Spook Land Overlay District.
 - (c) Contiguous land area shall be the total land area owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties. The municipality with jurisdiction shall consider contiguous parcels of land that are physically separated by existing public roads, utility easements or rights-of way, streams and/or other natural features, provided that the applicant demonstrate that the age-qualified retirement community can be strategically designed as a unified community.
 - (2) The following uses shall be permitted as part of an age-qualified retirement community:
 - (a) An age-qualified retirement community located within the R-3, R-4 and C-1 Zoning Districts may include residential uses containing townhouse units, apartments, condominiums and other accessory uses to support the development.
 - (b) An age-qualified retirement community located within the Spook Lane Overlay District may include residential uses containing townhouse units and other accessory uses to support the development.
 - (c) Each residential use shall be located on land area that is most suitable for development in an effort to protect significant natural features and environmentally sensitive land areas.

- (3) The age-qualified retirement community shall comply with the following base residential density requirements:
 - (a) The maximum base residential density for age-qualified retirement communities within the R-3, R-4 and C-1 Zoning Districts shall be twelve (12) dwelling units per gross acre.
 - (b) The maximum base residential density for age-qualified retirement communities within the Spook Lane Overlay District shall be six (6) dwelling units per gross acre.
 - (c) A residential density bonus may be considered by the municipality with jurisdiction in accordance with the provisions specified under Section 603.F of this Joint Zoning Ordinance.
 - (4) The following common open space requirements shall be required for an age-qualified retirement community:
 - (a) Within the R-3, R-4 and C-1 Zoning Districts, a minimum of thirty (30) percent of the gross area of the age-qualified retirement community shall be set aside as common open space.
 - (b) Within the Spook Lane Overlay District, a minimum of fifty (50) percent of the gross area of the age-qualified retirement community shall be set aside as common open space
 - (c) The required common open space shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (5) The permitted uses shall be serviced by sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (6) The permitted uses shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (7) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (E) The following land use and dimensional requirements shall apply to age-qualified retirement community:
- (1) Townhouse units, subject to the following minimum and maximum development requirements:
 - (a) The minimum width of a townhouse unit shall be twenty (20) feet.
 - (b) The building setback line shall be a minimum of twenty (20) feet, as measured from the street right-of-way line.
 - (c) The minimum building separation from other groups of townhouse units within the development shall be as follows: the separation shall be twenty (20) feet when the townhouse unit groups are side to side; the separation shall be thirty (30) feet when the townhouse unit groups are side to rear; and the separation shall be forty (40) feet when the townhouse unit groups are rear to rear.
 - (d) All townhouse units within the development shall be located at least thirty (30) feet from any property line or property, which is not owned by the applicant in pre-development conditions.
 - (e) The number of townhouse units, attached in a common row, shall not exceed eight (8) attached townhouse units provided that the front building lines or facades of any two adjoining townhouse units are offset by a minimum of two (2) feet.

- (f) The maximum height of a townhouse unit shall be thirty-five (35) feet. The maximum height may be increased to fifty (50) feet or three (3) floors provided that a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection.
- (2) Apartment or condominium units, subject to the following minimum and maximum development requirements:
 - (a) The building setback line shall be a minimum of thirty (30) feet, as measured from the street right-of-way line.
 - (b) The minimum building separation from other groups of buildings within the development shall be sixty (60) feet regardless of the orientation of the building.
 - (c) The maximum length or depth of any building occupying individual apartment or condominium units shall not exceed two hundred (200) feet.
 - (d) The maximum height of the building shall be thirty-five (35) feet. The maximum height may be increased to fifty (50) feet or three (3) floors provided that a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection.
 - (e) All apartment units or condominium units within the development shall be located at least forty (40) feet from any property line or property, which is not owned by the applicant in pre-development conditions.
 - (f) No more than twenty-five (25) percent of the total area of the development shall be covered by buildings occupying apartment or condominium units.
 - (g) No more than forty (40) percent of the total area of the development shall be covered by impervious surfaces.
 - (3) Office space consisting of no more than 5,000 square feet and utilized for the purposes of conducting customary business, sales, meetings and/or maintenance, which are directly associated with the age-qualified retirement community and which are owned and operated by the developer or homeowners association.
 - (4) Indoor recreation and/or community center consisting of no more than 10,000 square feet and utilized exclusively by the residents of the age-qualified retirement community.
 - (5) Active and passive recreation uses conducted on the areas designated as common open space, as per the requirements specified by this section as well as those specified under Section 644 of this Joint Zoning Ordinance.
 - (6) A personal care facility, assisted living care facility, convalescent home and/or nursing home may be designed as an alternative residential care option within the age-qualified retirement community, subject to the following provisions:
 - (a) The total number of residents or available beds within the personal care facility, assisted living care facility, convalescent home and/or nursing home shall not be more than forty (40) percent of the residential population of the age-qualified retirement community.
 - (b) Licensed care givers shall be available on a full-time basis.
 - (c) The personal care facility, assisted living care facility, convalescent home and/or nursing home shall comply with the applicable provisions specified under Section 639 of this Joint Zoning Ordinance.
 - (7) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (8) Category 1 Home Occupation Use, subject to Section 623.1 of this Joint Zoning Ordinance.

- (F) A density bonus of 0.25 dwelling units per gross acre may be added to the base residential density requirements for each design objective (as contained within this sub-section) achieved as part of the preliminary subdivision and land development plan application. The maximum permitted density bonus shall not exceed 2.0 dwelling unit per gross acre. As part of the preliminary subdivision and land development plan application, the municipality with jurisdiction may consider a density bonus for the following design objectives:
- (1) The age-qualified retirement community provides consideration for active recreation facilities on at least twenty (20) percent of the land area designated as open space within the development.
 - (2) The age-qualified retirement community provides for passive recreation, educational and/or ecological opportunities that are considered schematically planned, contiguous and/or integrated with other passive recreation areas on at least twenty (20) percent of the area designated as open space within the development.
 - (3) The age-qualified retirement community is designed with a village atmosphere with unique or enhanced architectural value, including utilizing natural building products for the building face (brick, wood, stone or masonry products) and rooflines (mansards, gables or hip roof designs).
 - (4) The age-qualified retirement community provides additional open space areas beyond the minimum requirements specified under Sections 603.D.4 and 603.J of this Joint Zoning Ordinance, regardless of configuration, whereas a 0.25 residential density bonus shall be incrementally applied for each additional five (5) percent of the gross tract area that is designated as open space within the age-qualified retirement community. The maximum density bonus for this provision shall not exceed 1.0 dwelling units per acre.
- (G) The age-qualified retirement community shall be designed in accordance with the following site design, planning and engineering considerations:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 603 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development. The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan.
 - (2) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be reserved or designated as common open space. This shall be considered the initial step in the site design process.
 - (3) The area occupied by each residential use shall not include land areas that are classified as being within the 100-year floodplain, areas delineated as wetlands, and/or areas defined as Category 2 or 3 Slopes.
 - (4) All land and water areas that are not utilized for lots, streets, utilities, or other permitted uses within the age-qualified retirement community shall be set aside and maintained as common open space.
 - (5) The proposed residential units and uses within the age-qualified retirement community shall have suitable access to an existing public street.
 - (6) The applicant shall be responsible for designing, permitting and constructing of all site improvements that are required by the municipality with jurisdiction to accommodate the proposed age-qualified retirement community.
 - (7) The applicant should give special attention to the main entrance(s) to the age-qualified retirement community. The use of lighting, water and/or landscaping products in conjunction with a boulevard street design should be considered as a prominent feature of the development.
 - (8) Each residential use within the age-qualified retirement community shall provide a minimum of two (2) off-street parking spaces.
 - (9) The design requirements and specifications contained within the Subdivision and Land Development Ordinance shall be applied to the age-qualified retirement community as part of the application for subdivision and land development plan approval.

- (H) The designated points of vehicular ingress and egress to the development shall be designed in accordance with the provisions established within the Subdivision and Land Development Ordinance.
- (I) Age-qualified retirement communities shall be designed in accordance with following architectural, landscaping and exterior enhancement standards:
- (1) The age-qualified retirement community shall be designed with regard to the topographic, hydrologic, geologic and natural features of the site. The purpose of this provision is to insure that the natural features of the development are protected and preserved to the extent that it is required to avoid unnecessary disturbance of land in an effort to implement the planning criteria and site design standards relating to the proposed housing types, street locations and required infrastructure.
 - (2) A natural features plan shall be developed to identify the locations of floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features. The natural features plan shall be submission requirement for the submission of a sketch plan and a preliminary subdivision and land development plan application.
 - (3) A grading plan shall be developed to identify the limits of disturbance for all municipal site improvements within the age-qualified retirement community, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, woodlands and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
 - (4) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the subdivision and land development plan application. The applicant shall provide one (1) new tree for each proposed residential lot, unit or use within the development. The proposed trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted either as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - (5) The age-qualified retirement community shall provide a buffer yard and/or planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The use of existing healthy mature trees (12 inches or more in diameter at breast height) or alternative design methods (fencing, berms and infill planting) may be utilized as part of the required buffer yard and/or planting screen, which shall be subject to the review and approval of the municipality with jurisdiction as part of the landscaping plan for the subdivision and land development plan application.
 - (6) The age-qualified retirement community shall be designed to preserve and incorporate scenic, natural, historical and cultural features.
- (J) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
- (1) The minimum land area with the age-qualified retirement community that shall be dedicated as common open space shall be follows:
 - (a) Within the R-3, R-4 and C-1 Zoning Districts, a minimum of thirty (30) percent of the gross area of the age-qualified retirement community shall be set aside as common open space.
 - (b) Within the Spook Lane Overlay District, a minimum of fifty (50) percent of the gross area of the age-qualified retirement community shall be set aside as common open space.
 - (c) Additional land area may be dedicated as common open space in order to achieve the density bonus provisions specified under Section 603.F of this Joint Zoning Ordinance.
 - (2) No more than forty (40) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - (3) The common open space shall be planned and located as a contiguous accessible area within the development. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the plan.

- (4) Significant natural features including floodplains, surface waters, wetlands, steep slopes, woodlands, rock outcroppings, and other significant features shall be incorporated into the design of the common open space.
- (5) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than fifty (50) feet in width. In addition, there shall be at least one (1) designated common area that is contiguous within the age-qualified retirement community containing no less than twenty (20) percent of the required open space.
- (6) Written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
- (7) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.
 - (e) All such options involving the ownership, management and maintenance of the common open space shall be subject to the review and approval of the municipality with jurisdiction.
- (8) The areas designated as open space shall be subject to the approval of the municipality with jurisdiction.
- (9) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (K) The age-qualified retirement community shall be designed in accordance with the following procedural requirements:
 - (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 603 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development.
 - (2) The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan, which shall not be considered as an official plan submission in accordance with the provisions of the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.
 - (3) The municipality with jurisdiction may schedule a public meeting to conduct a site review of the area being considered for the age-qualified retirement community. If requested, the applicant may be required to provide a presentation of the proposed site improvements as they relate the natural features and environmentally sensitive areas present on the site of the development.
- (L) As part of the subdivision and/or land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 604: Agricultural Uses

- (A) The term “agricultural operation”, as defined under Article 2 of this Joint Zoning Ordinance, shall include general agricultural uses and intensive agricultural uses.
- (B) The provisions for general agricultural uses are further specified under Section 604.1 of this Joint Zoning Ordinance.
- (C) The provisions for intensive agricultural uses are further specified under Section 604.2 of this Joint Zoning Ordinance.

Section 604.1: General Agricultural Uses

- (A) General agricultural uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be a permitted use by right within the RC, R-1, R-2 and I-1 Zoning Districts.
- (B) General agricultural uses may include the following uses: the cultivation of the soil for the raising and harvesting of the produce or crops; nurseries; greenhouses; horticulture operations; the raising of livestock and animal husbandry operations; silvicultural and aquacultural uses; and other general agricultural uses.
- (C) The raising and ownership of farm animals as a general agricultural use shall be limited based upon owned or leased contiguous acres relating to animal units. The number of animal units and animal weight classification shall be specifically determined using the accepted methods of the Pennsylvania Nutrient Management Act. The following chart shall apply to general agricultural uses containing farm animals.

General Agricultural Uses: Contiguous Acreage and Maximum Animal Unit Requirements			
Farm Animal	5.00 to 9.99 acres	10.00 to 19.99 acres	20.00 acres or more
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	0.25 animal unit per acre 250 pounds per acre	0.50 animal unit per acre 500 pounds per acre	2.00 animal unit per acre 2,000 pounds per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	0.50 animal unit per acre 500 pounds per acre	1.00 animal unit per acre 1,000 pounds per acre	2.00 animal unit per acre 2,000 pounds per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	0.25 animal unit per acre 250 pounds per acre	0.50 animal unit per acre 500 pounds per acre	2.00 animal unit per acre 2,000 pounds per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	1.00 animal unit per acre 1,000 pounds per acre	1.00 animal unit per acre 1,000 pounds per acre	2.00 animal unit per acre 2,000 pounds per acre
All other farm animals	0.50 animal unit per acre 500 pounds per acre	1.00 animal unit per acre 1,000 pounds per acre	2.00 animal unit per acre 2,000 pounds per acre

Note: The raising and ownership of farm animals as a general agricultural use shall be limited to the maximum permitted animal units per contiguous acre as well as the maximum permitted animals per acres as reference on this chart. Where a discrepancy should exist concerning the weight of the farm animal, the more restrictive provision shall apply.

- (D) The following minimum and maximum dimensional requirements shall apply to general agricultural uses:
 - (1) A minimum of five (5) acres of contiguous land area shall be required.
 - (2) All principal buildings and structures that are utilized for general agricultural uses shall be located at least fifty (50) feet from any property line or street right-of-way line.

- (3) The maximum height of all buildings and structures shall be fifty (50) feet.
 - (4) The total building coverage for general agricultural shall not exceed ten (10) percent of the lot area. The total lot coverage for general agricultural uses shall not exceed twenty (20) percent of the lot area.
- (E) A winery may be permitted as an accessory use to an agricultural operation within the RC, R-1 and R-2 Zoning Districts, subject to the following provisions:
- (1) The winery shall be operated as a general agricultural use in accordance with the provisions of this Joint Zoning Ordinance.
 - (2) The winery shall be located on a conforming lot that exceeds five (5) acres of contiguous land area.
 - (3) All principal and accessory building utilized as part of the winery shall be located at least fifty (50) feet from any property line or street right-of-way line.
 - (4) At least sixty (60) percent of the natural ingredients that are required for the fermentation and production of the wine shall be grown, raised and harvested on the farm occupied by the winery. The percentage of the natural ingredients shall be calculated based upon the total volume and estimated weight.
 - (5) The winery shall be owned, maintained and operated by the resident landowner of the farm on which the agricultural operation (principal use) and the winery (accessory use) are located.
 - (6) There shall be no visible signs on the property or public advertisement campaigns to identify the winery as a commercial venture or use.
 - (7) The winery shall be operated as a Category 1 Home Occupation (permitted by right) or as a Category 2 Home Occupation (permitted by special exception) in accordance with the provisions that are further specified under Section 623.1 and 623.2 of this Joint Zoning Ordinance.
 - (8) The winery shall be subject to all other local, state and federal laws that pertain to the production, transport, and sale of agricultural and alcoholic products.
- (F) Commercial nurseries and greenhouses shall be subject to the provisions of Section 638 of this Joint Zoning Ordinance. All non-commercial nurseries and greenhouses shall be subject to the provisions of Section 703.M of this Joint Zoning Ordinance.
- (G) The raising of crops or residential garden on a residential lot with less than five (5) acres of contiguous land area shall be subject to the provisions of Section 703.F of this Joint Zoning Ordinance.
- (H) The raising of farm animals or livestock on a residential lot containing less than five (5) acres of contiguous land area shall be subject to the provisions of Section 703.M of this Joint Zoning Ordinance.:
- (I) All general agricultural uses and activities shall comply with all local, state and federal laws concerning manure management, nutrient management, fertilizer applications, water supply, stormwater management, erosion and sedimentation control, and vehicular accessibility.
- (J) Accessory uses may be permitted for the general agricultural uses, provided they are conducted on the same lot and are permitted by the municipality with jurisdiction.

Section 604.2: Intensive Agricultural Uses

- (A) Intensive agricultural uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be a permitted use by conditional use within the RC and R-1 Zoning Districts.
- (B) Intensive agricultural uses may include the following uses: specialized agricultural activities; mushroom production facilities; intensive livestock operations; intensive produce operations; poultry production facilities; intensive greenhouse operations; concentrated feed operations; concentrated animal operations; and other intensive agricultural uses, as determined by the appointed Zoning Officer with municipal jurisdiction.

- (C) The raising and ownership of farm animals as an intensive agricultural use shall be limited based upon owned contiguous acres relating to animal units. The number of animal units and animal weight classification shall be specifically determined using the accepted methods of the Pennsylvania Nutrient Management Act. The following chart shall apply to intensive agricultural uses containing farm animals.

Intensive Agricultural Uses: Contiguous Acreage and Maximum Animal Unit Requirements			
Farm Animal	10.00 to 49.99 acres	50.00 to 99.99 acres	100.00 acres or more
Poultry, fowl, rabbits and similar animals with weight that is less than 10 pounds per animal.	2.00 animal unit per acre 2,000 pounds per acre	4.00 animal unit per acre 4,000 pounds per acre	6.00 animal unit per acre 6,000 pounds per acre
Sheep, goats and similar animals with weight between 10 pounds and 200 pounds per animal	3.00 animal unit per acre 3,000 pounds per acre	4.00 animal unit per acre 4,000 pounds per acre	6.00 animal unit per acre 6,000 pounds per acre
Pigs, hogs, swine and similar animals with a weight between 200 pounds and 500 pounds per animal	2.00 animal unit per acre 2,000 pounds per acre	4.00 animal unit per acre 4,000 pounds per acre	6.00 animal unit per acre 6,000 pounds per acre
Horses, cattle and similar animals with a weight between 500 pounds and 2,000 pounds per animal	3.00 animal unit per acre 3,000 pounds per acre	4.00 animal unit per acre 4,000 pounds per acre	6.00 animal unit per acre 6,000 pounds per acre
All other farm animals	2.00 animal unit per acre 2,000 pounds per acre	4.00 animal unit per acre 4,000 pounds per acre	6.00 animal unit per acre 6,000 pounds per acre
Note: The raising and ownership of farm animals as an intensive agricultural use shall be limited to the maximum permitted animal units per contiguous acre as well as the maximum permitted animals per acres as reference on this chart. Where a discrepancy should exist concerning the weight of the farm animal, the more restrictive provision shall apply.			

- (D) As part of the conditional use application, the governing body with municipal jurisdiction may permit a twenty (20) percent increase to the maximum animal unit requirements specified under Section 604.2(C) of this Joint Zoning Ordinance, provided that such increase does not impose any adverse effects to the health, safety and general welfare of the community.
- (E) The following minimum and maximum dimensional requirements shall apply to intensive agricultural uses:
- (1) A minimum of ten (10) acres of contiguous land area shall be required to accommodate intensive agricultural uses and activities.
 - (2) All buildings and structures utilized for intensive agricultural uses shall be located at least two hundred (200) feet from any property line or street right-of-way line.
 - (3) All intensive agricultural uses and facilities shall not be located within the floodplain and shall be located at least two hundred (200) feet from all perennial streams or surface water.
 - (4) The maximum height of all buildings and structures utilized for intensive agricultural uses shall not exceed fifty (50) feet.
 - (5) The total building coverage for general agricultural uses shall not exceed ten (10) percent of the lot area. The total lot coverage for general agricultural uses shall not exceed twenty (20) percent of the lot area.
- (F) The intensive agricultural use shall be serviced by public sanitary sewage facilities or on-lot sanitary sewer facilities approved and permitted by the municipality with jurisdiction and the Pennsylvania Department of Environmental Protection.

- (G) The intensive agricultural use shall be serviced by a private water supply system approved and permitted by the municipality with jurisdiction and the Pennsylvania Department of Environmental Protection. As part of the conditional use application, the applicant shall demonstrate that the quantity of the water supply source will be sufficient to accommodate the intensive agricultural use and will not and not create an adverse impact (quality and quantity) with the water sources on adjacent properties. The methods utilized to verify if there is a safe and dependable supply of water shall be subject to the approval of the municipality with jurisdiction.
- (H) Solid and liquid waste shall be disposed of in a manner to avoid insect, fly, rodent or pest problems. All intensive animal operations shall develop an abatement plan to mitigate potential nuisances.
- (I) All intensive agricultural uses and activities shall comply with all local, state and federal laws concerning manure management, nutrient management, fertilizer applications, water supply, stormwater management, erosion and sedimentation control, conservation, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate that the intensive agricultural use complies with all pertinent state and federal laws.
- (J) The applicant shall consult with qualified professionals to assess potential adverse impacts associated with the intensive agricultural use and to provide assistance in the preparation of any assessment studies or plans that should be completed as a prerequisite for the conditional use application or completed as a condition of approval of the conditional use application. The governing body shall consider the recommendations of these qualified professionals as part of the conditional use application.
- (K) If required, the following assessment studies or plans shall be completed:
 - (1) A Nutrient Management Plan (NMP) shall be completed for the intensive agricultural use in accordance with local, state and federal requirements.
 - (2) A Conservation Plan shall be completed for the intensive agricultural use in accordance with local, state and federal requirements.
 - (3) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs.
 - (4) A Phase I Environmental Impact Assessment Report shall be conducted to assess existing and proposed site conditions.
- (L) As part of the conditional use application, the applicant shall provide evidence that the intensive agricultural uses or activities shall comply with the provisions established within this Joint Zoning Ordinance.
- (M) As part of the conditional use application, the governing body of the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan or building permit application.
- (N) If the governing body of the municipality with jurisdiction approves the conditional use application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction. The governing body may waive this requirement pursuant to the provisions established by the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.

Section 605: Automobile Sales, Service and/or Repair Facility

- (A) Automobile sales, service and/or repair facility, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) Automobile service stations shall be permitted by special exception within the C-1, C-2 and I-1 Zoning Districts of both Lower Alsace Township and Mount Penn Borough.
 - (2) Automobile sales shall be permitted by special exception within the C-2 Zoning District of Mount Penn Borough.
 - (3) Car washing facilities shall be permitted by special be permitted by special exception within the C-2 Zoning District of Mount Penn Borough.
- (B) The following lot area and dimensional requirements shall apply to an automobile service station and repair facility:
- (1) Automobile sales, service, repair and car washing facilities shall have a minimum lot area of 20,000 square feet.
 - (2) Automobile sales, service, repair and car washing facilities shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the automobile sales, service and/or repair facility is located
- (C) The following general standards shall be required for an automobile sales, service repair and car washing facilities:
- (1) The permitted use shall be serviced by public sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The permitted use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) Retail sales of automobile parts, oil, lubricants, petroleum products, food, beverages, household products, newspapers, magazines, periodicals and other similar items may be permitted as an accessory use to an automobile service station. No more than fifty (50) percent of the gross floor area of the building occupying the permitted use shall be utilized for retail sales.
 - (6) No outdoor storage of parts, equipment, lubricants, fuel or other materials used or discarded as part of the automobile service establishment shall be permitted. All permitted materials that are stored outdoors shall be located no closer than twenty (20) feet to any property line or street right-of-way line.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.

- (9) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (10) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) Automobile service stations and/or repair facilities are permitted by special exception within the C-1, C-2 and I-1 Zoning Districts of Lower Alsace Township and Mount Penn Borough, subject to the following conditions:
- (1) The automobile service station and/or repair facility shall be located on a conforming lot that complies with the lot area, building setback, coverage and height requirements of the zoning district on which on which the automobile service station and/or repair facility is located
 - (2) All general service, maintenance and repair facilities shall be permitted provided that they are conducted within an enclosed building, which complies with the appropriate building code requirements for a commercial establishment within the municipality with jurisdiction.
 - (3) The sale of gasoline, diesel fuel, kerosene or other petroleum products shall be permitted, subject to the following criteria.
 - (a) All proposed fueling pumps shall be located within the side yard or rear yard of the lot on which the permitted use is located. The fueling pumps shall be located at least thirty (30) feet from any property line including the street right-of-way.
 - (b) The maximum number of fueling pumps shall be limited to four (4) fuel pumps and eight (8) fueling positions.
 - (c) The canopy covering the fuel pumps shall not exceed twenty-five (25) feet from ground level at its highest point.
 - (d) The total area of the canopy not exceed in area shall not exceed in total area of 3,000 square feet. In addition, the canopy shall be considered as part of the building coverage calculations.
 - (e) During non-daylight hours of operation, overhead lighting under the canopy shall illuminate all fueling positions. The canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures shall be prohibited. Up-lens lighting fixtures mounted on the canopy structure above the level of gas pumps are permitted if they have the effect of reducing glare from the lighting fixtures mounted on the canopy ceiling. All such canopy lighting over fuel dispensing positions shall not exceed an average of 20.0 maintained footcandles, unless a more stringent standard is specified by the building code.
 - (f) In no case shall illumination exceed 0.5 footcandle measured at the property lines, except at driveway entrances, provided the illumination at the cartway center line of the contiguous street shall not exceed 1.0 footcandle, unless a more stringent standard is specified by the building code.
 - (4) Automobile service stations shall include the repair and servicing of cars, light-duty trucks (PennDOT Class 1 through 3) and/or motorcycles. Vehicles exceeding these parameters shall be classified as a heavy-duty trucks or vehicles, which shall not be permitted within the C-1 or I-1 Zoning Districts.
 - (5) All vehicles that have been brought in for service, maintenance or repair shall in a state of active repair and shall not be permitted on the premises for a period of more than sixty (60) days.
 - (6) Impound facilities or storage areas for automobiles or other vehicles shall be prohibited as a principal use or as an accessory use.
 - (7) The on-site demolishing or dismantling of vehicles for salvage or parts shall be prohibited.
 - (8) Mechanical ventilation outlets associated with the service and/or repair work areas shall comply with all state and federal air quality and emission standards.

- (E) Automobile sales and related services shall only be permitted by special exception within the C-2 Zoning District of Mount Penn Borough, subject to the following conditions:
- (1) The automobile sales facility shall be located on a conforming lot that complies with the lot area, building setback, coverage and height requirements of the zoning district on which on which the automobile sales facility is located.
 - (2) The external area devoted to the automobile sales and display shall be located at least twenty (20) feet from all street right-of-way lines and property lines.
 - (3) Automobile sales shall include cars, light-duty trucks (PennDOT Class 1 through 3) and/or motorcycles. Vehicles exceeding these parameters shall be classified as a heavy-duty trucks or vehicles, which shall not be permitted as part of the automobile sales use.
 - (4) Drive-through service facilities shall be designed with sufficient on-site stacking or queuing lanes in order to prevent the traffic congestion and/or the back-ups onto adjoining roads or adjacent properties.
 - (5) Interior access lanes shall be designed so as to prevent traffic congestion at points of ingress and egress. All designated areas for parking and loading of trucks and/or other commercial vehicles shall be arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (6) The sale of gasoline, diesel fuel, kerosene and/or other petroleum products shall not be permitted as a secondary principal use or commercial option for an automobile sales facility.
 - (7) Car wash facilities shall not be permitted as a secondary principal use or commercial option for an automobile sales facility. All such uses may be permitted as an accessory use to an automobile sales, service and/or repair facility.
- (F) Car washing facilities and related services shall only be permitted by special exception within the C-2 Zoning District of Mount Penn Borough, subject to the following conditions:
- (1) The car wash facility shall be located on a conforming lot that complies with the lot area, building setback, coverage and height requirements of the zoning district on which the car wash is located.
 - (2) The car wash shall be designed to accommodate cars, light-duty trucks (PennDOT Class 1 through 3) and/or motorcycles.
 - (3) The proposed pre-service or drive-through service lanes shall be designed with sufficient on-site stacking or queuing lanes in order to prevent the traffic congestion and/or the back-ups onto adjoining roads or adjacent properties. Each pre-service or drive-through service lane for the car washing facility shall be at least ten (10) feet in width and one hundred (100) feet in length.
 - (4) A post-washing drying area shall be provided for two (2) vehicles per car washing bay or unit.
 - (5) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by eight (80) percent from the source to any property line.
 - (6) The sale of gasoline, diesel fuel, kerosene and/or other petroleum products shall not be permitted as a secondary principal use or commercial option for an automobile sales facility.
 - (7) Automobile sales shall not be permitted as a secondary principal use or commercial option for a car washing facility.
- (G) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 606: Banks and Financial Institutions

- (A) Banks and financial institutions, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) Banks and financial institution without drive-through service facilities shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) Banks and financial institution without drive-through service facilities shall be permitted by right within the Carsonia Avenue Overlay District and Perkiomen Avenue Overlay District.
 - (3) Banks and financial institution with drive-through service facilities shall be permitted by special exception within the C-1 and C-2 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to a bank or financial institution:
- (1) A bank and/or financial institution shall have a minimum lot area of 10,000 square feet.
 - (2) The bank and/or financial institution shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (C) The following standards and specifications shall be required for banks and financial institutions:
- (1) The permitted use shall be serviced by public sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The permitted use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) Banks and financial institutions with drive-through facilities shall be permitted by special exception and shall be subject to the provisions of Sections 806 and 1107 of this Joint Zoning Ordinance.
 - (5) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 607: Bed and Breakfast Establishment

- (A) Bed and breakfast establishments, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted by as follows:
- (1) A bed and breakfast establishment shall be permitted by special exception within the RC, R-1, R-2, R-3, R-4 and C-1 Zoning Districts of Lower Alsace Township.
 - (2) A bed and breakfast establishment shall be permitted by special exception within the Carsonia Avenue Overlay District of Lower Alsace Township and Mount Penn Borough.
 - (3) A bed and breakfast establishment shall be permitted by special exception within and the Perkiomen Avenue Overlay District of Mount Penn Borough.
 - (4) A bed and breakfast establishment shall be permitted by conditional use within the Historic Overlay District of Lower Alsace Township and Mount Penn Borough.
- (B) The following lot area and dimensional requirements shall apply to a bed and breakfast establishment:
- (1) The bed and breakfast establishment shall be located on a conforming lot that meets the minimum lot area requirements of the underlying zoning district or overlay district on which it is located.
 - (2) The bed and breakfast establishment shall comply with the dimensional, height and coverage requirements of the zoning district on which it is located.
- (C) The following standards and specifications shall be required for bed and breakfast establishment:
- (1) The bed and breakfast establishment shall be contained within a single-family detached, owner-occupied dwelling unit. The principal use shall remain that of a single-family detached residential dwelling unit.
 - (2) The bed and breakfast establishment shall be serviced by public sanitary sewer facilities or on-lot sewage disposal facilities, which shall be planned in accordance with the most recent update to the municipality with jurisdiction Sewage Facilities Plan as well as any ordinances adopted by the municipality with jurisdiction. All sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The bed and breakfast establishment shall be serviced by public water supply facilities or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by the municipality with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (4) The operator of the bed and breakfast establishment shall be a permanent resident of said facility. Non-resident employees shall be restricted to two (2) employees in addition to the resident members of the family.
 - (5) A tourist or bed and breakfast establishments shall not have more than five (5) rental units and shall not house more than ten (10) guests.
 - (6) Exterior and interior alterations shall be limited to those customarily associated with a residential use, as may be required by the Uniform Construction Code, the Pennsylvania Department of Labor and Industry and/or other code requirements specified by the agency with jurisdiction. Fire escapes, external stairways or additional external doors shall be located on either on the side or rear of the residence.
 - (7) Active outdoor recreation amenities, such as swimming pools and tennis courts shall be opened only between 9:00 am to 10:00 pm, unless the applicant can demonstrate that extended hours will not cause adverse noise or lighting impacts on adjacent residential properties.
 - (8) The principal residential use or single-family detached dwelling shall contain complete sanitary sewage disposal services, washing and bathing facilities, and a central kitchen with partial or complete cooking facilities to accommodate the occupants plus all of the guests. No cooking facilities of any kind shall be permitted in any rental units.

- (9) The length of stay for any guest at a bed and breakfast establishment shall not exceed fourteen (14) consecutive days.
 - (10) The applicant shall provide documentation to the municipality with jurisdiction that all plumbing, heating, electrical, sanitary sewage disposal, water supply, storm sewer, and similar facilities comply with all applicable ordinances, regulations and laws of the municipality with jurisdiction and/or the Commonwealth of Pennsylvania.
 - (11) A minimum of two (2) off-street parking spaces shall be required for the owners of the single-family detached dwelling plus one (1) space for each of the rental units. The proposed off-street parking spaces shall be located at least twenty (20) feet from all property lines and shall comply with the design requirements specified under Article 8 of this Joint Zoning Ordinance.
 - (12) A single decorative sign, measuring four (4) square feet per side shall be permitted. The proposed sign shall be subject to all other requirements specified under Article 9 of this Joint Zoning Ordinance.
- (D) All bed and breakfast establishments shall be subject to an annual inspection by the appointed code officer of the municipality with jurisdiction.
 - (E) As part of the special exception application or the conditional use application, the municipality with jurisdiction may impose other requirements deemed necessary or appropriate.

Section 608: Business, Professional and Governmental Offices

- (A) Business, professional and governmental offices, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) Business, professional and governmental offices containing less than 10,000 cumulative square feet of gross floor area on a lot shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) Business, professional and governmental offices containing less than 10,000 cumulative square feet of gross floor area on a lot shall be permitted by right within the Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District.
 - (3) Business, professional and governmental offices containing 10,000 cumulative square feet or more of gross floor area on a lot shall be permitted by conditional use within the C-1 and C-2 Zoning Districts.
 - (4) Business, professional and governmental offices containing 10,000 cumulative square feet or more of gross floor area on a lot shall be permitted by conditional use within Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District.
 - (5) Business, professional and governmental offices shall be permitted by conditional use within the Historic Overlay District.
- (B) The following lot area and dimensional requirements shall apply to a business, professional or governmental office:
 - (1) Business, professional and governmental offices containing less than 10,000 cumulative square feet of gross floor area located in the C-1 and C-2 Zoning Districts shall have a minimum lot area of 10,000 square feet.
 - (2) Business, professional and governmental offices containing 10,000 cumulative square feet or more of gross floor area located in the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (3) Business, professional and governmental offices containing less than 10,000 cumulative square feet of gross floor area located within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet provided that the provisions of Section 502 of this Joint Zoning Ordinance are applied.

- (4) Business, professional and governmental offices containing 10,000 cumulative square feet or more of gross floor area located within the Carsonia Avenue Overlay District shall have a minimum lot area of 20,000 square feet provided that the provisions of Section 502 of this Joint Zoning Ordinance are applied.
 - (5) Business, professional and governmental offices containing less than 10,000 cumulative square feet of gross floor area located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet provided that the provisions of Section 505 of this Joint Zoning Ordinance are applied.
 - (6) Business, professional and governmental offices containing 10,000 cumulative square feet or more of gross floor area located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet provided that the provisions of Section 505 of this Joint Zoning Ordinance are applied.
 - (7) The business, professional and governmental office shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the business, professional and governmental office is located.
- (C) The following standards and specifications shall be required for business and professional offices:
- (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) As part of the conditional use application and/or land development application, the governing body with municipal jurisdiction may impose other requirements deemed necessary or appropriate.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 609: Campgrounds

- (A) Campgrounds, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by conditional use within the RC, R-1 and R-2 Zoning Districts, subject to the appropriate provisions specified in this Joint Zoning Ordinance.
- (B) The following lot area and dimensional requirements shall apply to campgrounds:
- (1) A campground shall have a minimum lot area of twenty (20) acres of contiguous land area.
 - (2) The following minimum and maximum dimensional requirements shall apply to a campground:
 - (a) The front yard setback shall be at least one hundred (100) feet from the legal right-of-way line.
 - (b) The side yard setback shall be at least one hundred (100) feet for each side.
 - (c) The rear yard setback shall be at least one hundred (100) feet.
 - (d) Common facilities and uses within the commercial campgrounds shall be located at least one hundred (100) feet from a lot containing an existing residential use.
 - (e) The maximum height of the buildings shall be no more than thirty-five (35) feet.
 - (f) The maximum building coverage shall be no more than ten (10) percent of the approved lot.
 - (g) The maximum lot coverage shall be no more than twenty (20) percent of the approved lot.
 - (3) No temporary or permanent campsite shall be located closer than one hundred (100) feet from any adjoining property line or street right-of-way line.
- (C) The following principal and accessory uses shall be permitted within a campground:
- (1) The permitted principal uses within the campground shall be limited to: individual campsites; one (1) single family detached unit; one (1) retail store with sales limited to items for the convenience of campers; an office; maintenance and storage buildings; and other similar uses approved by the governing body as part of the conditional use application.
 - (2) Accessory uses within the commercial campground shall be limited to: cafeterias; recreational uses; educational uses; and other similar uses that are determined appropriate by the governing body as part of the conditional use application. The accessory uses shall be considered accessory uses that directly benefit the visitors of the commercial campground
- (D) The following design standards and specifications shall apply to commercial campgrounds:
- (1) The campground shall be serviced by public sanitary sewer facilities or on-lot sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The campground shall be serviced by public water supply facilities or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All uses within the campground shall be harmoniously planned as a community for vacation, retreats and temporary occupancy. As part of the conditional use application, the applicant or developer shall identify the locations of all permanent and temporary uses and demonstrate how these uses can be amicably planned considering their function and appearance.

- (4) Campsites for tents shall be limited to thirty (30) tents per acre.
 - (5) Campsites for recreational vehicles shall be limited to fifteen (15) pads or sites per acre.
 - (6) No permanent structures shall be permitted on any campsite lot other than approved utility provisions.
 - (7) Except for the landowner and manager, no permanent occupancy shall be permitted on the campgrounds.
 - (8) Campsites and recreation vehicles shall not be parked or stored on areas classified as the 100-year floodplain, delineated wetlands and/or Category 3 Slopes.
 - (9) Recreational vehicles shall not be stored on the grounds of the commercial campgrounds for a period of one hundred and eighty (180) cumulative days within a calendar year.
 - (10) No part of any campground area shall be used for non-residential purposes, except those purposes required for serving the well-being of the campground customers and for the management and maintenance of the campground.
 - (11) Unless otherwise required by the utility company or authority providing service, all uses within the commercial campgrounds shall have individual utility connections and shall be installed underground.
 - (12) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (13) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (14) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (15) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of recreation vehicle, camper and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (16) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and all adjacent residential uses.
 - (17) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (18) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the conditional use application, the governing body with municipal jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan or building permit application.
- (F) If the governing body approves the conditional use application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction. The governing body may waive this requirement pursuant to the provisions established by the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.

Section 610: Club, Lodge or Social Quarters

- (A) Clubs, lodges and social quarters, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by conditional use within the Carsonia Avenue Overlay District, Perkiomen Avenue Overlay District and Spook Lane Overlay District.
- (B) The following lot area and dimensional requirements shall apply to a club, lodge or social quarters:
- (1) The club, lodge or social quarters shall comply with the following lot area requirements:
 - (a) A club, lodge or social quarters located within the Carsonia Avenue Overlay District shall have a minimum lot area of 20,000 square feet provided that the provisions of Section 502 of this Joint Zoning Ordinance are applied.
 - (b) A club, lodge or social quarters located within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet provided that the provisions of Section 505 of this Joint Zoning Ordinance are applied.
 - (c) A club, lodge or social quarters located within the Spook Lane Overlay District shall have a minimum lot area of five (5) acres provided that the provisions of Section 507 of this Joint Zoning Ordinance are applied.
 - (2) Based upon its location, the club, lodge or social quarters shall comply with the minimum and maximum dimensional requirements that are specified by the Carsonia Avenue Overlay District, Perkiomen Avenue Overlay District or Spook Lane Overlay District.
- (C) The following standards and specifications shall be required for clubs, lodges and social quarters:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) Provisions for recreation facilities and uses shall comply with provisions specified under Section 644 of this Joint Zoning Ordinance.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (9) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.

- (D) As part of the conditional use application, the governing body with municipal jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 611: Commercial Water Resource Use

- (A) Commercial water resource uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the R-2 Zoning District, subject to the provisions specified within this Joint Zoning Ordinance.
- (B) Commercial water resource uses shall be limited to: groundwater extraction and exportation operations; surface water extraction and exportation operations; bottling and distribution facilities; and other similar uses, as determined by the appointed Zoning Officer with municipal jurisdiction.
- (C) The following lot area and dimensional requirements shall apply to a commercial water resource use:
 - (1) The commercial water resource use shall have a minimum lot area of ten (10) acres.
 - (2) The following minimum and maximum dimensional requirements shall apply to a commercial water resource use:
 - (a) The principal building occupied by the commercial water resource use shall be located at least one hundred (100) feet from all street right-of-way lines and all other property lines.
 - (b) All accessory buildings or structures shall be located at least one hundred (100) feet from all street right-of-way lines and all other property lines.
 - (c) All intake devices, wells and pumps associated with the commercial water resource use shall be located at least two hundred (200) feet from all property lines and street right-of-way lines.
 - (d) The maximum height of the buildings and structures shall be no more than fifty (50) feet.
 - (e) The maximum building coverage shall be no more than ten (10) percent of the lot area.
 - (f) The maximum lot coverage shall be no more than twenty (20) percent of the lot area
- (D) The following design standards and specifications shall apply to a commercial water resource use:
 - (1) The use shall be serviced by public sanitary sewer facilities or on-lot sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities or on-lot water supply facilities, which shall be consistent with any plans and ordinances adopted by the municipality with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) The commercial water resource use shall be approved and permitted by the appropriate local, state and federal regulatory agencies.

- (5) The commercial water resource use shall not disrupt, alter or create any adverse impacts to a public or private water supply system.
 - (6) The perimeter of the facility operations shall be completely enclosed by a security fence, which shall be eight (8) feet in height.
 - (7) All designated points of ingress and egress for truck traffic shall be designed to consider traffic volumes on existing streets, limitations associated with turning movements and adjacent residential uses.
 - (8) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (9) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (11) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (E) As part of the special exception application, the applicant or developer shall submit the following information for review and consideration:
- (1) A complete report, analysis and impact plan of the surface water and groundwater conditions shall be prepared by a professional geologist or hydrogeologist, which meets the following objectives and requirements:
 - (a) The professional geologist or hydrogeologist preparing the report shall certify that the commercial water resource use shall be supplied by a continuous safe daily yield, which will not adversely affect the quantity or quality of the surface water and groundwater table within two thousand (2,000) feet of the source of extraction.
 - (b) If appropriate, a dynamic recovery rate and draw-down tests shall be conducted by the professional geologist or hydrogeologist preparing the report to determine the maximum safe daily yield of the commercial water resource operations.
 - (c) All such applications for the commercial water resource use shall demonstrate that the adjacent public and private water supply sources will not adversely be affected by discontinued use, contamination, loss of supply, or the ability to properly recharge over time.
 - (d) The professional geologist or hydrogeologist preparing the report shall consult with the municipality with jurisdiction prior to the commencement of the background studies to determine if other conditions should be analyzed as part of the report.
 - (e) The report, analysis and impact plan shall be subject to the review of the appointed engineer of the municipality with jurisdiction, or other professional consultant(s) qualified to render an opinion of the information submitted on behalf of the applicant.
 - (2) A preliminary utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site.
 - (3) A preliminary landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (4) A preliminary grading plan shall be developed in order to identify the limits of disturbance for all required site improvements.

- (5) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented.
- (6) A Phase I Environmental Impact Assessment Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented.
- (F) As part of the special exception application, the Zoning Hearing Board with municipal jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan.
- (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the municipality with jurisdiction.

Section 612: Conservation Uses

- (A) Conservation uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) Conservation uses shall be permitted by right within the RC and R-1 Zoning Districts.
 - (2) Conservation uses shall be permitted by special exception within the R-2 and R-3 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to conservation uses:
 - (1) Conservation uses located within the RC and R-1 Zoning Districts shall have a minimum of five (5) acres of contiguous land area.
 - (2) Conservation uses located within the R-2 and R-3 Zoning Districts shall have a minimum of one (1) acre of contiguous land area.
 - (3) All conservation uses devoted to improved educational and recreational facilities shall be located at least fifty (50) feet from all street right-of-way line and property lines.
 - (4) All conservation uses devoted to the preservation of natural features and open space shall have no setback limitations.
- (C) The following standards and specifications shall be required for conservation uses:
 - (1) The conservation use shall be devoted to the preservation and utilization of land and surface water as wildlife habitats, forests, farmland, meadows, wetlands, lakes, streams, rivers, and other similar uses or features that involve no site improvements other than those required for education, recreation or municipal uses.
 - (2) The area occupied by the conservation use shall be owned, operated and/or maintained by an established conservation management group, governmental or non-profit organization that has adequate capacities and resources. All such options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
 - (3) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.

- (4) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
- (5) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction

Section 613: Day Care Facilities and Uses

- (A) The term “day care facilities” shall include “home day care” and “commercial day care centers” are further defined under Article 2 of this Joint Zoning Ordinance.
- (B) The provisions for home day care uses are further specified under Section 613.1 of this Joint Zoning Ordinance.
- (C) The provisions for commercial day care centers are further specified under Section 613.2 of this Joint Zoning Ordinance.

Section 613.1: Home Day Care

- (A) Home day care facilities conducted as a home use or occupation shall be permitted by special exception within the RC, R-1, R-2 and R-3 Zoning Districts.
- (B) For the purposes of this Joint Zoning Ordinance, “home day care” shall be synonymous with “family day care”.
- (C) Home day care shall be permitted on a conforming lot occupied by a single family detached dwelling that complies with the minimum and maximum dimensional requirements established of the zoning district on which it is located.
- (D) The maximum number of children to be cared for within a home day care shall be limited to six (6) children, who are unrelated to the resident caregiver. The total occupancy of the home day care use shall be limited to eight (8) children at any given time.
- (E) The use shall be located and conducted within the single family detached dwelling, except for a designated outdoor play area meeting the following requirements:
 - (1) The single family dwelling shall be either serviced by public sanitary sewage facilities or with an on-lot sewage disposal system with sufficient capacities.
 - (2) The single family dwelling shall be either serviced by public water supply facilities or with an on-lot well with sufficient capacities.
 - (3) The internal facilities should be of adequate size to accommodate all of the children receiving care plus the occupants of the single family dwelling.
 - (4) Common areas and facilities should be designated within the single family dwelling.
 - (5) The outdoor recreation area shall be located within the side or rear yard of the property and have sufficient size to accommodate six (6) children at once. The designated outdoor play area shall be planted and maintained in grass, lawn or other pervious material, which shall be enclosed with a continuous fence with a height four (4) feet and self-latching gate.
 - (6) All designated internal and external areas for the home day care shall be physically separated by a distance of fifty (50) feet from any natural or man-made hazard, including swimming pools, stormwater detention facilities, surface waters, machinery, electric generating and transmitting equipment, streets, and other areas that may be considered hazardous to children.

- (F) At least two (2) off-street parking spaces shall be designated for the single-family detached residential use. In addition to these spaces, an off-street pick-up and drop-off area shall be designated and maintained for the discharge and collection of children.
- (G) The home day care and use shall comply with all specifications, standards and licenses, which are required by Lower Alsace Township, Mount Penn Borough, Pennsylvania Department of Public Welfare, or other agencies having jurisdiction.
- (H) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the home day care use in accordance with local state and federal laws.
- (I) As part of the special exception application, the Zoning Hearing Board with municipal jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 613.2: Commercial Day Care Centers

- (A) Commercial day care centers, as defined under Article 2 of this Zoning District, shall be permitted as follows:
 - (1) A commercial day care shall be permitted as a principal or accessory use by special exception within the C-1 and C-2 Zoning Districts.
 - (2) A commercial day care shall be permitted as a principal or accessory use by conditional use within the Historic Overlay District.
- (B) For the purposes of this Joint Zoning Ordinance, “commercial day care center” shall be synonymous with “day care center”.
- (C) The following lot area and dimensional requirements shall apply to a commercial day care center:
 - (1) A commercial day care center designated as a principal use shall be located on a lot with minimum area of 20,000 square feet. The building occupied by the commercial day care center use shall comply with the minimum and maximum dimensional, height and coverage requirements specified for a commercial day care center within the C-1 and C-2 Zoning Districts.
 - (2) A commercial day care center designated as an accessory or subordinate use shall be located on a conforming lot and contained within a building occupied by a permitted commercial use, school, church or religious facility, hospital or medical facility, municipal facility, or other institutional use, which shall meet the minimum and maximum dimensional, height and coverage requirements of the C-2 Zoning District.
 - (3) A commercial day care located within the Historic Overlay District shall comply with the provisions of Section 504 of this Joint Zoning Ordinance.
- (D) Commercial day care centers shall be capable of providing supplemental parental care and supervision and/or instruction to seven (7) or more children or adults simultaneously, who are not related to the caregiver or operator on a daily basis. All such facilities shall be licensed and approved by the Commonwealth of Pennsylvania.
- (E) The following standards and specifications shall be required for commercial day care centers:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service,
 - (4) The internal facilities should be of adequate size to accommodate all of the children or adults receiving day care services plus the occupants of the principal or secondary use. Common areas and facilities should be designated within the approved facility.
 - (5) The outdoor recreation area shall be located within the side or rear yard of the property and have sufficient size to accommodate all of the children or adults receiving care. The designated outdoor play area shall be planted and maintained in grass, lawn or other pervious materials, which shall be enclosed with a continuous fence with a height four (4) feet and self-latching gate.
 - (6) All designated internal and external areas for the facility shall be physically separated by a distance of fifty (50) feet from any natural or man-made hazard, including swimming pools, stormwater detention facilities, surface waters, machinery, electric generating and transmitting equipment, streets, and other areas that may be considered hazardous to children.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (9) The off-street parking area shall comply with the provisions of Article 8 of this Joint Zoning Ordinance. In addition to the number of off-street parking spaces required for the principal and secondary use of the facility, an off-street pick-up and drop-off area measuring ten (10) feet in width and sixty (60) feet in length shall be designated and maintained for the discharge and collection of children or adults. The designated pick-up and drop-off area shall be marked by signs and physically removed from any required parking area, loading area, fire lane, and all points for vehicular access providing ingress and egress to the facility.
 - (10) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (F) The commercial day care facility shall comply with all specifications, standards and licenses, which are required by Lower Alsace Township, Mount Penn Borough, Pennsylvania Department of Public Welfare, or other regulatory agencies having jurisdiction.
- (G) As part of the special exception application, the applicant shall provide the necessary credentials that are required to conduct the commercial day care use in accordance with local state and federal laws. The principal care givers at the commercial day care facility shall be identified and their credentials shall be submitted to the municipality with jurisdiction for review and consideration.
- (H) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 614: Dry Cleaners and Laundromats

- (A) Dry cleaners and laundromats, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right within the C-1 and C-2 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to a dry cleaner or laundromat:
- (1) A dry cleaner or laundromat shall have a minimum lot area of 10,000 square feet.
 - (2) The dry cleaner or laundromat shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.

- (C) The following standards and specifications shall be required for dry cleaner or laundromat:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) Dry cleaners and laundromats with drive-through facilities shall be permitted by special exception and shall be subject to the provisions of Sections 806 and 1107 of this Joint Zoning Ordinance.
 - (5) Ventilation outlets associated with the dry cleaner and/or laundromat shall be located at least fifty (50) feet from all street right-of-way lines and all other property lines. All emissions shall comply with all state and federal air quality standards.
 - (6) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (9) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (10) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 615: Emergency Services Facility

- (A) Emergency services facility, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right in the R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts, subject to the provisions of this Joint Zoning Ordinance.
- (B) The following provisions shall apply to the principal and accessory uses of the emergency services facility:
- (1) The principal use shall be devoted to emergency response or emergency management services, including structures and facilities for fire departments, police stations, ambulance stations, emergency management operations and community response networks
 - (2) Accessory or uses within the buildings occupying the emergency services operation shall be limited to: administrative offices; cafeterias; banquet facilities; social quarters; recreational uses; day care facilities; and other similar uses. The cumulative gross floor area for all such accessory uses shall not occupy more than

fifty (50) percent of the cumulative gross floor area of all uses within the emergency service facility. The accessory uses shall be considered accessory uses that directly benefit the emergency service facility. All designated accessory uses and buildings shall be located at least twenty (20) feet from all property lines and street right-of-way lines

- (C) The following lot area and dimensional requirements shall apply to an emergency service facility:
- (1) An emergency service facility shall have a minimum lot area of 10,000 square feet.
 - (2) An emergency service facility shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (D) The following standards and specifications shall be required for emergency services operations:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 616: Forestry

- (A) Forestry, as defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as a use by right within the RC, R-1, R-2, R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts.
- (B) Intent: The intent of these regulations is to conserve forested open space and its environmental, economic, recreational, wildlife, and amenity values by promoting good forest stewardship; protecting the rights of adjoining property owners; and minimizing the potential for adverse environmental impacts.

- (C) Application: The regulations specified under this section shall apply to all timber harvesting within the municipality where the project area exceeds two (2) acres for clear cutting operations and five (5) acres for selective cutting operations. These provisions do not apply to the cutting of trees for the personal use of the landowner or for pre-commercial timber stand improvement. These provisions apply to privately and publicly owned property. These provisions shall also apply to any site where there will be clearing of trees for any purpose, if lumber will be removed from the site.
- (D) Notification Requirements: The following provisions shall apply to the notification requirements for logging or timber harvesting:
- (1) For all timber harvesting operations with a project area exceeding two (2) acres for clear cutting operations and five (5) acres for selective cutting operations, the landowner shall notify The municipality with jurisdiction at least fourteen (14) days prior to the commencement of the site activities and at least five (5) days before the operation is complete. No timber harvesting shall occur until the notice has been provided. Notification shall be in writing and shall specify the land on which harvesting will occur, the expected size of the harvest area, and, as applicable, the anticipated starting or completion date of the operation.
 - (2) A logging or timber harvesting plan shall be prepared by a qualified professional. The provisions of the plan shall be followed throughout the logging or timber harvesting operation. The plan shall be available at the harvest site at all times during the operation and shall be provided to the Zoning Officer upon request. The plan shall incorporate Best Management Practices (BMP's) for forestry found in the publications "Best Management Practices for Pennsylvania Forests," "Best Management Practices for Silvicultural Activities in Pennsylvania's Forest Wetlands," and "Controlling Erosion and Sedimentation from Timber Harvesting Operations."
 - (3) The landowner and the operator shall be jointly and severally responsible for complying with the terms of the logging plan.
- (E) Plan Requirements: The logging or timber harvesting plan shall contain the following:
- (1) The design, construction, maintenance, and retirement of the access system, including haul roads, skid roads, skid trails and landings.
 - (2) The design, construction, and maintenance of water control measures and structures such as culverts, broad-based dips, filter strips, and water bars.
 - (3) The design, construction, and maintenance of stream and wetland crossings.
 - (4) A description of the general location of the proposed operation in relation to municipal and state highways, including any accesses to those highways.
 - (5) A location map depicting the entire tract of land and specific areas of the logging or timber harvesting activities.
 - (6) Significant topographic features related to potential environmental and ecological problems.
 - (7) The location of all earth disturbance activities such as roads, landings, and water control measures and structures.
 - (8) The location of all perennial surface waters and wetland areas.
 - (9) The location of local and state road highways, including all proposed access roads.
- (F) State Requirements: The logging plan shall address and comply with the requirements of all applicable state regulations including, but not limited to, the following:
- (1) Erosion and sedimentation control regulations contained in Title 25 Pennsylvania Code, Chapter 102, promulgated pursuant to The Clean Streams Law (35 P.S. Section 691.1, et seq.). An approved conservation plan or an erosion and sedimentation control plan shall be maintained on-site.

- (2) Stream crossing and wetlands protection regulations contained in Title 25 Pennsylvania Code, Chapter 105, promulgated pursuant to the Dam Safety and Encroachments Act (32 P.S. Section 693.1, et seq.).
 - (3) Relationships of state laws, regulations, and permits to the logging plan.
 - (4) Any permits required by state laws and regulations shall be attached to and become part of the logging plan. An erosion and sedimentation pollution control plan that satisfies the requirements of Title 25 Pennsylvania Code, Chapter 102, shall also satisfy the general requirements for the logging plan and associated map, as specified by Section 616 of this Joint Zoning Ordinance, provided that all information required has been included or attached.
- (G) General Requirements: The following specific requirements shall apply to all timber harvesting operations:
- (1) Felling or skidding on or across any public thoroughfare is prohibited without the express written consent of the Township or the Pennsylvania Department of Transportation, whichever is responsible for maintenance of the affected thoroughfare.
 - (2) No tops or slash shall be left within twenty-five (25) feet of any public thoroughfare or private roadway providing access to adjoining residential property.
 - (3) All tops and slash between twenty-five (25) and fifty (50) feet from a public roadway or private roadway providing access to adjoining residential property or within fifty (50) feet of adjoining residential property shall be lopped to a maximum height of four (4) feet above the ground.
 - (4) No tops or slash shall be left on or across the boundary of any property adjoining the operation without the consent of the owner thereof.
 - (5) Litter resulting from a timber harvesting operation shall be removed from the site before it is vacated by the operator.
 - (6) Skid trail, skid road, haul road, and landing area design shall be consistent with local and state guidelines.
 - (7) Hours during which harvesting can occur are subject to approval of the municipality with jurisdiction.
 - (8) Landing and staging areas as well as haul and skid roads shall be restored and reseeded after the harvest is complete. Site access roads shall be closed to the general public.
- (H) Public Roads: Pursuant to Title 75 of the Pennsylvania Consolidated Statutes, Chapter 49; and Title 67 Pennsylvania Code, Chapter 189, the landowner and the operator shall be responsible for repairing any damage to public roads caused by traffic associated with the timber harvesting operation to the extent the damage is in excess of that caused by normal traffic, and may be required to furnish a bond to guarantee the repair of such damages.

Section 617: Funeral Home

- (A) Funeral home, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the C-1 and C-2 Zoning Districts, the Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District.
- (B) The following lot area and dimensional requirements shall apply to a funeral home:
 - (1) A funeral home located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (2) A funeral home located within the Carsonia Avenue Overlay District shall have a minimum lot area of 20,000 square feet provided that the provisions of Section 502 of this Joint Zoning Ordinance are applied.
 - (3) A funeral home located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet provided that the provisions of Section 505 of this Joint Zoning Ordinance are applied.

- (4) The funeral home shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the funeral home is located.
- (C) The following standards and specifications shall be required for funeral homes:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (3) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (4) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (5) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (6) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (7) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use
- (D) As part of the special exception application and/or land development plan, the applicant shall provide evidence that the use or activities comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report.
- (E) As part of the special exception application and/or land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.
- (F) If the special exception is approved, a land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction

Section 618: Garage Parking Facility

- (A) Garage parking facility, as further defined under Article 2 of this Joint Zoning Ordinance shall be permitted by special exception within the C-1 and C-2 Zoning Districts, the Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District.
- (B) The following lot area and dimensional requirements shall apply to a garage parking facility:

- (1) A garage parking facility located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (2) A garage parking facility located within the Carsonia Avenue Overlay District shall have a minimum lot area of 20,000 square feet provided that the provisions of Section 502 of this Joint Zoning Ordinance are applied.
 - (3) A garage parking facility located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet provided that the provisions of Section 505 of this Joint Zoning Ordinance are applied.
 - (4) The garage parking facility shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the garage is located.
 - (5) The garage parking facility may include a building or structure designed as a parking garage or open parking lot that is designated to facilitate the parking demand of a principal use, which shall be located no more than 1,000 linear feet of the garage parking facility.
- (C) The following standards and specifications shall be required for a garage parking facility:
- (1) The garage parking facility or the designated principal use of the garage parking facility shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The garage parking facility or the designated principal use of the garage parking facility shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) Any booths or other structures utilized for the collection of admission and/or parking fees shall be setback and arranged to prevent vehicle back-ups on adjoining roads during peak arrival periods. Any other collection of fees, such as by roaming parking lot attendants, shall be conducted in such a manner as to prevent vehicle backups on adjoining roads.
 - (6) The landowner and operator of the garage parking facility shall be responsible to resolve, mitigate and/or correct any traffic congestion problems that occur on public roads, which are related to the points of ingress and egress to the garage parking facility.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (9) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (10) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.

- (D) As part of the special exception application and/or land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report.
- (E) As part of the special exception application and/or land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.
- (F) If the special exception is approved, a land development plan shall be submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction

Section 619: Grocery Store

- (A) Grocery store, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) A grocery store containing less than 5,000 square feet of gross floor area shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) A grocery store containing 5,000 or more square feet of gross floor area shall be permitted by special exception within the C-1 and C-2 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to a grocery store:
 - (1) A grocery store containing less than 5,000 square feet of gross floor area shall have a minimum lot area of 10,000 square feet.
 - (2) A grocery store containing 5,000 or more square feet of gross floor area shall have a minimum lot area of 20,000 square feet.
 - (3) The grocery store shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
 - (4) The grocery store exceeding 50,000 square feet of gross floor area and/or contains five (5) or more uses on the same lot shall be designed as a shopping center or shopping mall in accordance with the provisions specified under Section 653 of this Joint Zoning Ordinance.
- (C) The following standards and specifications shall be required for a grocery store:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) A grocery store may include the retail sale of food, groceries, beverages, household products, flowers, automobile fuels and accessories, pet supplies, personal hygiene products, health care products, pharmaceuticals, newspapers, magazines, periodicals and /or other similar items.
 - (5) All merchandise or retail items sold on the premises shall not occupy any required off-street parking spaces.

- (6) Ventilation outlets associated with the grocery store shall comply with all state and federal air quality and emission standards
 - (7) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (10) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (11) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 620: Group Homes

- (A) Group Homes, as defined under Article 2 of this Joint Zoning Ordinance, are permitted by special exception within the R-1, R-2, R-3, R-4 and R-5 Zoning Districts.
- (B) All group homes shall be designed and contained within a single-family detached dwelling unit located on an approved lot that complies with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the zoning district on which the single-family dwelling is located.
- (C) The supplemental matrix charts contained within Article 4 of this Joint Zoning Ordinance provides the basic utility requirements (sewer and water facilities) for each permitted use by its assigned zoning district. The following specific provisions shall apply to utility provisions for group homes:
 - (1) The use shall be serviced by sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (D) All group homes shall be designed in accordance with the following general standards and requirements:
 - (1) The sponsoring social service agency shall provide documentation to the municipality with jurisdiction that the group home has been certified as an approved use within the Commonwealth of Pennsylvania.
 - (2) No group home shall have more than five (5) unrelated residents at any given time period.

- (3) A site plan or land development plan shall be accurately prepared to scale depicting the location and the dimensions of the group home, off-street parking areas, private entrances, walkways, fencing and landscaping.
 - (4) Architectural plans shall be prepared to scale depicting the dimensions, intended use and square footage of each room and storage area within the group home.
 - (5) No group home shall be located within 1,500 linear feet of another group home.
 - (6) The premises at which the group home is located shall be owned or leased by the licensed social services agency sponsoring the group home.
 - (7) No more than two (2) live-in supervisors shall reside in a group home.
 - (8) The only physical changes or alterations to the dwelling shall be those required by state and federal law. When the group home use is abandoned, the dwelling shall be restored to a single-family dwelling unit.
 - (9) One (1) off-street parking space shall be provided per employee computed on the basis of the estimated maximum number of employees that could be present at any given time, plus one (1) space for each two (2) persons within the group home. Garage space shall not be used in calculating off-street parking.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (11) The sponsoring social service agency shall provide documentation to the municipality with jurisdiction that all building, fire, plumbing, heating, electrical and similar facilities meet the standards established by the municipality with jurisdiction and by the Commonwealth of Pennsylvania.
 - (12) The sponsoring social service agency shall be responsible for the physical safety and emotional support of the residents within the group home. A point of contact and/or designated counselor should be available twenty-four (24) hours per day, seven (7) days per week. Likewise, immediate contact with the sponsoring social service agency should be made available to the municipality with jurisdiction.
 - (13) The sponsoring shall provide the municipality with jurisdiction with a list of tenants who reside within the group home. Any change in occupancy shall be reported to the municipality with jurisdiction.
 - (14) An emergency management plan must be developed in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage, or other catastrophic event. The emergency management plan should be submitted to the municipality with jurisdiction for review and consideration prior to the issuance of the use and occupancy permit. The emergency management plan shall be posted and a copy shall be issued to the social workers and tenants of the group home.
 - (15) The rear yard of the property shall contain a minimum of two hundred and fifty (250) square feet of land area, which shall be capable of accommodating six (6) persons at once.
- (E) As part of the special exception application, the Zoning Hearing Board may impose other requirements deemed necessary or appropriate.
- (F) All group homes shall be subject to an annual inspection by the municipality with jurisdiction to determine if the site and building conditions are in accordance with all permits and approvals.

Section 621: Health Club or Fitness Center

- (A) A health club or fitness center, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) Health clubs or fitness centers shall be permitted as a principal or accessory use by right within the C-1 and C-2 Zoning Districts.

- (2) Health clubs or fitness centers shall be permitted as an accessory use by right within the C-1 and C-2 Zoning Districts and the Spook Lane Overlay District.
- (B) The following provisions shall apply to the principal and accessory uses of the health club or fitness center:
- (1) The principal use shall be the health clubs or fitness center.
 - (2) Accessory or subordinate uses contained within a building occupied by the health club or fitness centers shall be limited to: administrative offices; fitness equipment facilities; sports training facilities; therapeutic spas; aerobic training facilities; cardiovascular training facilities; swimming pools; racquetball courts; tennis courts; volleyball courts; and/or other similar uses. The accessory uses shall only be made available to the members of the health club or fitness center.
 - (3) Recreation facilities located outside of the building occupied by health club or fitness center may be permitted as an accessory or subordinate use, provided that such uses are limited to: basketball courts; baseball and softball fields; tennis courts; volleyball courts; swimming pools; walking, running or fitness trails; bicycle trails; hockey rinks; and/or other similar recreation facilities. The outdoor recreation facilities shall only be made available to the members of the recreation health club or fitness center.
- (C) The following lot area and dimensional requirements shall apply to a health club or fitness center:
- (1) A health club or fitness center designated as a principal use shall have a minimum lot area of 10,000 square feet. The building occupied by the health club or fitness center shall comply with the minimum and maximum dimensional, height and coverage requirements specified for the C-1 and C-2 Zoning Districts
 - (2) A health club or fitness center designated as an accessory or subordinate use shall be located on a conforming lot and contained within a building occupied by a permitted commercial use, school, church or religious facility, hospital or medical facility, hotel or motel, municipal facility, or other institutional use, which shall meet the minimum and maximum dimensional, height and coverage requirements of the C-1 and C-2 Zoning Districts and the Spook Lane Overlay District.
 - (3) All active recreation facilities and uses located outside of the principal building shall be located at least fifty (50) feet from any street right-of-way line and property line.
 - (4) All passive recreation facilities and uses located outside of the principal building shall be located at least twenty (20) feet from any street right-of-way line and property line.
- (D) The following standards and specifications shall be required for health clubs or fitness centers:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.

- (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use
- (E) A land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all provisions adopted by the municipality with jurisdiction.

Section 622: Home Improvement and Building Supply Store

- (A) Home improvement and building supply store, as defined under Article 2 shall be permitted by right within the C-1 and C-2 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to a home improvement and building supply store:
 - (1) A home improvement and building supply store shall have a minimum lot area of 10,000 square feet.
 - (2) The home improvement and building supply store shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
 - (3) Exterior storage areas for materials and equipment shall be located at least twenty (20) feet from all property lines and street right-of-way lines.
- (C) The following standards and specifications shall be required for a home improvement and building supply store:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All exterior storage areas shall be permanently secured by a fence having a maximum height of six (6) feet.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) Drive-through service or loading facilities shall be designed with sufficient on-site stacking or queuing lanes in order to prevent the traffic congestion and/or the back-ups onto adjoining roads or adjacent properties.
 - (7) All drilling, cutting, sawing, mixing, crushing and/or preparation of building materials shall be conducted within an enclosed building.
 - (8) All testing or repair of motorized equipment shall be conducted within an enclosed building.

- (9) The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.
 - (10) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (11) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (12) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (13) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
 - (E) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 623: Home Occupation

- (A) For the purposes of this Joint Zoning Ordinance, the term “home occupation”, has been further defined and classified under two (2) separate categories for regulating home occupations as a use within the municipality with jurisdiction.
- (B) The provisions for a Category 1 Home Occupation are further defined and specified under Section 623.1 of this Joint Zoning Ordinance.
- (C) The provisions for a Category 2 Home Occupation are further defined and specified under Section 623.2 of this Joint Zoning Ordinance.

Section 623.1 Category 1 Home Occupation

- (A) Category 1 Home Occupations, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted as an accessory use by right within the RC, R-1, R-2, R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts.
- (B) The following standards and specifications shall be required for a Category 1 Home Occupation:
 - (1) The home occupation shall be conducted within an approved residential dwelling unit, which complies with the minimum and maximum dimensional requirements of the zoning district to which the use is located.
 - (2) The home occupation shall be conducted only within the residential dwelling and may not occupy more than thirty (30) percent of the gross floor area of the residential dwelling unit. Accessory buildings to the residential use may be utilized for storage space and shall not account towards the occupancy of a home occupation use.
 - (3) The home occupation shall include only lawful uses, which shall be clearly secondary to the residential use and shall be compatible with surrounding residential uses.
 - (4) The home occupation shall employ no employees other than family members residing in the dwelling. Employees that do not report to work at the dwelling and only correspond through a communication network (telephone, computer, mail) shall not be considered as an employee of the home occupation use.

- (5) There shall be no visual display or sale of retail goods.
 - (6) There shall be no stockpiling, storage or inventory of products of a substantial nature.
 - (7) There should be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
 - (8) The home occupation may not use any equipment or process, which creates noise, vibration, glare, fumes, odors, electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
 - (9) The home occupation may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- (C) If permitted, the Zoning Officer shall issue a zoning permit, which shall be reviewed every five (5) years to determine if the Category 1 Home Occupation is in compliance with the Joint Zoning Ordinance.

Section 623.2 Category 2 Home Occupation

- (A) Category 2 Home Occupations, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted as an accessory use by special exception within the RC, R-1, R-2, R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts.
- (B) The following standards and specifications shall be required for a Category 2 Home Occupation:
 - (1) The home occupation shall be conducted within an approved single-family detached dwelling unit, which complies with the minimum and maximum dimensional requirements of the zoning district to which the use is located.
 - (2) The home occupation shall be conducted only within the dwelling or an approved accessory structure, which may not occupy more than forty (40) percent of the gross floor area of the single-family detached residential unit or no more than 1,200 square feet of an accessory structure.
 - (3) The home occupation shall include only lawful uses, which shall be clearly secondary to the residential use and shall be compatible with surrounding residential uses. The exterior appearance shall be maintained as a single-family detached residential use.
 - (4) The home occupation shall be limited to the family members residing within the dwelling plus two (2) additional persons to provide support services and assistance. Employees that do not report to work at the dwelling and only correspond through a communication network (telephone, computer, mail) shall not be considered as an employee of the home occupation use.
 - (5) There shall be no visual display or sale of retail goods.
 - (6) There shall be no stockpiling, storage or inventory of products of a substantial nature that would create an appearance that the home occupation use has overtaken the residential use as the principal use.
 - (7) The home occupation may not use any equipment or process, which creates noise, vibration, glare, fumes, odors, electrical or electronic interference, including interference with radio or television reception, which is detectable at the property lines.
 - (8) No manufacturing, repairing or other mechanical work shall be performed in any open area. All such activities shall be conducted in such a manner that they are not detectable or noticeable at or beyond the property line.
 - (9) The capacities of the public sewage disposal system or on-lot sewage disposal system shall be evaluated in terms of their abilities to serve the residential use along with the home occupation. Where appropriate, the provisions for additional sewage disposal capacities should be reserved, designed, installed and connected to accommodate the projected demand.

- (10) The capacities of the public water supply system or on-lot well shall be evaluated in terms of their abilities to serve the residential use along with the home occupation. Where appropriate, the provisions for additional water supply capacities should be considered in order to provide a dependable supply of water without adversely affecting other uses.
 - (11) The home occupation may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
 - (12) No more than one (1) Category 2 Home Occupation shall be permitted per residential unit.
 - (13) An off-street parking area shall be provided to meet the following requirements: two (2) parking spaces shall be provided for the residential use; one (1) parking space shall be provided for each employee not residing within the dwelling; and no more than two (2) parking spaces shall be provided for guests or patrons. The maximum number of off-street parking spaces shall be limited to six (6) parking spaces, which shall not include any garage spaces and shall be designed to comply with the appropriate provisions of Article 8 of this Joint Zoning Ordinance.
 - (14) A sign displaying the name and address of the home occupation may be permitted, subject to the following requirements: no more than one (1) such sign shall be erected on the lot; the area of the sign shall not exceed two (2) square feet in size; and the sign shall be either fixed flat on the main wall of the building or may be erected in the front yard, but not within ten (10) feet of the cartway.
- (C) As part of the special exception application, the Zoning Hearing Board may consider optional design and development requirements if the standard requirements are determined to be unwarranted or inappropriate based upon the proposed site conditions. If approved, the optional requirements shall be applied to the zoning permit.
 - (D) If required, the Zoning Officer shall issue a zoning permit, which shall be reviewed every five (5) years to determine if the Category 2 Home Occupation is in compliance with the Joint Zoning Ordinance and decision issued by the Zoning Hearing Board.

Section 624: Horseback Riding School and/or Stables

- (A) Horseback riding schools and/or stables, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted as follows:
 - (1) A horseback riding school and/or stable shall be permitted as a principal or accessory use by right within the RC Zoning District.
 - (2) A horseback riding school and/or stable shall be permitted as a principal or accessory use by special exception within the R-1 Zoning District.
 - (3) Horseback riding school and stables may be permitted as either a principal use or a subordinate use in accordance with the provisions of this Joint Zoning Ordinance.
- (B) The following lot area and dimensional requirements shall apply to a horseback riding school and/or stable:
 - (1) A minimum of ten (10) acres of contiguous land area shall be required to exclusively support the horseback riding school and/or stable.
 - (2) The barn or other accessory structures utilized to house the horses shall be located at least fifty (50) feet from any property lines and street right-of-way lines
 - (3) No activities associated with the horseback riding school and/or stable shall be permitted within fifty (50) feet of any property lines or street right-of-way lines.
- (C) The following standards and specifications shall be required for a horseback riding school and/or stable:

- (1) The maximum number of students shall be limited to six (6) equestrian students at any given time.
 - (2) The use shall be served by on-lot sewage disposal facilities with adequate capacities.
 - (3) The use shall be served by on-lot water supply facilities with adequate capacities.
 - (4) Areas designated for training, show, boarding and grazing shall be enclosed by a fence with a minimum height of four (4) feet and maximum height of six (6) feet.
 - (5) The raising and keeping of horses shall be limited based upon owned contiguous acres relating to animal units. The total number of horses raised or kept at the designated area for the horse riding school or stable shall not exceed 2.00 animal units per acre.
 - (6) Horse rides may be offered to the general public. A professional guide shall be responsible to supervise no more than ten (10) riders or customers at any given time.
 - (7) Provisions for off-street parking and access drives shall be considered based upon the use, activities and events that may occur at the site. All proposed off-street parking areas and access drives shall be maintained as mud-free conditions.
 - (8) Horse riding schools shall comply with all local, state and federal laws concerning nutrient management, sewage disposal, water supply, stormwater management, erosion and sedimentation control, air quality management, and vehicular accessibility. Where appropriate, the applicant shall submit plans or other forms of documentation to demonstrate compliance with local, state and federal laws.
- (D) If required, a land development plan shall be submitted to the municipality with jurisdiction for review and consideration.

Section 625: Hospitals and Medical Centers

- (A) Hospitals and medical centers, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A hospital and medical center shall be permitted by conditional use within the C-1 and C-2 Zoning District.
 - (2) A hospital and medical center shall be permitted by conditional use within and the Carsonia Avenue Overlay District subject to the provisions of Sections 502 and 625 of this Joint Zoning Ordinance.
 - (3) A hospital and medical center shall be permitted by conditional use within and the Perkiomen Avenue Overlay District subject to the provisions of Sections 505 and 625 of this Joint Zoning Ordinance
- (B) The following provisions shall apply to the principal and accessory uses of the hospital or medical center:
- (1) The principal use shall be the hospital or medical center.
 - (2) Accessory or subordinate uses associated with the hospital or medical center shall be limited to: restaurants or cafeterias; administrative offices; retail sales; banks or financial institutions; personal care establishments; commercial day care facilities; recreational uses; educational uses; religious uses; and other similar uses. The cumulative gross floor area for all such accessory or subordinate uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses within the hospital or medical center.
- (C) The following lot area and dimensional requirements shall apply to a hospitals and medical center
- (1) A hospital or medical center shall have a minimum lot area of one (1) acre.
 - (2) The hospital or medical center shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the hospital or medical center is located.

- (D) Hospitals and medical centers shall be subject to the following standards and specifications:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the hospital or medical center shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All heliport or helistop facilities shall be located at least five hundred (500) feet from all property lines. All such uses shall be approved by the appropriate local, state and federal authorities.
 - (5) The primary points of ingress and egress to the medical research park shall be located along a collector or arterial street. As part of the land development application, the applicant shall mitigate all potential traffic impacts that will be created by the hospital or medical center.
 - (6) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
 - (9) All medical waste, bio-hazardous materials, equipment, red bag waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, state and federal laws.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (11) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (E) As part of the conditional use application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental assessment report. Prior to the submission of the conditional use application, the applicant shall consult with the municipality with jurisdiction to initially discuss the documentation that may be required as part of the application. If required a plan, report and/or study shall be prepared to resolve or mitigate any adverse impacts associated with the proposed use.
- (F) As part of the conditional use application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (G) If the municipality with jurisdiction approves the conditional use application, a land development plan shall be submitted for review and consideration, which shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction.

Section 626: Hotel and Motel

- (A) Hotel or motel, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) Hotels and motels shall be permitted by conditional use within the C-1 Zoning District.
 - (2) Hotels and motels shall be permitted by conditional use within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 626 of this Joint Zoning Ordinance.
 - (3) Hotels and motels shall be permitted by conditional use within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 502 and 626 of this Joint Zoning Ordinance.
 - (4) Hotels and motels shall be permitted by conditional use within the Spook Lane Overlay District, subject to the provisions of Sections 507 and 626 of this Joint Zoning Ordinance.
- (B) The following provisions shall apply to the principal and accessory uses of the hotel and motel:
- (1) The hotel or motel shall be the principal use or as an accessory use to a commercial resort.
 - (2) Accessory or subordinate uses within hotels or motels shall be limited to: administrative offices; meeting and conference rooms; restaurants and banquet facilities; entertainment facilities; personal care or service establishments; indoor recreational uses; health club or fitness center; educational uses; and other similar uses that are determined appropriate by the municipality with jurisdiction. The cumulative gross floor area for all such accessory or subordinate uses shall not occupy more than thirty (30) percent of the cumulative gross floor area of all uses within the hotel or motel.
 - (3) The length of stay for any guest at a hotel or motel use shall not exceed fourteen (14) consecutive days.
- (C) The following lot area and dimensional requirements shall apply to a hotel or motel:
- (1) A hotel or motel located in the C-1 Zoning District, the Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District shall have a minimum lot area of one (1) acre.
 - (2) A hotel or motel located in the Spook Lane Overlay District shall have a minimum lot area of ten (10) acres.
 - (3) The hotel or motel use shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the hotel or motel is located.
- (D) The following design standards and specifications shall apply to hotel and motel uses:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving hotels or motels shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, the utility services and connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.

- (5) Interior accessways shall be designed so as to prevent traffic congestion at points of ingress and egress. All proposed areas designated for the loading or unloading of trucks and/or other commercial vehicles shall be planned and arranged so they may be utilized without interfering with the interior traffic circulation and parking facilities.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (9) The side and rear lot lines of the development shall be adequately screened with a twenty (20) foot wide landscaped buffer yard. The design of the buffer yard and the selected landscape materials shall be subject to the approval of the municipality with jurisdiction.
 - (10) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the conditional use application or land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the conditional use application or land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 627: Kennels

- (A) Kennel, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the RC and R-1 Zoning Districts.
- (B) The following provisions shall apply to the principal and accessory uses for a kennel:
- (1) The principal use shall be considered the kennel, where five (5) or more non-farm animals or domesticated pets over the age of twelve (12) weeks, which are kept or maintained for boarding, grooming, breeding, training, showing, selling or exchange to other individuals.
 - (2) A kennel may include accessory uses including: pet grooming services; veterinary or clinical care facilities; retail sales of pet supplies; and other similar uses. Personal service facilities and/or retail sales of items commonly found in connection with the kennel shall be limited to a maximum floor area of 1,000 square feet of gross floor area.
 - (3) Shows and/or competitions, which are proposed to occur on the property shall be limited to two (2) events per calendar year. All events shall be specifically designated by the applicant and a permit will be required to facilitate each event.
- (C) The following lot area and dimensional requirements shall apply to a kennel:
- (1) A kennel shall have a minimum lot area of ten (10) acres.
 - (2) All principal buildings and/or housing facilities associated with the kennel use shall be located at least three hundred (300) feet from the street right-of-way line and all other property lines.

- (3) All accessory buildings and structures associated with the kennel use shall be located at least one hundred (100) feet from the street right-of-way line and all other property lines.
 - (4) All permitted external or common dog run areas shall be located at least one hundred (100) feet from the street right-of-way line and all other property lines
- (D) The following standards and specifications shall be required for a kennel:
- (1) The use shall be serviced by on-lot sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) Outdoor runs or common exterior areas may be permitted for the animals being cared for at the kennel, subject to the following conditions:
 - (a) The outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m.
 - (b) The outdoor runs are conducted within a defined external area, which is completely enclosed by a six (6) foot high fence. The perimeter of the fence shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
 - (c) The location of the outdoor runs shall be located at least one hundred (100) feet from all property lines and street right-of-way lines.
 - (5) If an incineration (retort) device is proposed to be installed on the property, the applicant shall provide documentation that the required permits, licenses and/or approvals have been issued by the regulatory agencies with jurisdiction.
 - (6) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for solid waste and manure management of such wastes shall be submitted for municipal review as part of the special exception application.
 - (7) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The landowner operator of the kennel shall comply with all pertinent provisions relating to noise, disturbance, odors, or other nuisances, as further defined and regulated by the municipality with jurisdiction.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.

- (11) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (12) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application
- (F) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.
- (G) If the special exception is approved, a land development plan shall be submitted to the municipality with jurisdiction for further review and consideration.

Section 628: Laboratory and Research Facility

- (A) Laboratory and research facility, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right within the C-1, C-2 and I-1 Zoning Districts.
- (B) The following lot area and dimensional requirements shall apply to laboratories and research facilities:
 - (1) A laboratory or research facility located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 10,000 square feet.
 - (2) A laboratory or research facility located within the I-1 Zoning District shall have a minimum lot area of 20,000 square feet, provided that the use is served by public sanitary sewage disposal facilities and public water supply facilities.
 - (3) A laboratory or research facility located in the I-1 Zoning District shall have a minimum lot area of two (2) acres if the use is serviced by on-lot sanitary sewage disposal facilities and/or on-lot water supply facilities.
 - (4) The laboratory or research facility shall be located on a conforming lot that complies with the utility provisions, dimensional, height and coverage requirements of the zoning district on which the use is located.
- (C) The following standards and specifications shall be required for laboratories and research facilities:
 - (1) The use shall be serviced by sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) Where public sanitary sewage disposal facilities and/or public water supply facilities are not planned within a defined service area, the use of on-lot sewer and water facilities may be considered provided that it is consistent with all relevant plans and ordinances adopted by the municipality with jurisdiction.
 - (4) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of the municipality with jurisdiction, the municipality with jurisdiction Municipal Authority and the Pennsylvania Department of Environmental Protection.

- (5) The research, testing, and/or product development conducted within the laboratory shall not pose a threat to the health, safety and/or general welfare of any property or use within the municipality with jurisdiction. Where, appropriate, the landowner shall design, construct and implement appropriate safeguards.
 - (6) Ventilation outlets associated with the laboratory shall comply with all state and federal air quality and emission standards.
 - (7) All hazardous waste, toxic waste, medical waste, infectious waste, red bag waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by state and federal laws.
 - (8) The landowner shall provide the municipality with jurisdiction and the local emergency management service responders (police, fire and ambulance) with a complete list of materials, chemicals and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use.
 - (9) All other utility provisions serving the research facilities shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (10) All means of ingress and/or egress shall be designed to accommodate traffic in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (11) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (12) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (13) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (14) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (15) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 629: Landscaping Centers

- (A) Landscaping centers, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A landscaping center shall be permitted as a principal use by right in the C-1, C-2 and I-1 Zoning Districts.
 - (2) A landscaping center shall be permitted as a principal and accessory use by special exception in the R-2 Zoning District.
 - (3) A landscaping center shall be permitted as an accessory use by special exception in the R-1 Zoning District

- (B) The following provisions shall apply to the principal and accessory uses for a landscaping center:
- (1) The principal use shall be the landscaping center.
 - (2) Subordinate or accessory uses may include: administrative offices; greenhouses; nurseries; and similar activities that are customarily associated with a landscaping center.
- (C) The following lot area and dimensional requirements shall apply to a landscaping center:
- (1) A landscaping center within the C-1, C-2 and I-1 Zoning Districts shall have a minimum lot area of 10,000 square feet if the use is served by public sanitary sewage disposal facilities and public water supply facilities.
 - (2) A landscaping center within the R-1, R-2 and I-1 Zoning Districts shall have a minimum lot area of two (2) acres if the use is served by on-lot sanitary sewage disposal facilities or on-lot water supply facilities.
 - (3) The landscaping center shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
 - (4) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage complies with the minimum setback provisions for the zoning district to which the landscaping center is located
- (D) The following design standards and specifications shall apply to a nursery or landscaping center:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to the municipality with jurisdiction and the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by the municipality with jurisdiction.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (9) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use

- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 630: Library

- (A) Library, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) A library shall be permitted by right within the C-1 Zoning District.
 - (2) A library shall be permitted by right within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 630 of this Joint Zoning Ordinance.
 - (3) A library shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 630 of this Joint Zoning Ordinance.
- (B) The following provisions shall apply to the principal and accessory uses for a library:
 - (1) The principal use shall be the library.
 - (2) Subordinate or accessory uses within a library shall be limited to: administrative offices; meeting rooms; classrooms; conference rooms; computer work stations; and/or other similar uses that are determined appropriate by the municipality with jurisdiction. The cumulative gross floor area or occupied space area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area or occupied space area of all uses within the library. The subordinate or accessory uses shall be considered subordinate uses that directly benefit the persons utilizing the library.
 - (3) Retail sales shall be limited to books, periodicals, newspapers, printing, music, art and similar items that may be common to a library. The retail sale area shall not exceed ten (10) percent of the gross floor area.
 - (4) A library may contain temporary or seasonal displays to promote public education and information relative to historic resources, environmental issues, governmental functions, science, technology and other similar subjects that could benefit the community.
- (C) The following lot area and dimensional requirements shall apply to a library:
 - (1) A library located within the C-1 Zoning District and Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (2) A library located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (3) The library shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the use is located.
- (D) The following standards and specifications shall be required for libraries:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be designed to comply with the provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction

Section 631: Manufactured Home Parks

- (A) Manufactured home parks, as defined under Article 2 of this Joint Zoning Ordinance, are permitted by special exception within the R-4 Zoning District.
- (B) For the purposes of this Joint Zoning Ordinance, “manufactured home park” shall be synonymous with “mobile home park” and “manufactured home” may be synonymous with “mobile home”.
- (C) All manufactured home parks shall be designed in accordance with the following criteria and eligibility requirements:
 - (1) The manufactured home park shall consist of a minimum contiguous land area of five (5) acres. Contiguous land area shall be defined as a parcel of land that is owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by other parcels of land owned by other individuals or parties. The municipality with jurisdiction may consider parcels of land that are physically separated by public roads, utility easements or rights-of way, streams and/or other natural features.
 - (2) The manufactured home park shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The manufactured home park shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (4) The manufactured home park shall not exceed eight (8) dwelling units per gross acre.
 - (5) A minimum of forty (40) percent of the land area within the manufactured home park shall be set aside as common open space, which shall be perpetually preserved and deeded to restrict future residential

development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this Joint Zoning Ordinance.

- (D) The manufactured homes located within the manufactured home park shall be located on individual lots or lease areas and shall be designed to comply with the following dimensional, height and coverage requirements:
- (1) The minimum net lot area or net lease area for each individual manufactured home shall be 4,000 square feet.
 - (2) The minimum lot width for each individual manufactured home lot or lease area shall be sixty (60) feet.
 - (3) The minimum front yard setback shall be twenty (20) feet.
 - (4) The minimum side yard setback shall be ten (10) feet, as measured on each side.
 - (5) The minimum rear yard setback shall be twenty (20) feet.
 - (6) The maximum lot coverage shall be eighty (80) percent for each lot or lease area.
 - (7) All proposed manufactured homes within the manufactured home park shall be located at least fifty (50) feet from any property line or property, which is not owned by the applicant in pre-development conditions.
 - (8) No structure shall be constructed on or within fifty (50) feet of any land or water areas designated as floodplains, wetlands, hydric soils, and slopes exceeding 20 percent in grade.
 - (9) No more than one (1) manufactured home shall be placed on a manufactured home lot or lease area, and such manufactured home shall be occupied by not more than one (1) single family.
- (E) The following provisions shall apply to the ownership and maintenance responsibilities of individual lots or parcels of land within a manufactured home park:
- (1) A lot or parcel of land that has been approved to be occupied by a manufactured home within the manufactured home park shall either lawfully owned by an individual or leased by the landowner of the manufactured home park to a qualified person.
 - (2) A manufactured home, which is located on an approved lot or parcel of land within the manufactured home park shall be either lawfully owned by an individual or leased by the landowner of the manufactured home park to a qualified person.
 - (3) Sub-leasing arrangements involving a lot, parcel of land and/or manufactured home within a manufactured home park shall be prohibited.
- (F) All manufactured home parks shall be subject to the following development and procedural requirements:
- (1) The manufactured home park shall provide an evergreen planting screen at least twenty (20) feet in depth along the property line at the periphery of the development.
 - (2) No part of the manufactured home park shall be used to accommodate other uses than the uses permitted under this section of the Joint Zoning Ordinance.
 - (3) There shall be at least one (1) street within the manufactured home park, which serves as an internal collector street from which minor streets shall turn out so as to provide direct access to each manufactured home lot or lease area. All streets shall be designed and constructed to comply with all pertinent specification adopted by the municipality with jurisdiction.
 - (4) All entrances shall conform to the standards of the Pennsylvania Department of Transportation and the municipality with jurisdiction. A Traffic Impact Study should be prepared to assess the needs for on-site and off-site traffic improvements, which may be required to facilitate the manufactured home park.
 - (5) A minimum of two (2) off-street parking spaces measuring ten (10) feet by twenty (20) feet shall be provided for each manufactured Home lot or lease area. A common off-street parking area may be designed to

accommodate the required off-street parking requirements and/or to provide additional spaces for overflow parking spaces. No on-street parking shall be permitted within the manufactured home park.

- (6) Each manufactured home space shall be provided with a concrete pad or basement foundation that shall comply with the specifications of the manufacturer and the building code requirements of the municipality with jurisdiction.
 - (7) All manufactured homes shall be located, erected and anchored in accordance with all applicable standards and provisions specified by the municipality with jurisdiction and/or the manufacturers specifications.
 - (8) Each manufactured home stand shall be equipped with utility connections. For reasons of safety, the space between the manufactured home stand and the manufactured home floor shall be permanently enclosed to prevent unauthorized entry and to conceal all supports and utility connections. Each stand shall be located at such elevation, distance and angle in relation to the access street and manufactured home accessory that the placement and removal of the manufactured home is practical.
 - (9) The area between the ground level and the perimeter of the manufactured home shall be enclosed by means of a suitable skirting.
 - (10) Every manufactured home and open space areas shall have access to an improved public or private street.
 - (11) A subdivision and land development plan shall be submitted to the municipality with jurisdiction for review and consideration.
 - (12) Unless otherwise required by the utility provider, all public utility services shall be underground within the manufactured home park.
 - (13) Exterior storage areas for refuse stations shall be properly screened from the view of all manufactured homes within the manufactured home park and from adjacent property owners. All containers shall be air-tight, vermin-proof and have adequate storage capacity to accommodate the projected volumes of solid waste. The manufactured home park shall have a solid waste management plan.
 - (14) All manufactured home parks containing twenty-five (25) or more manufactured homes shall employ the services of a qualified manager.
- (G) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
- (1) A minimum of forty (40) percent of the gross area of the manufactured home park shall be set aside as common open space, which shall be perpetually preserved and deeded to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (2) The area designated as common open space shall comply with the following specifications:
 - (a) No more than fifty (50) percent of the common open space shall be located on lands within areas that are located within the 100-year floodplain, areas delineated as wetlands and/or areas exceeding twenty (20) percent in slope.
 - (b) No more than fifty (50) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - (c) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than 50 feet in width and shall not contain less than one (1) contiguous acre of land.
 - (d) There shall be at least one (1) designated common area that is contiguous within the development containing no less than twenty-five (25) percent of the required open space.

- (3) The common open space shall be planned and located as a contiguous accessible area within the manufactured home park. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the special exception application.
 - (4) A system for pedestrian circulation throughout the development shall be provided by utilizing sidewalks and trails.
 - (5) For all common open spaces, satisfactory written agreements approved by the governing body shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, and shall be recorded with the approved plan.
 - (6) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall retain ownership of the land encompassing the common open space areas.
 - (7) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction. The applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (H) In addition to the permitted manufactured homes, the proposed manufactured home park may contain the following non-residential uses, provided they are considered and approved as part of the conditional use application:
- (1) Office space consisting of no more than 5,000 square feet and utilized for the purposes of conducting customary business, management, sales, meetings, laundry facilities, storage, and/or maintenance, which are directly associated with the manufactured home park.
 - (2) Indoor recreation and/or community center consisting of no more than 10,000 square feet and utilized exclusively by the residents of the manufactured home park.
 - (3) Category 1 Home Occupations, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
 - (5) Non-commercial recreation uses for the benefit of the residents of the manufactured home park, subject to Section 644 of this Joint Zoning Ordinance.
 - (6) Accessory buildings, structures and uses.
- (I) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (J) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.
- (K) If the special exception is approved, a land development plan shall be submitted to the municipality with jurisdiction for further review and consideration.
- (L) Existing manufactured home parks that do not conform with the provisions specified by this Joint Zoning Ordinance shall be considered nonconforming and subject to the applicable provisions of Article 10 of this Joint Zoning Ordinance.

Section 632: Manufacturing, Fabrication and Finishing Uses

- (A) Manufacturing, fabrication and finishing uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right within the I-1 Zoning District.
- (B) The following provisions shall apply to principal and accessory uses for manufacturing, fabrication and finishing uses:
 - (1) The principal use shall be the manufacturing, fabrication and/or finishing use.
 - (2) Retail sales of the goods and products produced at the manufacturing facility may be permitted as an accessory use. The designated area for retail sales shall not exceed ten (10) percent of the total gross floor area or one thousand (1,000) square feet, whichever is less in surface area.
 - (3) All principal and accessory uses and activities associated with the manufacturing use shall be conducted within an enclosed building that complies with the appropriate building code requirements for a commercial and/or industrial establishment within the municipality with jurisdiction.
- (C) The following lot area and dimensional requirements shall apply to a manufacturing, fabrication and finishing use:
 - (1) A manufacturing, fabrication and finishing use located within the I-1 Zoning District shall have a minimum lot area of 20,000 square feet if the use is served by public sanitary sewage disposal facilities and public water supply facilities.
 - (2) A manufacturing, fabrication and finishing use located within the I-1 Zoning District shall have a minimum lot area of two (2) acres if the use is serviced by on-lot sanitary sewage disposal facilities and/or on-lot water supply facilities.
 - (3) The manufacturing, fabrication and finishing use located on a conforming lot that complies with the utility provisions, dimensional, height and coverage requirements of the zoning district on which the use is located.
- (D) The following standards and specifications shall be required for manufacturing, fabrication and finishing uses:
 - (1) The use shall be serviced by public or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of the municipality with jurisdiction, the municipality with jurisdiction Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (5) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) All manufacturing activities shall not pose a threat to the health, safety and/or general welfare of any property or use within the community or surrounding region. Where, appropriate, the landowner shall design, construct and implement appropriate safeguards.
 - (7) The landowner shall provide the municipality with jurisdiction and the local emergency management service responders (police, fire and ambulance) with a complete list of materials, chemicals and/or substances that

are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use.

- (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) Ventilation outlets associated with the manufacturing shall comply with all state and federal air quality and emission standards.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (11) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (12) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 633: Medical, Dental, Vision, Counseling and Health Care Services

- (A) Medical, dental, vision, counseling and health care providers, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) The medical, dental, vision, counseling and health care use shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) The medical, dental, vision, counseling and health care use shall be permitted by right within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 633 of this Joint Zoning Ordinance.
 - (3) The medical, dental, vision, counseling and health care shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 633 of this Joint Zoning Ordinance.
 - (4) The medical, dental, vision, counseling and health care shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 633 of this Joint Zoning Ordinance.
- (B) The following provisions shall apply to the principal and accessory uses:
- (1) The medical, dental, vision, counseling clinic and health care provider uses shall be exclusively utilized to observe, examine, test, diagnose, rehabilitate, treat and/or provide care to patients on an out-patient basis. This use shall not be considered as a hospital or medical center.
 - (2) All principal use and activities that are generally associated with the medical, dental, vision, counseling clinic and health care provider uses shall be conducted within an enclosed building that complies with the appropriate building code requirements for a commercial and/or industrial establishment within the municipality with jurisdiction.

- (3) The research, testing, product development and/or administrative services associated with the medical, dental, vision, counseling clinic and health care provider use shall be considered as a permitted accessory use. All such activities shall not pose a threat to the health, safety and/or general welfare of any property or use within the municipality with jurisdiction.
- (C) The following lot area and dimensional requirements shall apply to a medical, dental, vision, counseling and health care provider uses:
- (1) A medical, dental, vision, counseling and health care use located within the C-1 Zoning District and the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (2) A medical, dental, vision, counseling and health care use located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (3) The use shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the use is located.
- (D) The following standards and specifications shall be required for medical, dental, vision, counseling and health care providers uses:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of the municipality with jurisdiction and the PA Department of Environmental Protection.
 - (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The landowner shall provide the municipality with jurisdiction and the local emergency management service responders (police, fire and ambulance) with a complete list of materials, chemicals and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use.
 - (7) All medical waste, bio-hazardous materials, equipment, red bag waste, contaminated materials and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, state and federal laws.
 - (8) Ventilation outlets associated with the medical, dental, vision, counseling and health care provider use shall comply with all state and federal air quality and emission standards.

- (9) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (10) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (11) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (12) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 634: Mixed-Use Commercial and Residential

- (A) Mixed-use commercial and residential, as defined under Article 2 of this Joint Zoning Ordinance, are permitted as follows
- (1) The mixed-uses shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) The mixed-uses shall be permitted by right within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 633 of this Joint Zoning Ordinance.
 - (3) The mixed-uses shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 633 of this Joint Zoning Ordinance.
 - (4) The mixed-use shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 633 of this Joint Zoning Ordinance.
- (B) The following provisions shall apply to the principal and accessory uses:
- (1) The first floor of the mixed-use building shall be limited to commercial uses, which are permitted by right within the underlying C-1 and C-2 Zoning Districts, the Carsonia Avenue Overlay District and/or Perkiomen Avenue Overlay District. The commercial use shall be considered as the principal use that shall be owned and managed by the owner of the permitted commercial use.
 - (2) The second and third floors of the mixed-use building shall contain no more than four (4) residential apartment units, which shall be considered subordinate or accessory uses to the first floor commercial use.
 - (3) A group of mixed-use buildings may be permitted on the same parcel being developed provided that the architectural and streetscape characteristics are similar.
- (C) The following lot area and dimensional requirements shall apply to a mixed-use development containing a combination of permitted commercial and residential uses.
- (1) A mixed-use commercial and residential development located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 10,000 square feet.

- (2) A mixed-use commercial and residential development located within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (3) A mixed-use commercial and residential development located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (4) The mixed-use commercial and residential development shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the use is located.
 - (5) The minimum building separation from other buildings within the development shall be as follows: the separation shall be forty (40) feet when the buildings are side to side; the separation shall be sixty (60) feet when the buildings are side to rear; the separation shall be sixty (60) feet when the buildings are rear to rear.
 - (6) The maximum height of the mixed-use building shall be thirty-five (35) feet. The maximum height may be increased to fifty (50) feet or three (3) floors provided that a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection
- (D) The following standards and specifications shall be required for mixed-use developments containing a combination of permitted commercial and residential uses:
- (1) The mixed-uses shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The mixed-uses shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (4) Unless otherwise permitted by the municipality with jurisdiction, the principal and subordinate uses within the mixed-use building shall have separate utility connections for sanitary sewage disposal, water supply, electric, telephone, natural gas and cable services.
 - (5) The residential apartment units shall contain separate sanitary facilities, washing and bathing facilities, and a kitchen with cooking facilities to accommodate the tenants.
 - (6) The applicant shall provide documentation to the municipality with jurisdiction that all plumbing, heating, electrical, sanitary sewage disposal, water supply, storm sewer, and similar facilities comply with all applicable ordinances, regulations and laws specified by the municipality with jurisdiction and/or the Commonwealth of Pennsylvania.
 - (7) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (10) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.

- (11) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan.
- (F) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 635: Multi-Family Apartment Uses and Developments

- (A) Multi-family apartment uses and developments, as defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by conditional use within the R-5 and C-1 Zoning Districts.
- (B) All multi-family apartment uses and developments shall be designed in accordance with the following criteria and eligibility requirements:
 - (1) The minimum amount of land in the development shall be two (2) contiguous acres. Contiguous land area shall be defined as a parcel of land that is owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by other parcels of land owned by other individuals or parties. The municipality with jurisdiction may consider parcels of land that are physically separated by public roads, utility easements or rights-of way, streams and/or other natural features.
 - (2) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (4) The maximum permitted residential density (apartment units per gross acre) for multi-family apartment unit developments shall be ten (10) apartment units per gross acre.
 - (5) A minimum of fifty (50) percent of the gross area of the multi-family apartment unit development shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this Joint Zoning Ordinance.
- (C) The multi-family apartment development shall be designed to comply with the following minimum and maximum dimensional, height and coverage requirements:
 - (1) The total number of individual apartment units contained within a single building shall not exceed thirty (30) apartment units.
 - (2) The building setback line should be established fifty (50) feet from the street right-of-way line and all other external property lines of the development in pre-development conditions.
 - (3) All permitted principal uses and apartment units within the development shall be located at least fifty (50) feet from any property line or property, which is not owned by the applicant in pre-development conditions.

- (4) All accessory buildings or structures shall be located at least thirty (30) feet from any property line or property, which is not owned by the applicant in pre-development conditions.
- (5) The minimum building separation from other groups of apartment units within the development shall comply with the following requirements:
 - (a) The separation shall be sixty (60) feet when the apartment unit groups are side to side.
 - (b) The separation shall be eighty (80) feet when the apartment unit groups are side to rear.
 - (c) The separation shall be eighty (80) feet when the apartment unit groups are rear to rear.
- (6) The maximum length of any building occupying individual apartment units shall not exceed two hundred (200) feet.
- (7) The maximum depth of any building occupying individual apartment units shall not exceed one hundred (100) feet
- (8) The maximum height of the building shall be thirty-five (35) feet. The maximum height may be increased to fifty (50) feet or three (3) floors provided that a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection.
- (9) No more than twenty-five (25) percent of the total area of the development shall be covered by buildings.
- (10) No more than forty (40) percent of the total area of the development shall be covered by impervious surfaces.
- (D) The designated points of vehicular ingress and egress to the development shall be designed in accordance with the provisions established within the Subdivision and Land Development Ordinance.
- (E) The multi-family apartment unit development shall be designed in accordance with following engineering, planning, architectural, landscaping and exterior enhancement standards:
 - (1) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (2) The applicant shall give special attention to the main entrance(s) to the multi-family development. The use of lighting, water and/or landscaping products in conjunction with a boulevard street design shall be provided and considered as a prominent feature of the development.
 - (3) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the special exception application. Unless otherwise permitted by the municipality with jurisdiction, the applicant shall provide one (1) new tree per apartment unit. The trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - (4) The multi-family development shall provide a twenty (20) foot wide buffer yard and planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The design of the landscape and planting screen shall be subject to the approval of the municipality with jurisdiction. The use of existing healthy mature trees (12 inches or more in diameter at breast height) should be utilized as part of the required buffer yard.
 - (5) Apartment units shall be constructed utilizing courtyards, common porticos, mansards, gables and/or hip roofs as part of the architectural design. Where feasible, the front building lines or facade of the common apartment building should be staggered or offset.

- (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (F) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
- (1) A minimum of fifty (50) percent of the gross area of the development tract shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (2) No more than fifty (50) percent of the common open space shall be located on lands within areas that are located within the 100-year floodplain, areas delineated as wetlands and/or areas classified as Category 3 Slopes.
 - (3) No more than fifty (50) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities, as further described by the Subdivision and Land Development Ordinance.
 - (4) The common open space shall be planned and located as a contiguous accessible area within the development. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the special exception application.
 - (5) Significant natural features shall be incorporated into the overall schematic of the design as common open space areas whenever possible.
 - (6) A pedestrian circulation system within the development shall be provided by utilizing sidewalks and trails.
 - (7) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than fifty (50) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the multi-family apartment unit development containing no less than twenty-five (25) percent of the required open space.
 - (8) For all common open spaces, satisfactory written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
 - (9) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to adequately maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.

- (10) All such options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
- (11) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (G) In addition to the proposed apartment units, the proposed multi-family development may contain the following non-residential uses, provided they are considered as part of the special exception application:
 - (1) Office space consisting of no more than 5,000 square feet and utilized for the purposes of conducting customary business, sales, meetings and/or maintenance, which are directly associated with the multi-family apartment unit development and which are owned and operated by the developer or homeowners association.
 - (2) Indoor recreation and/or community center consisting of no more than 10,000 square feet and utilized exclusively by the residents of the multi-family apartment unit development.
 - (3) Active and passive recreation uses conducted on the areas designated as common open space.
 - (4) Category 1 Home Occupation Use, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (5) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
- (H) The owner or management group of the apartment building shall provide the municipality with jurisdiction with a list of tenants who reside within the apartment building. Any change in tenancy shall be reported to the municipality with jurisdiction on annual basis.
- (I) As part of the special exception application and/or land development plan, the applicant shall provide evidence that the use or activities comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report.
- (J) As part of the conditional use application, the governing body may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and/or land development plan.
- (K) Unless otherwise specified by the municipality with jurisdiction, the special exception application and land development plan application may run concurrently in order for the applicant to gain a complete technical review under the provisions of the municipality with jurisdiction. The applicant shall be responsible for the submitting a complete application in advance of the required submission dates.

Section 636: Municipal Use

- (A) Municipal use, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right in the RC, R-1, R-2, R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts.
- (B) Where applicable, the provisions of this Joint Zoning Ordinance shall apply to the municipality with jurisdiction.
- (C) Where applicable, the provisions specified by state or federal agencies shall apply to the municipality with jurisdiction.

Section 637: Museum

- (A) Museums, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A museum shall be permitted by right within the C-1 Zoning District.
 - (2) A museum shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 637 of this Joint Zoning Ordinance.
 - (3) A museum shall be permitted as an accessory use by right within the RC Zoning District.
 - (4) A museum shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 637 of this Joint Zoning Ordinance.
- (B) The following principal and accessory uses shall be permitted within a museum:
- (1) The principal use shall be the museum.
 - (2) Subordinate or accessory uses within a museum shall be limited to: administrative offices; meeting rooms; conference rooms; classrooms, computer work stations; library, retail sales and/or other similar uses that are determined appropriate by the municipality with jurisdiction. The cumulative gross floor area or occupied space area for all such accessory uses shall not occupy more than thirty (30) percent of the gross floor area or occupied space area of all uses within the museum. The permitted accessory uses shall be considered subordinate uses that directly benefit the visitors or patrons of the museum.
 - (3) A museum may contain temporary or seasonal displays to promote public education and information relative to historic resources, artifacts and events that could benefit the community.
 - (4) Within the Historic Overlay District, a museum may occupy an historic building as a principal use.
 - (5) Within the RC Zoning District, a museum may be permitted as an accessory use to a permitted principal use provided that the museum can be located on a conforming lot.
- (C) Area and Utility Requirements: The following general provisions shall apply to museum:
- (1) A museum located within the C-1 Zoning District shall have a minimum lot area of 10,000 square feet.
 - (2) A museum located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (3) The museum shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (D) The following standards and specifications shall be required for museums:
- (1) The use shall be serviced by sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

- (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be designed to comply with the provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction

Section 638: Nurseries and Greenhouses

- (A) Nurseries and landscaping centers, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the R-1 and R-2 Zoning Districts.
- (B) The following principal and accessory uses shall be permitted:
 - (4) The principal use shall be a nursery and/or greenhouse use, which shall be considered as a commercial operation involving the raising and selling of plants, shrubs, flowers, trees, vegetables and other landscaping products as a wholesale use.
 - (5) A landscaping center or retail sales area designated for the products grown on site may be permitted as an accessory use to the nursery and greenhouse operation provided that the designated area for the landscaping center or retail sales area does not exceed 2,000 square feet of gross floor area and/or display area.
 - (6) Provisions relating to roadside stands are specified under Section 727 of this Joint Zoning Ordinance.
- (C) The following lot area and dimensional requirements shall apply to nurseries and greenhouses:
 - (1) The nursery and/or greenhouse shall have a minimum lot area of ten (10) acres.
 - (2) No principal or accessory building utilized as part of the nursery and/or greenhouse shall be located within fifty (50) feet of a street right-of-way line or other property line.
 - (3) The nursery and/or greenhouse use shall be located on a conforming lot or development, which shall comply with the minimum and maximum dimensional, height and coverage requirements that are specified by the zoning district on which the nursery and/or greenhouse use is located.
 - (4) The storage of merchandise that is available for retail sales may be permitted outside of the principal building or structure provided that such storage complies with the minimum setback provisions for the zoning district to which the nursery, greenhouse or landscaping center is located.
- (D) The following design standards and specifications shall apply to a nursery and/or greenhouse use:
 - (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) No exterior storage of a substance, which has the potential to contaminate groundwater or surface water, shall be permitted unless the owner provides and installs safeguards, which are satisfactory to the municipality with jurisdiction and the Pennsylvania Department of Environmental Protection. All such protective safeguards shall be subject to the review and approval by the municipality with jurisdiction.
 - (5) Ventilation outlets associated with the manufacturing shall comply with all state and federal air quality and emission standards.
 - (6) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (9) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (10) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the special exception application or the land development plan application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 639: Personal Care, Assisted Living Care Facilities, Convalescent Homes and Nursing Homes

- (A) Personal care, assisted living care facilities, convalescent homes and nursing homes, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the R-4, R-5, C-1 and C-2 Zoning Districts.
- (B) The following principal and accessory uses shall be permitted within a personal care, assisted living care facility, convalescent home and/or nursing home:
 - (1) The principal use shall be a personal care facility, assisted living care facility, convalescent home and/or nursing home.

- (2) Subordinate or accessory uses may include administrative offices; residential living facilities; health care facilities; rehabilitation facilities; pharmacies; cafeterias; personal care or service establishments; meeting and conference rooms; work stations; recreational uses; places of worship; and other similar uses. The cumulative gross floor area or occupied space area for all such accessory uses shall not occupy more than thirty (30) percent of the cumulative gross floor area or occupied gross floor area of all permitted principal and accessory uses.
- (C) The following lot area and dimensional requirements shall apply to a personal care facility, assisted living care facility, convalescent home and/or nursing home:
- (1) A personal care facility, assisted living care facility, convalescent home and/or nursing home shall have a minimum lot area of 20,000 square feet.
 - (2) The personal care facility, assisted living care facility, convalescent home and/or nursing home shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located
- (D) The following standards and specifications shall be required for a personal care facility, assisted living care facility, convalescent home and/or nursing home:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide for a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) All medical waste, bio-hazardous materials, equipment, red bag waste, and other similar items, which because of its potential health risks, shall be discarded in a manner specified by local, county, state and federal laws.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (9) An emergency management plan must be developed in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage, or other catastrophic event. The emergency management plan should be submitted to the municipality with jurisdiction for review and consideration prior to the issuance of the use and occupancy permit. The emergency management plan shall be posted and a copy shall be issued to occupants of the facility.

- (E) As part of the special exception application, the applicant shall provide evidence that the assisted living care facility, convalescent home and/or nursing home shall comply with the provisions established within this Joint Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the documentation that may be required as part of the application.
- (F) As part of the special exception application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision and land development plan.
- (G) If the special exception application is approved, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the municipality with jurisdiction.

Section 640: Personal Service Establishment

- (A) Personal service establishments, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted within the municipality with jurisdiction as follows:
 - (1) A personal service establishment shall be permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) A personal service establishment shall be permitted by special exception within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 640 of this Joint Zoning Ordinance.
 - (3) A personal service establishment shall be permitted by special exception within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 640 of this Joint Zoning Ordinance.
 - (4) A personal service establishment shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 640 of this Joint Zoning Ordinance
 - (5) All personal service establishments shall considered as lawful uses that are permitted within the underlying zoning districts and overlay districts established by the municipality with jurisdiction.
- (B) The following lot area and dimensional requirements shall apply to a personal service establishment:
 - (1) A personal service establishment located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 10,000 square feet.
 - (2) A personal service establishment located within the Carsonia Avenue Overlay District and Perkiomen Avenue Overlay District shall have a minimum lot area of 20,000 square feet.
 - (3) A personal service establishment located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (4) A personal service establishment shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the personal service establishment is located
- (C) The following design standards and specifications shall apply to personal service establishments:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 641: Places of Worship, Religious Uses and/or Cemeteries

- (A) Places of worship and religious uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) Places of worship or religious uses containing principal and accessory uses shall by special exception within the R-2, R-3, R-4, R-5, C-1 and C-2 Zoning Districts.
 - (2) Places of worship or religious uses shall be permitted by conditional use within the Historic Overlay District.
 - (3) Cemeteries shall be permitted as a principal use by special exception in the R-1 and R-2 Zoning Districts.
 - (4) Cemeteries shall be permitted as an accessory use to a place or worship or religious use within the R-2, R-3, R-4, R-5, C-1 and C-2 Zoning Districts.
- (B) The following principal and accessory uses shall be permitted as part of a place or worship or religious use::
- (1) The principal use shall be the place or worship and religious facility.
 - (2) Subordinate or accessory uses shall be limited to: administrative offices; meeting rooms; educational uses; a rectory or residential use; private recreation uses; a cemetery; banquet facilities; social hall; concession stands; day care facilities; and/or other similar uses that are determined appropriate by the municipality with jurisdiction. The cumulative gross floor area for all such subordinate or accessory uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses contained as part of the permitted uses. The accessory uses shall be considered subordinate or accessory uses that directly benefit the persons that are either a member or affiliated with the place of worship or religious use.

- (C) The following lot area and dimensional requirements shall apply to a place of worship and religious facility:
- (1) A place of worship or religious use containing principal and accessory uses within the R-2 Zoning District shall have a minimum lot area of two (2) acres.
 - (2) A place of worship or religious use containing principal and accessory uses within the R-3, R-4, R-5, C-1 and C-2 Zoning Districts shall have a minimum lot area of one (1) acre.
 - (3) A cemetery designated as a principal use within the R-1 Zoning District shall have a minimum lot area of five (5) acres.
 - (4) A place of worship, religious and/or cemetery use shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the place of worship, religious and/or cemetery use is located.
- (D) The following design standards and specifications shall apply to places of worship, religious uses and cemeteries:
- (1) The use shall be serviced by sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the special exception application, the applicant shall provide evidence that the place of worship or religious use shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the documentation that may be required as part of the application.
- (F) As part of the special exception application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.

- (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the Joint Zoning Ordinance.

Section 642: Printing or Publishing Facilities

- (A) Printing and publishing facilities, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) A printing and publishing use shall be permitted by right within the C-1 and I-1 Zoning Districts.
 - (2) A printing and publishing use shall be permitted by special exception within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 642 of this Joint Zoning Ordinance.
 - (3) A printing and publishing use shall be permitted by special exception within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 642 of this Joint Zoning Ordinance.
- (B) The following lot area and dimensional requirements shall apply to a printing and publishing facility:
 - (1) A printing or publishing use located within the C-1 and C-2 Zoning Districts and the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (2) A printing or publishing use located within the I-1 Zoning District and the Carsonia Avenue Overlay District shall have a minimum lot area of 20,000 square feet.
 - (3) The printing and publishing facility shall be located on a conforming lot, which shall comply with the minimum and maximum dimensional, height and coverage requirements that are specified by the zoning district or overlay district on which it is located.
- (C) The following standards and specifications shall apply to printing and publishing establishments:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the printing and publishing use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.

- (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use
- (D) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 643: Quarrying and Mining Operations

- (A) Quarrying and mining operations, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by conditional use within the RC Zoning District.
- (B) The following principal and accessory uses shall be permitted as part of a quarrying and mining operation:
 - (1) The principal use shall include quarrying and mining operations that may involve the removal or extraction of minerals, rock, natural resources, or other products of earth, either on the surface or below the surface.
 - (2) Quarry support activities and uses may be permitted as an accessory or subordinate use to the quarrying and mining activities provided that the quarry support activities and use have been approved by the municipality with jurisdiction Governing body as part of a conditional use application.
- (C) The following lot area and dimensional requirements shall apply to a quarrying and mining operation:
 - (1) A minimum of twenty (20) acres of contiguous land area shall be required to accommodate the uses and facilities for a quarry or mining operation.
 - (2) Quarrying and/or mining operations shall not be conducted within two hundred (200) feet of any property line or street right-of-way line.
 - (3) Quarry support activities shall not be conducted within two hundred (200) feet of any property line or street right-of-way line.
 - (4) The maximum height of all buildings and structures shall be limited to fifty (50) feet.
- (D) The following design standards and specifications shall apply to a quarrying and mining operation:
 - (1) The use shall be serviced by sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, deigned and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) Access to the site of the quarrying and mining operation shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized activities, the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations. Such barricade, fence or gate shall be at least eight (8) feet in height and shall be kept in good repair.

- (6) No vehicles shall be staged or parked at any entrance and/or access road of the site prior to one (1) hour of the standard operation hours of the quarrying or mining facility. Overnight parking shall be prohibited.
 - (7) Measures shall be provided to control dust and debris. The entire area shall be kept clean and orderly. The perimeter of the site shall be inspected for debris on a daily basis.
 - (8) Truck access shall be designed to minimize traffic hazards and inconveniences. All interior roadways shall be maintained and constructed by the operator. All trucks leaving the site shall not deposit accumulating amounts of mining products, dirt, mud or other such substances on public roads.
 - (9) A tire cleaning area shall be provided on-site. All tires of all trucks leaving the site shall be cleaned. Runoff from the tire cleaning area shall be controlled and disposed of in accordance with all pertinent federal, state and/or Township standards.
 - (10) A security fence with a minimum height of eight (8) feet shall be erected along all boundary lines of the area, which is approved for operational use as a quarry or mine. The fence shall not contain openings greater than four (4) square inches and shall contain, at all entrances, gates, which are locked except during operating hours. Warning signs shall be placed on the fence at intervals of no more than fifty (50) feet.
 - (11) A fifty (50) foot wide buffer yard shall completely surround all areas approved for operational use as a quarry or mine. The buffer yard shall consist of a dense evergreen screen, and is to be located and maintained along all boundary lines of the site, except at the entrances. The selected evergreens shall have a minimum height of six (6) feet and shall be staggered on twenty (20) foot centers. No materials of any nature shall be stored within this buffer yard.
 - (12) All blasting operations shall conform to the regulations enforced by the appropriate agencies of the Commonwealth of Pennsylvania and the federal government. Notice of all blasting operations shall be given at least twenty-four (24) hours prior to the commencement of blasting to the municipality with jurisdiction and to the occupants of all properties within a radius of 1,000 feet of the location of blasting. In addition, notice shall be given to all sensitive business ventures requesting such notice.
 - (13) The storage of explosives shall be in accordance with all pertinent local, state and federal laws.
 - (14) No substances, which can harm persons, animals, vegetation or other form of property shall be dispersed beyond the property lines of the quarrying or mining operation.
 - (15) The applicant shall comply with all locals, state and federal requirements pertaining to the operation of quarrying and mining facility. A copy of all permits and licenses issued to the applicant shall be submitted to the municipality with jurisdiction.
 - (16) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (17) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (18) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (19) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the conditional use application, the applicant or developer shall submit the following information for review and consideration:
- (1) A report shall be prepared by a professional hydrogeologist, geologist or engineer, which shall demonstrate the proposed quarrying or mining operation will not adversely affect the quantity or quality of the surface water and groundwater table within one thousand (1,000) feet of the source of operations.

- (2) A geological and geotechnical site investigation shall be prepared by a professional geologist, which shall demonstrate that the surrounding area is not prone to sinkhole development.
 - (3) A utility plan showing how sanitary sewage disposal facilities, water supply facilities, electric, telephone, natural gas, cable and other utilities will service the site or relocated to accommodate the quarrying and mining operation.
 - (4) A landscaping plan showing how the buffer yards and other landscaping enhancements will be incorporated within the site.
 - (5) A grading plan shall be developed identify the limits of disturbance for all site improvements, the proposed ground elevations, stormwater management facilities, and other natural or man-made features of the site.
 - (6) A Traffic Impact Study shall be conducted in order to assess transportation conditions and needs. The Traffic Impact Study should identify how the potential adverse impacts associated with traffic volumes and vehicle weight will be mitigated and/or prevented. The Traffic Impact Study shall be submitted with the conditional use application.
 - (7) A Phase I Environmental Impact Assessment (EIA) Report shall be conducted in order to assess existing and proposed site conditions. The Environmental Impact Assessment Report should identify how potential environmental or ecological impacts will be mitigated and/or prevented. The EIA Report shall be submitted to the municipality with jurisdiction with the conditional use application.
- (F) As part of the conditional use application, the governing body may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (G) If the conditional use application is approved, a complete land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction.

Section 644: Recreational Uses

- (A) Recreation uses, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted as follows:
- (1) Recreation facilities and uses that are classified as a public facility providing passive recreation uses shall be permitted by right within the RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts.
 - (2) Recreation facilities and uses that are classified as a public facility providing passive recreation uses shall be permitted by special exception within the C-1, C-2 and I-1 Zoning Districts.
 - (3) Recreation facilities and uses that are classified as an accessory indoor recreation facility providing active or passive recreation uses shall be permitted by right within the R-4, R-5, C-1, C-2 and I-1 Zoning Districts.
 - (4) Recreation facilities and uses that are classified as an accessory indoor recreation facility providing active or passive recreation uses shall be permitted by right within the Carsonia Avenue Overlay District, Perkiomen Avenue Overlay District and the Spook Lane Overlay District. This land use option shall apply to land areas that are not part of the underlying R-4, R-5, C-1, C-2 and/or I-1 Zoning Districts.
 - (5) Recreation facilities and uses that are classified as an accessory outdoor recreation facility providing active or passive recreation uses shall be permitted by special exception within C-1, C-2 and I-1 Zoning Districts.
 - (6) Recreation facilities and uses that are classified as an accessory outdoor recreation facility providing active or passive recreation uses shall be permitted by special exception within the Carsonia Avenue Overlay District, Perkiomen Avenue Overlay District and the Spook Lane Overlay District. This land use option shall apply to land areas that are not part of the underlying R-4, C-1, C-2 and/or I-1 Zoning Districts.

- (7) Recreation facilities and uses that are classified as an indoor commercial recreation facility providing active or passive recreation uses shall be permitted by right within the C-1 and C-2 Zoning Districts.
- (8) Recreation facilities and uses that are classified as an indoor commercial recreation facility providing active or passive recreation uses shall be permitted by right within the Carsonia Avenue Overlay District, the Perkiomen Avenue Overlay District and the Spook Lane Overlay District.
- (9) Recreation facilities and uses that are classified as an outdoor commercial recreation facility providing active or passive recreation uses shall be permitted by special exception within the C-1 and C-2 Zoning Districts.
- (10) Recreation facilities and uses that are classified as an outdoor commercial recreation facility providing active or passive recreation uses shall be permitted by special exception within the Carsonia Avenue Overlay District, Perkiomen Avenue Overlay District and the Spook Lane Overlay District.

(B) The following lot area and dimensional requirements shall apply to a recreational use:

- (1) Recreation facilities and uses that are classified as a public facility providing active or passive recreation uses within the RC, R-1 and R-2 Zoning Districts shall be located on a lot with a minimum lot area of five (5) acres.
- (2) Recreation facilities and uses that are classified as a public facility providing active or passive recreation uses within the R-3, R-4, R-5, C-1, C-2 and I-1 Zoning Districts shall be located on a lot with a minimum lot area of one (1) acre.
- (3) Recreation facilities and uses that are classified as commercial recreation uses providing indoor activities within the C-1 and C-2 Zoning Districts shall be located on a lot with a minimum lot area of 10,000 square feet.
- (4) Recreation facilities and uses that are classified as commercial recreation uses providing outdoor activities within the C-1 and C-2 Zoning Districts shall be located on a lot with a minimum lot area of one (1) acre
- (5) Recreation facilities and uses that are classified as commercial recreation uses providing indoor or outdoor activities within the Carsonia Avenue Overlay District and the Perkiomen Avenue Overlay District shall be located on a lot with a minimum lot area of 20,000 square feet.
- (6) Recreation facilities and uses that are classified as commercial recreation uses providing indoor or outdoor activities within the Spook Lane Overlay District shall be located on a lot with a minimum lot area of five (5) acres.
- (7) All recreational facilities, buildings, structures and uses shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (8) All accessory recreational facilities, buildings, structures and uses shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (9) Unless otherwise specified by this Joint Zoning Ordinance, all principal recreation buildings, structures and/or uses shall be located at least forty (40) feet from a street right-of-way line or property line.
- (10) Unless otherwise specified by this Joint Zoning Ordinance, all accessory recreation buildings, structures and/or uses shall be located at least ten (10) feet from a street right-of-way line or property line.

(C) The following standards and specifications shall be required for recreation uses:

- (1) The use shall be serviced by sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the recreation use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 645: Residential Cluster Design for the RC Zoning District

- (A) The purpose of this section of the Joint Zoning Ordinance is to provide development and design standards for Cluster Design for the RC Zoning District. The objectives of these provisions are outlined as follows:
- (1) To provide an optional approach to community development with provisions to permit more efficient utilization of land and infrastructure;
 - (2) To encourage innovative residential land development that will conserve open space.
 - (3) To protect environmentally sensitive areas and ecological habitats.
 - (4) To endorse smart growth techniques and conservation design practices.
 - (5) To implement the recommendations concerning natural features, development, utilities, transportation, housing, and land use, as outlined within the Joint Comprehensive Plan.
- (B) For the purposes of Section 645 of this Joint Zoning Ordinance, the Residential Cluster Design for the RC Zoning District shall also be referenced as “RC Cluster Development”.
- (C) RC Cluster Developments containing single family detached residential units, as further defined under Article 2 of this Joint Zoning Ordinance shall be permitted by right within the RC Zoning District.
- (D) RC Cluster Developments shall be designed to comply with the following design and eligibility requirements:

- (1) The minimum amount of land in the development shall be twenty (20) contiguous acres of land, which shall owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties. The municipality with jurisdiction shall consider contiguous parcels of land that are physically separated by existing public roads, utility easements or rights-of way, streams and/or other natural features, provided that the applicant demonstrate that the RC Cluster Development can be strategically designed as a unified community.
- (2) Single family dwelling units including their accessory structures and uses shall be permitted within the RC Cluster Development. Each residential use shall be located on land area that is most suitable for development in an effort to protect significant natural features and environmentally sensitive land areas.
- (3) The maximum permitted base residential density provision for the RC Cluster Development shall be 0.33 dwelling units per gross acre.
- (4) A minimum of sixty (60) percent of the gross area of the RC Cluster Development shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this section of the Joint Zoning Ordinance.
- (5) The permitted uses contained within the development shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
- (6) If on-lot sewage disposal facilities are to be utilized for the RC Cluster Development, a primary and secondary area designated for on-lot sewage shall be provided within the lot for each residential use. The common open space shall be designated as a third option for on-lot sewage disposal should the primary and secondary sites for on-lot sewage fail
- (7) The permitted uses contained within the development shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the approval by the agencies with jurisdiction.
- (8) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

(E) The following land uses shall be permitted uses within the RC Cluster Development:

- (1) Single-family detached residential uses shall comply with the following minimum and maximum dimensional requirements:
 - (a) The minimum net lot area for each individual residential lot shall be two (2) acres.
 - (b) The minimum lot width for each individual residential lot shall be two hundred (200) feet.
 - (c) The minimum front yard setback shall be fifty (50) feet.
 - (d) The minimum side yard setback shall be thirty (30) feet, as measured on each side.
 - (e) The minimum rear yard setback shall be forty (40) feet.
 - (f) The maximum building height shall be thirty-five (35) feet.
 - (g) The maximum building coverage shall be fifteen (15) percent for each lot.
 - (h) The maximum lot coverage shall be twenty-five (25) percent for each lot.

- (2) Active and passive recreation uses conducted on the areas designated as common open space, as per the requirements specified by this section as well as those specified under Section 644 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation Use, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
- (F) The RC Cluster Development shall be designed in accordance with the following site design, planning and engineering considerations:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 645 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development. The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan.
 - (2) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be reserved or designated as common open space. This shall be considered the initial step in the site design process.
 - (3) The minimum lot area required for each residential use shall not include land areas that are classified as being within the 100-year floodplain, areas delineated as wetlands, areas within utility easements or rights-of-way, and/or areas defined as Category 2 or 3 Slopes.
 - (4) All land and water areas that are not utilized for lots, streets, utilities, or other permitted uses within the RC Cluster Development shall be set aside and maintained as common open space.
 - (5) The proposed residential lots and dwelling units within the RC Cluster Development shall have suitable access to an existing public street.
 - (6) No more than four (4) residential dwelling units shall be permitted around the circumference of any cul-de-sac bulb or turnaround.
 - (7) No more than two (2) segments with two hundred (200) combined linear feet of road surface, as measured along the centerline of the road(s) within the RC Cluster Development shall be constructed upon the areas defined as Category 3 Slopes.
 - (8) The applicant shall be responsible for designing, permitting and constructing of all site improvements that are required by the municipality with jurisdiction to accommodate the proposed RC Cluster Development.
 - (9) The applicant should give special attention to the main entrance(s) to the RC Cluster Development. The use of lighting, water and/or landscaping products in conjunction with a boulevard street design may be provided and considered as a prominent feature of the development.
 - (10) In addition to the interior parking spaces within garages, each single family detached residential lot within the RC Cluster Development shall provide a minimum of two (2) off-street parking spaces contiguous to the garage and located no closer than five feet to the side lot line. The proposed off-street parking spaces shall not exceed a grade of eight (8) percent.
 - (11) The design requirements and specifications contained within the Subdivision and Land Development Ordinance shall be applied to the RC Cluster Development as part of the application for subdivision and land development plan approval.
- (G) The designated points of vehicular ingress and egress to the development shall be designed in accordance with the provisions established within the Subdivision and Land Development Ordinance.

- (H) The RC Cluster Development shall be designed in accordance with following architectural, landscaping and exterior enhancement standards:
- (1) The RC Cluster Development shall be designed with regard to the topographic, hydrologic, geologic and natural features of the site. The purpose of this provision is to insure that the natural features of the development are protected and preserved to the extent that it is required to avoid unnecessary disturbance of land in an effort to implement the planning criteria and site design standards relating to the proposed housing types, street locations and required infrastructure.
 - (2) A natural features plan shall be developed to identify the locations of floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features. The natural features plan shall be submission requirement for the submission of a sketch plan and a preliminary subdivision and land development plan application.
 - (3) A preliminary grading plan shall be developed to identify the limits of disturbance for all municipal site improvements within the RC Cluster Development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, woodlands and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
 - (4) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the preliminary subdivision and land development plan application. The applicant shall provide two (2) new trees for each proposed residential lot or use within the development. The proposed trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted either as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - (5) The RC Cluster Development shall provide a twenty (20) foot wide buffer yard and planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The design of the landscape and planting screen shall be subject to the reasonable approval of the governing body. The use of existing healthy mature trees (12 inches or more in diameter at breast height is encouraged and may be utilized as part of the required buffer yard.
 - (6) The RC Cluster Development shall be designed to preserve and incorporate scenic, natural, historical and cultural features. As part of the preliminary subdivision and land development plan application, the applicant shall apply the provisions for landscaping, recreation and open space to preserve and enhance the integrity of the development.
- (I) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
- (1) A minimum of sixty (60) percent of the gross area of the development shall be set aside and reserved as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (2) No more than thirty (30) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - (3) The common open space shall be planned and located as a contiguous accessible area within the development. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the plan.
 - (4) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be incorporated into the overall design of the common open space.
 - (5) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than one hundred (100) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the RC Cluster Development containing no less than thirty (30) percent of the required open space.

- (6) For all common open spaces, satisfactory written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
- (7) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to adequately maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.
- (8) The land areas designated as common open space and all options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
- (9) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (J) The RC Cluster Development shall be designed in accordance with the following procedural requirements:
 - (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 645 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development.
 - (2) The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan, which shall not be considered as an official plan submission in accordance with the provisions of the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.
 - (3) The municipality with jurisdiction may schedule a public meeting to conduct a site review of the area being considered for the RC Cluster Development. If requested, the applicant may be required to provide a presentation of the proposed site improvements as they relate the natural features and environmentally sensitive areas present on the site of the development.
 - (4) Prior to the submission of the preliminary subdivision and land development plan application, the Planning Commission, Engineer and Zoning Officer appointed by the municipality with jurisdiction may issue recommendations concerning the sketch plan for the RC Cluster Development.
 - (5) If a favorable recommendation has been issued by the municipality with jurisdiction, a preliminary subdivision and land development plan application shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
 - (6) If the preliminary subdivision and land development plan is approved by the municipality with jurisdiction, a final subdivision and land development plan shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
- (K) As part of the subdivision and land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 646: Residential Cluster Design for the R-1 Zoning District

- (A) The purpose of this section of the Joint Zoning Ordinance is to provide development and design standards for Cluster Design for the R-1 Zoning District. The objectives of these provisions are outlined as follows:
- (1) To provide an optional approach to community development with provisions to permit more efficient utilization of land and infrastructure;
 - (2) To encourage innovative residential land development that will conserve open space.
 - (3) To protect environmentally sensitive areas and ecological habitats.
 - (4) To endorse smart growth techniques and conservation design practices.
 - (5) To implement the recommendations concerning natural features, development, utilities, transportation, housing, and land use, as outlined within the Joint Comprehensive Plan for The municipality with jurisdiction.
- (B) For the purposes of Section 646 of this Joint Zoning Ordinance, the Residential Cluster Design for the R-1 Zoning District shall also be referenced as “R-1 Cluster Development”.
- (C) R-1 Cluster Developments containing single family detached residential units, as further defined under Article 2 and permitted under the provisions of Section 646 of the Joint Zoning Ordinance shall be permitted by right within the R-1 Zoning District.
- (D) R-1 Cluster Developments shall be designed in accordance with the following general design and eligibility requirements:
- (1) The minimum amount of land in the development shall be twenty (20) contiguous acres of land, which shall owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties. The municipality with jurisdiction shall consider contiguous parcels of land that are physically separated by existing public roads, utility easements or rights-of way, streams and/or other natural features, provided that the applicant demonstrate that the R-1 Cluster Development can be strategically designed as a unified community.
 - (2) Single family dwelling units including their accessory structures and uses shall be permitted within the R-1 Cluster Development. Each residential use shall be located on land area that is most suitable for development in an effort to protect significant natural features and environmentally sensitive land areas
 - (3) The maximum permitted base residential density provision for the R-1 Cluster Development shall be 0.50 dwelling units per gross acre.
 - (4) A minimum of fifty (50) percent of the gross area of the R-1 Cluster Development shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this section of the Joint Zoning Ordinance.
 - (5) The permitted uses contained within the development shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (6) If on-lot sewage disposal facilities are to be utilized for the R-1 Cluster Development, a primary and secondary area designated for on-lot sewage shall be provided within the lot for each residential use. The common open space shall be designated as a third option for on-lot sewage disposal should the primary and secondary sites for on-lot sewage fail.

- (7) The permitted uses contained within the development shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (8) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
- (E) The following land uses shall be permitted uses within the R-1 Cluster Development:
- (1) Single-family detached residential uses shall comply with the following minimum and maximum dimensional requirements:
 - (i) The minimum net lot area for each individual residential lot shall be one (1) acre.
 - (j) The minimum lot width for each individual residential lot shall be one hundred and fifty (150) feet.
 - (k) The minimum front yard setback shall be forty (40) feet.
 - (l) The minimum side yard setback shall be twenty (20) feet, as measured on each side.
 - (m) The minimum rear yard setback shall be thirty (30) feet.
 - (n) The maximum building height shall be thirty-five (35) feet.
 - (o) The maximum building coverage shall be fifteen (15) percent for each lot.
 - (p) The maximum lot coverage shall be twenty-five (25) percent for each lot.
 - (2) Active and passive recreation uses conducted on the areas designated as common open space, as per the requirements specified by this section as well as those specified under Section 644 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation Use, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
- (F) The R-1 Cluster Development shall be designed in accordance with the following site design, planning and engineering considerations:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 646 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development. The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan.
 - (2) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be reserved or designated as common open space. This shall be considered the initial step in the site design process.
 - (3) The minimum lot area required for each residential use shall not include land areas that are classified as being within the 100-year floodplain, areas delineated as wetlands, areas within utility easements or rights-of-way, and/or areas defined as Category 2 or 3 Slopes.
 - (4) All land and water areas that are not utilized for lots, streets, utilities, or other permitted uses within the R-1 Cluster Development shall be set aside and maintained as common open space.

- (5) The proposed residential lots and dwelling units within the R-1 Cluster Development shall have suitable access to an existing public street.
 - (6) No more than four (4) residential dwelling units shall be permitted around the circumference of any cul-de-sac bulb or turnaround.
 - (7) No more than two (2) segments with two hundred (200) combined linear feet of road surface, as measured along the centerline of the road(s) within the R-1 Cluster Development shall be constructed upon the areas defined as Category 3 Slopes.
 - (8) The applicant shall be responsible for designing, permitting and constructing of all site improvements that are required by the municipality with jurisdiction to accommodate the proposed R-1 Cluster Development.
 - (9) The applicant shall give special attention to the main entrance(s) to the R-1 Cluster Development. The use of lighting, water and/or landscaping products in conjunction with a boulevard street design shall be provided and considered as a prominent feature of the development.
 - (10) In addition to the interior parking spaces within garages, each single family detached residential lot within the R-1 Cluster Development shall provide a minimum of two (2) off-street parking spaces contiguous to the garage and located no closer than five feet to the side lot line. The proposed off-street parking spaces shall not exceed a grade of five (5) percent.
 - (11) The design requirements and specifications contained within the Subdivision and Land Development Ordinance shall be applied to the R-1 Cluster Development as part of the application for subdivision and land development plan approval.
- (G) The designated points of vehicular ingress and egress to the development shall be designed in accordance with the provisions established within the Subdivision and Land Development Ordinance.
- (H) The R-1 Cluster Development shall be designed in accordance with following architectural, landscaping and exterior enhancement standards:
- (1) The R-1 Cluster Development shall be designed with regard to the topographic, hydrologic, geologic and natural features of the site. The purpose of this provision is to insure that the natural features of the development are protected and preserved to the extent that it is required to avoid unnecessary disturbance of land in an effort to implement the planning criteria and site design standards relating to the proposed housing types, street locations and required infrastructure.
 - (2) A natural features plan shall be developed to identify the locations of floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features. The natural features plan shall be submission requirement for the submission of a sketch plan and a preliminary subdivision and land development plan application.
 - (3) A preliminary grading plan shall be developed to identify the limits of disturbance for all municipal site improvements within the R-1 Cluster Development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, woodlands and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
 - (4) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the preliminary subdivision and land development plan application. The applicant shall provide two (2) new trees for each proposed residential lot or use within the development. The proposed trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted either as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - (5) The R-1 Cluster Development shall provide a 20 foot wide buffer yard and planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The design of the landscape and planting screen shall be subject to the reasonable approval of the governing body. The use of existing healthy mature trees (12 inches or more in diameter at breast height) is encouraged and may be utilized as part of the required buffer yard.

- (6) The R-1 Cluster Development shall be designed to preserve and incorporate scenic, natural, historical and cultural features. As part of the preliminary subdivision and land development plan application, the applicant shall apply the provisions for landscaping, recreation and open space to preserve and enhance the integrity of the development.
- (I) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
 - (1) A minimum of fifty (50) percent of the gross area of the development shall be set aside and reserved as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (2) No more than twenty-five (25) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - (3) The common open space shall be planned and located as a contiguous accessible area within the development. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the plan.
 - (4) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be incorporated into the overall design of the common open space.
 - (5) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than one hundred (100) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the R-1 Cluster Development containing no less than twenty-five (25) percent of the required open space.
 - (6) For all common open spaces, satisfactory written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
 - (7) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to adequately maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.
 - (e) All such options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
 - (8) The land areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
 - (9) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.

- (J) The R-1 Cluster Development shall be designed in accordance with the following procedural requirements:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 646 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development.
 - (2) The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan., which shall not be considered as an official plan submission in accordance with the provisions of the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.
 - (3) The municipality with jurisdiction may schedule a public meeting to conduct a site review of the area being considered for the R-1 Cluster Development. If requested, the applicant may be required to provide a presentation of the proposed site improvements as they relate the natural features and environmentally sensitive areas present on the site of the development.
 - (4) Prior to the submission of the preliminary subdivision and land development plan application, the Planning Commission, Engineer and Zoning Officer appointed by the municipality with jurisdiction may issue recommendations concerning the sketch plan for the R-1 Cluster Development.
 - (5) If a favorable recommendation has been issued by the municipality with jurisdiction, a preliminary subdivision and land development plan application shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
 - (6) If the preliminary subdivision and land development plan is approved by the municipality with jurisdiction, a final subdivision and land development plan shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
- (K) As part of the subdivision and land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 647: Residential Cluster Design for the R-2 Zoning District

- (A) The purpose of this section of the Joint Zoning Ordinance is to provide development and design standards for Cluster Design for the R-2 Zoning District. The objectives of these provisions are outlined as follows:
- (1) To provide an optional approach to community development with provisions to permit more efficient utilization of land and infrastructure;
 - (2) To encourage innovative residential land development that will conserve open space.
 - (3) To protect environmentally sensitive areas and ecological habitats.
 - (4) To endorse smart growth techniques and conservation design practices.
 - (5) To provide residential density bonus options for area that have the capabilities to accommodate residential development within designated growth areas.
 - (6) To implement the recommendations concerning natural features, development, utilities, transportation, housing, and land use, as outlined within the Joint Comprehensive Plan for The municipality with jurisdiction.
- (B) For the purposes of Section 647 of this Joint Zoning Ordinance, the Residential Cluster Design for the R-2 Zoning District shall also be referenced as “R-2 Cluster Development”.
- (C) R-2 Cluster Developments containing single family detached residential units, as further defined under Article 2 and permitted under the provisions of Section 647 of the Joint Zoning Ordinance shall be permitted by right within the R-2 Zoning District.

(D) R-2 Cluster Developments shall be designed in accordance with the following general design and eligibility requirements:

- (1) The minimum amount of land in the development shall be twenty (20) contiguous acres of land, which shall be owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties. The municipality with jurisdiction shall consider contiguous parcels of land that are physically separated by existing public roads, utility easements or rights-of way, streams and/or other natural features, provided that the applicant demonstrate that the R-2 Cluster Development can be strategically designed as a unified community.
- (2) Single family dwelling units including their accessory structures and uses shall be permitted within the R-2 Cluster Development. Each residential use shall be located on land area that is most suitable for development in an effort to protect significant natural features and environmentally sensitive land areas
- (3) The maximum permitted base residential density provision for the R-2 Cluster Development shall be 5.00 dwelling units per gross acre.
- (4) A minimum of forty (40) percent of the gross area of the R-2 Cluster Development shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this section of the Joint Zoning Ordinance.
- (5) The permitted uses contained within the development shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
- (6) The permitted uses contained within the development shall be serviced by public water supply facilities, which shall be consistent with any plans and ordinances adopted by the municipality with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
- (7) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service.

(E) The following land uses shall be permitted uses within the R-2 Cluster Development:

- (1) Single-family detached residential uses shall comply with the following minimum and maximum dimensional requirements:
 - (a) The minimum net lot area for each individual residential lot shall be seven thousand (7,000) square feet.
 - (b) The minimum lot width for each individual residential lot shall be sixty (60) feet.
 - (c) The minimum front yard setback shall be thirty (30) feet.
 - (d) The minimum side yard setback shall be ten (10) feet, as measured on each side.
 - (e) The minimum rear yard setback shall be twenty (20) feet.
 - (f) The maximum building height shall be thirty-five (35) feet.
 - (g) The maximum building coverage shall be forty (40) percent for each lot.
 - (h) The maximum lot coverage shall be fifty (50) percent for each lot.

- (2) Active and passive recreation uses conducted on the areas designated as common open space, as per the requirements specified by this section as well as those specified under Section 644 of this Joint Zoning Ordinance.
 - (3) Category 1 Home Occupation Use, subject to Section 623.1 of this Joint Zoning Ordinance.
 - (4) Municipal uses, subject to Section 636 of this Joint Zoning Ordinance.
- (F) A density bonus of 0.25 dwelling units per gross acre may be added to the base residential density requirements for each design objective (as contained within this sub-section) achieved as part of the preliminary subdivision and land development plan application. The maximum permitted density bonus shall not exceed 1.0 dwelling unit per gross acre. As part of the preliminary subdivision and land development plan application, The municipality with jurisdiction may consider a density bonus for the following design objectives:
- (1) The R-2 Cluster Development provides consideration for active recreation facilities on at least twenty-five (25) percent of the land area designated as open space within the R-2 Cluster Development.
 - (2) The R-2 Cluster Development provides for passive recreation, educational and/or ecological opportunities that are considered schematically planned, contiguous and/or integrated with other passive recreation areas on at least twenty (20) percent of the land area designated as open space within the R-2 Cluster Development.
 - (3) The R-2 Cluster Development is designed as an adult or age-qualified residential community.
 - (4) The R-2 Cluster Development is designed with a village atmosphere with unique or enhanced architectural value, including utilizing natural building products for the building face (brick, wood, stone or masonry products) and rooflines (mansards, gables or hip roof designs).
 - (5) The R-2 Cluster Development provides additional open space areas beyond the minimum requirement of forty (40) percent of the gross tract area, regardless of configuration, whereas a 0.25 residential density bonus shall be incrementally applied for each additional five (5) percent of the gross tract area that is designated as open space within the R-2 Cluster Development. The maximum density bonus for this provision shall not exceed 1.0 dwelling units per acre.
- (G) The R-2 Cluster Development shall be designed in accordance with the following site design, planning and engineering considerations:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 647 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development. The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan.
 - (2) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be reserved or designated as common open space. This shall be considered the initial step in the site design process.
 - (3) The minimum lot area required for each residential use shall not include land areas that are classified as being within the 100-year floodplain, areas delineated as wetlands, areas within utility easements or rights-of-way, and/or areas defined as Category 2 or 3 Slopes.
 - (4) All land and water areas that are not utilized for lots, streets, utilities, or other permitted uses within the R-2 Cluster Development shall be set aside and maintained as common open space.
 - (5) The proposed residential lots and dwelling units within the R-2 Cluster Development shall have suitable access to an existing public street.
 - (6) No more than four (4) residential dwelling units shall be permitted around the circumference of any cul-de-sac bulb or turnaround.

- (7) No more than two (2) segments with two hundred (200) combined linear feet of road surface, as measured along the centerline of the road(s) within the R-2 Cluster Development shall be constructed upon the areas defined as Category 3 Slopes.
 - (8) The applicant shall be responsible for designing, permitting and constructing of all site improvements that are required by the municipality with jurisdiction to accommodate the proposed R-2 Cluster Development.
 - (9) The applicant shall give special attention to the main entrance(s) to the R-2 Cluster Development. The use of lighting, water and/or landscaping products in conjunction with a boulevard street design shall be provided and considered as a prominent feature of the development.
 - (10) In addition to the interior parking spaces within garages, each single family detached residential lot within the R-2 Cluster Development shall provide a minimum of two (2) off-street parking spaces contiguous to the garage and located no closer than five feet to the side lot line. The proposed off-street parking spaces shall not exceed a grade of five (5) percent.
 - (11) The design requirements and specifications contained within the Subdivision and Land Development Ordinance shall be applied to the R-2 Cluster Development as part of the application for subdivision and land development plan approval.
- (H) The designated points of vehicular ingress and egress to the development shall be designed in accordance with the provisions established within the Subdivision and Land Development Ordinance.
- (I) The R-2 Cluster Development shall be designed in accordance with following architectural, landscaping and exterior enhancement standards:
- (1) The R-2 Cluster Development shall be designed with regard to the topographic, hydrologic, geologic and natural features of the site. The purpose of this provision is to insure that the natural features of the development are protected and preserved to the extent that it is required to avoid unnecessary disturbance of land in an effort to implement the planning criteria and site design standards relating to the proposed housing types, street locations and required infrastructure.
 - (2) A natural features plan shall be developed to identify the locations of floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features. The natural features plan shall be submission requirement for the submission of a sketch plan and a preliminary subdivision and land development plan application.
 - (3) A preliminary grading plan shall be developed to identify the limits of disturbance for all municipal site improvements within the R-2 Cluster Development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, woodlands and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
 - (4) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the preliminary subdivision and land development plan application. The applicant shall provide two (2) new trees for each proposed residential lot or use within the development. The proposed trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted either as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - (5) The R-2 Cluster Development shall provide a 20 foot wide buffer yard and planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The design of the landscape and planting screen shall be subject to the reasonable approval of the governing body. The use of existing healthy mature trees (12 inches or more in diameter at breast height) is encouraged and may be utilized as part of the required buffer yard.
 - (6) The R-2 Cluster Development shall be designed to preserve and incorporate scenic, natural, historical and cultural features. As part of the preliminary subdivision and land development plan application, the applicant shall apply the provisions for landscaping, recreation and open space to preserve and enhance the integrity of the development.

- (J) The design of the land or water areas, which are to be designated as common open space shall comply with the following standards and specifications:
- (1) A minimum of forty (40) percent of the gross area of the development shall be set aside and reserved as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space.
 - (2) No more than twenty-five (25) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities.
 - (3) The common open space shall be planned and located as a contiguous accessible area within the development. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the plan.
 - (4) Significant natural features including floodplains, surface waters, wetlands, Category 2 and 3 Slopes, woodlands, rock outcroppings, and other significant features shall be incorporated into the overall design of the common open space.
 - (5) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than one hundred (100) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the R-2 Cluster Development containing no less than twenty-five (25) percent of the required open space.
 - (6) For all common open spaces, satisfactory written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
 - (7) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to adequately maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.
 - (8) All such options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction
 - (9) The land areas designated as common open space shall be subject to the review and approval of the municipality with jurisdiction.
 - (10) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (K) The R-2 Cluster Development shall be designed in accordance with the following procedural requirements:
- (1) A sketch plan should be designed by the applicant considering all of the goals, objectives and design requirements of Section 647 of this Joint Zoning Ordinance. The sketch plan should show the tentative location of the lots, streets, stormwater management facilities as they relate to the natural features and environmentally sensitive areas present on the site of the development.

- (2) The sketch plan is recommended as a prerequisite to the formal submission of a preliminary subdivision and land development plan., which shall not be considered as an official plan submission in accordance with the provisions of the municipality with jurisdiction and the Pennsylvania Municipalities Planning Code.
 - (3) The municipality with jurisdiction may schedule a public meeting to conduct a site review of the area being considered for the R-2 Cluster Development. If requested, the applicant may be required to provide a presentation of the proposed site improvements as they relate the natural features and environmentally sensitive areas present on the site of the development.
 - (4) Prior to the submission of the preliminary subdivision and land development plan application, the Planning Commission, Engineer and Zoning Officer appointed by the municipality with jurisdiction may issue recommendations concerning the sketch plan for the R-2 Cluster Development.
 - (5) If a favorable recommendation has been issued by the municipality with jurisdiction, a preliminary subdivision and land development plan application shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
 - (6) If the preliminary subdivision and land development plan is approved by the municipality with jurisdiction, a final subdivision and land development plan shall be submitted in accordance with the procedural requirements specified by the municipality with jurisdiction.
- (L) As part of the subdivision and land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 648: Restaurant, Café and/or Tavern

- (A) Restaurants, Cafes and/or Tavern, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A restaurant, café and/or tavern shall be permitted by right within the C-1 and C-2 Zoning Districts
 - (2) A restaurant, café and/or tavern shall be permitted by right within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 648 of this Joint Zoning Ordinance.
 - (3) A restaurant, café and/or tavern shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 648 of this Joint Zoning Ordinance.
 - (4) A restaurant, café and/or tavern shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 648 of this Joint Zoning Ordinance.
 - (5) A restaurant, café and/or tavern shall be permitted by conditional use within the Spook Lane Overlay District, subject to the provisions of Sections 507 and 648 of this Joint Zoning Ordinance.
 - (6) A restaurant, café and/or tavern with a drive-through service option shall be permitted by special exception within the C-1 and C-2 Zoning Districts of Mount Penn Borough. All such uses shall be subject to the provisions of Sections 648 and 806 of this Joint Zoning Ordinance.
 - (7) A restaurant, café and/or tavern designated as a “Bring Your Own Bottle Club” or “BYOB” shall be permitted by special exception within the C-1 and C-2 Zoning Districts. All such uses shall comply with local, state and federal laws.
 - (8) A restaurant, café or tavern located within the C-1 Zoning District may contain an accessory area or use designated for outdoor eating or dining provided the cumulative total area of the accessory use does not exceed forty (40) percent of the cumulative gross floor area.

- (B) The following lot area and dimensional requirements shall apply to a restaurant, café and/or tavern:
- (1) A restaurant, café and/or tavern located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 10,000 square feet.
 - (2) A restaurant, café and/or tavern located within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (3) A restaurant, café and/or tavern located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (4) A restaurant, café and/or tavern located within the Spook Lane Overlay District shall have a minimum lot area of five (5) acres.
 - (5) All restaurants, cafes and/or taverns shall be located on a conforming that lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which the restaurant, cafe and/or tavern is located.
- (C) The following standards and specifications shall be required for a restaurant, café and/or tavern:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 649: Retail Business Uses

- (A) Retail business use, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A retail business use containing less than 5,000 square feet of gross floor area shall be permitted by right within the C-1, C-2 and I-1 Zoning Districts.
 - (2) A retail business use containing less than 5,000 square feet of gross floor area shall be permitted by right within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 649 of this Joint Zoning Ordinance.
 - (3) A retail business use containing less than 5,000 square feet of gross floor area shall be permitted by right within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 649 of this Joint Zoning Ordinance.
 - (4) A retail business use containing 5,000 square feet or more of gross floor area shall be permitted by special exception within the C-1 and C-2 Zoning Districts.
 - (5) A retail business use containing 5,000 square feet or more of gross floor area shall be permitted by conditional use within the Carsonia Avenue Overlay District, subject to the provisions of Sections 502 and 649 of this Joint Zoning Ordinance.
 - (6) A retail business use containing 5,000 square feet or more of gross floor area shall be permitted by conditional use within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 649 of this Joint Zoning Ordinance.
 - (7) A retail business use shall be permitted by conditional use within the Historic Overlay District, subject to the provisions of Sections 504 and 633 of this Joint Zoning Ordinance.
 - (8) A retail business use with a drive-through service option shall be permitted by special exception within the C-1 and C-2 Zoning Districts. All such uses shall be subject to the provisions of Section 806 of this Joint Zoning Ordinance.
- (B) The following lot area and dimensional requirements shall apply to a retail use:
- (1) A retail use permitted by right within the C-1, C-2 and I-1 Zoning Districts shall have a minimum lot area of 10,000 square feet.
 - (2) A retail use permitted by special exception within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (3) A retail use permitted by right within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (4) A retail use permitted by conditional use within the Carsonia Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (5) A retail use permitted by right within the Perkiomen Avenue Overlay District shall have a minimum lot area of 5,000 square feet.
 - (6) A retail use permitted by conditional use within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet.
 - (7) All retail business establishments shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which it is located.
- (C) The following standards and specifications shall be required for a retail use:
- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (E) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 650: Retail Convenience Store

- (A) A retail convenience store, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by special exception within the C-1 and C-2 Zoning Districts of Mount Penn Borough.
- (B) The following lot area and dimensional requirements shall apply to a retail convenience store:
 - (1) A retail convenience store shall have a minimum lot area of 20,000 square feet.
 - (2) A retail convenience store shall be located on a conforming that lot that complies with the dimensional, height and coverage requirements of the zoning district or overlay district on which it is located.
- (C) The following land use limitations and restrictions shall apply to retail convenience stores
 - (1) The principal use shall be the retail convenience store, which may include the sales of food, groceries, beverages, household products, automobile fuels and accessories, newspapers, magazines, periodicals, and other similar items may be sold within a convenience store.
 - (2) The minimum size of the convenience store shall be 2,000 cumulative square feet of gross floor area and the maximum size shall be 5,000 cumulative square feet of gross floor area.

- (3) The sale of gasoline, diesel fuel, kerosene and/or other petroleum products shall be permitted as an accessory use for a convenience store. The maximum number of fueling pumps (one pump shall serve a maximum of two fueling positions only) shall be permitted based upon the size of the building housing the convenience store, which shall be specified as follows:

Convenience Store Gross Floor Area	Maximum Number of Fuel Pumps	Maximum Number of Fueling Positions
2,000 square feet to 3,000 square feet	4	8
3,000 square feet to 4,000 square feet	5	10
4,000 square feet to 5,000 square feet	6	12

- (4) Car wash facilities may be permitted as an accessory use for a retail convenience store. All such uses shall be permitted in accordance with the provisions specified under 605 of this Joint Zoning Ordinance.
- (5) Drive-up or drive-through service lanes shall not be permitted as part of a retail convenience store.
- (6) All merchandise or retail items sold on the premises shall be stored within the retail convenience store.
- (7) All transactions shall be conducted within the retail convenience store or at automated fuel pumps.
- (8) All permitted materials that are stored outdoors shall be located at least twenty (20) feet from the street right-of-way and no closer than twenty (20) feet to any property line.

(D) The following general standards and specifications shall be required for a retail convenience store:

- (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
- (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
- (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground
- (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
- (5) The proposed lighting for the convenience store shall comply with the requirements specified by this Joint Zoning Ordinance. The following provisions shall specifically apply to the external lighting facilities
- (a) The proposed lighting for buildings, facilities, signs, access lanes and parking areas shall be arranged so they do not reflect towards any public street or residential zoning districts.
- (b) All canopies covering the gasoline pumps may be illuminated by overhead lighting. Canopy lighting shall be located on the undersurface (ceiling) of the canopy and shall be limited to flush lens fixtures mounted on the canopy ceiling. Drop lens fixtures shall be prohibited.
- (c) A lighting plan shall be submitted to depict the location and intensity of the lighting facilities within the convenience store to a point fifty (50) feet beyond the perimeter of the property line.

- (6) All exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other sounds are not audible at any street line or property line. All such systems shall not be utilized between the hours of 9:00 pm and 7:00 am.
 - (7) The use and related activities shall not emit noise, glare, vibration, electrical disturbance, electromagnetic interference, dust, smoke, fumes, toxic gas, radiation, heat and/or other perceptible or objectionable nuisances that would impact neighboring properties, or be noticeable at or beyond the property line.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (10) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (11) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 651: School and Educational Uses

- (A) Schools and educational uses, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A school or educational use shall be permitted by special exception within the R-1, R-2, R-3, R-4 and R-5 Zoning Districts of Lower Alsace Township and Mount Penn Borough.
 - (2) A school or educational use shall be permitted by special exception within the C-1 and C-2 Zoning Districts of Mount Penn Borough
- (B) The following principal and accessory uses shall be permitted as part of a school or educational use:
- (1) The principal use shall include the school or educational use.
 - (2) Accessory or subordinate uses for the school or educational use shall be limited to: administrative offices; cafeterias; concession recreational uses; entertainment uses, child care facilities; religious uses; and other similar uses that are determined appropriate by the municipality with jurisdiction. The cumulative gross floor area for all such accessory uses shall not occupy more than forty (40) percent of the cumulative gross floor area of all uses within the building occupied by the school or educational facility.
 - (3) The following provisions shall apply to students or persons attending the school or educational facility:
 - (a) All permitted uses described within Sections 651.B.1 and 651.B.2 of this Joint Zoning Ordinance shall be primarily utilized by the students enrolled at the public or private school.
 - (b) No age limitations or grade attainment level shall apply to the students attending the school or educational use, provided that the student is properly enrolled and complies with the minimum curriculum requirements specified by the school or educational use

- (c) If authorized by the municipality with jurisdiction, the school or educational facilities may be open to the residents and landowners within the Antietam School District.
 - (d) Visitors may attend sanctioned or authorized events at the school or educational facility.
- (4) A school or educational use that is not classified as a public or private school may be classified as another principal use by the Zoning Officer with municipal jurisdiction, provided that such use is not classified as a “school” but as an “educational use” providing non-academic or non-accredited instructions to students.
- (C) The following lot area and dimensional requirements shall apply to a school or educational use:
- (1) A school or educational use located within the R-1, R-2 and R-3 Zoning Districts shall have a minimum lot area of five (5) acres.
 - (2) A school or educational use located within the R-4, R-5, C-1 and C-2 Zoning Districts shall have a minimum lot area of one (1) acre.
 - (3) A school or educational use shall be located on a conforming that lot that complies with the dimensional, height and coverage requirements of the zoning district on which the school or educational use is located
- (D) The following standards and specifications shall be required for schools and educational uses:
- (1) The use shall be serviced by sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) All property lines adjacent to existing residential land uses shall be adequately screened and buffered so as to protect the residential neighborhood from inappropriate noise, light and other disturbances.
 - (6) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (7) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (8) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (9) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the special exception application, the applicant shall provide evidence that the educational use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission

of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required.

- (F) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the municipality with jurisdiction.

Section 652: Secondary Commercial Use or Pad Site

- (A) A secondary use or pad site, as defined under Article 2 of this Joint Zoning Ordinance shall be permitted by right within the C-1 and C-2 Zoning Districts.
- (B) The following uses shall be permitted as part of principal uses permitted in combination with other uses.
 - (1) The principal uses contained on the lot or within the development may include the principal uses that are permitted by right within the C-1 and C-2 Zoning Districts.
 - (2) The accessory uses contained on the lot or within the development may include the accessory uses that are permitted by right within the C-1 and C-2 Zoning Districts.
- (C) The following lot area and dimensional requirements shall apply to secondary use or pad site:
 - (1) The total area being developed shall contain one (1) acre of land capable of being developed with more than one (1) principal use.
 - (2) Each principal use shall be planned and developed with a minimum lot area of 20,000 square feet per use.
 - (3) Each principal use shall comply with the dimensional, height and coverage requirements of the C-1 and C-2 Zoning Districts.
 - (4) Each principal use shall be capable of being subdivided as a conforming lot within the C-1 and C-2 Zoning Districts.
 - (5) No more than four (4) principal uses shall be permitted on a lot. Developments containing five (5) or more principal uses shall be designed as a shopping center or shopping mall in accordance with the provisions specified under Section 653 of this Joint Zoning Ordinance.
- (D) The following standards and specifications shall be required for principal uses permitted in combination with other uses:
 - (1) All permitted principal and accessory uses associated with the principal uses permitted in combination with other uses shall be conducted within enclosed buildings that comply with the building code requirements for a commercial establishment within the municipality with jurisdiction.
 - (2) Each principal use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) Each principal use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (4) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) Each principal use shall have separate utility connections for sanitary sewage disposal, water supply, electric, telephone, natural gas and cable services.
 - (6) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (7) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (8) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (9) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (E) Where required to comply with the provisions specified by this Joint Zoning Ordinance, a subdivision and/or land development plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration in accordance with the prevailing standards of the municipality with jurisdiction.

Section 653: Shopping Centers or Shopping Malls

- (A) Shopping Centers or Shopping Malls, as further define under Article 2 of this Joint Zoning Ordinance shall be permitted by conditional use within the C-1 and C-2 Zoning Districts.
- (B) The following lot area, height, coverage and dimensional requirements shall specifically apply to a shopping center or shopping mall:
 - (1) A shopping centers or shopping malls shall have a minimum of two (2) acres of contiguous land area.
 - (2) The minimum lot width shall be three hundred (300) feet.
 - (3) The shopping center or shopping mall shall contain five (5) or more permitted uses that exceed 30,000 square feet of cumulative gross floor area.
 - (4) All principal and accessory uses shall be located at least twenty (20) feet from a street right-of-way line or property lines.
 - (5) The maximum height for a building or structure shall be fifty (50) feet.
 - (6) The maximum building coverage shall not exceed forty (40) percent of the lot area.
 - (7) The maximum lot coverage shall not exceed sixty (60) percent of the lot area.
- (C) The following standards and specifications shall be required for shopping centers or shopping malls:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) Unless otherwise permitted by the municipality with jurisdiction, each principal use shall have separate utility connections for sanitary sewage disposal, water supply, electric, telephone, natural gas and cable services.
 - (5) All uses within the shopping center or shopping mall shall be harmoniously planned within a single building or within groups of buildings. As part of the land development plan application, the applicant or developer shall identify the planned uses within the shopping center or shopping mall and demonstrate how these uses can be amicably planned during all hours of operation.
 - (6) Planned out parcels, pad sites or detached buildings may be permitted, provided the use is located within a separate lot meeting the appropriate minimum and maximum dimensional requirements of the C-1 and C-2 Zoning District for that specific use.
 - (7) Gasoline sales shall be prohibited as part of the shopping center or shopping mall.
 - (8) A minimum of two (2) separate points of vehicular ingress and egress shall be established for shopping centers or shopping malls. The points of ingress and egress shall be separated by at least two hundred (200) linear feet of road frontage. At least one (1) point of ingress and egress shall be designed to provide direct access onto a collector or arterial road.
 - (9) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (10) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (11) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (12) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (13) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (D) The ownership of any shopping centers or shopping malls shall be under single ownership, partnership, corporation, or under a guaranteed unified management control. The shopping center must have at least one (1) on-site manager or a designated individual whose office is located within one hundred (100) miles of the municipality with jurisdiction. The owner shall provide the municipality with jurisdiction with a complete list of on-site managers or designated individuals on an annual basis. The list shall include the name, mailing address and telephone number of each on-site manager or each designated individual responsible for the daily operation of the mini-mall, shopping center or shopping mall.
- (E) The owner or manager shall provide the municipality with jurisdiction with a complete list of tenants located within the shopping center or shopping mall on an annual basis. The list shall include the name of the tenant, business name, mailing address, telephone number, land use activity and scheduled hours of operation.
- (F) As part of the conditional use application or land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the conditional use application and the land development plan,

the applicant shall consult with the municipality with jurisdiction in order to initially discuss the supplemental documentation that may be required as part of the application.

- (G) As part of the conditional use application or land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 654: Single Family Detached Residential Uses

- (A) Single family detached residential units, as defined under Article 2 of this Joint Zoning Ordinance, are permitted as follows:
 - (1) Single family detached residential units shall be permitted by right in the RC, R-1, R-2, R-3, R-4 and R-5 Zoning Districts of Lower Alsace Township and Mount Penn Borough.
 - (2) Single family detached residential units shall be permitted by right in the C-1 and C-2 Zoning Districts of Mount Penn Borough.
- (B) All single family detached dwelling units shall be located on approved residential lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the appropriate zoning district to which the single family detached residential unit is located or the appropriate development requirements specified by this Joint Zoning Ordinance.
- (C) The supplemental matrix charts contained within Article 4 of this Joint Zoning Ordinance provides the basic utility requirements (sewer and water facilities) for each permitted use by its assigned zoning district. The following specific provisions shall apply to utility provisions for single-family detached dwelling units:
 - (1) Single-family detached dwellings shall be shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) Single-family detached dwellings shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving single-family detached dwellings shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) The general requirements specified under Articles 7 through 10 shall apply to residential lots containing single-family detached dwelling units.
- (D) Where required to comply with the provisions established by the municipality with jurisdiction, a subdivision plan and/or land development plan shall be submitted for review and consideration, prior to the issuance of a building permit for a single family detached residential use. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions of the Subdivision and Land Development Ordinance.
- (E) All typical accessory uses and structures to a single family detached residential unit shall be permitted provided: they are located on the same lot as the single family detached unit; they are clearly subordinate to the single family detached residential unit; they have been properly addressed as part of the application for a building permit, subdivision plan or land development plan; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction.

Section 655: Single Family Semi-Detached Residential Uses

- (A) Single family semi-detached residential units, as defined under Article 2 of this Joint Zoning Ordinance, are permitted by right within the R-4 and R-5 Zoning Districts.
- (1) Single family semi-detached residential units shall be permitted by right within the R-3, R-4 and R-5 Zoning Districts of Lower Alsace Township and Mount Penn Borough.
 - (2) Single family detached residential units shall be permitted by right within the C-1 and C-2 Zoning Districts of Mount Penn Borough.
- (B) All single family semi-detached dwelling units shall be located on individually approved residential lots, which comply with the minimum and maximum dimensional requirements as well as the utility provisions, which are further specified by the zoning district to which the single family semi-detached residential unit is located.
- (C) The supplemental matrix charts contained within Article 4 of this Joint Zoning Ordinance provides the basic utility requirements (sewer and water facilities) for each permitted use by its assigned zoning district. The following specific provisions shall apply to utility provisions for single-family detached dwelling units:
- (1) Single-family semi-detached dwellings shall be serviced by public sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) Single-family semi-detached dwellings shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving single-family detached dwellings shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) The general requirements specified under Articles 7 through 10 shall apply to residential lots containing single-family semi-detached dwelling units.
- (D) Each residential semi-detached unit shall be considered as a principal use and shall comply with the individual dimensional and utility requirements for a semi-detached unit. Each residential lot shall be accurately described by bearings and distances, which shall be recorded as a separate deed.
- (E) The common wall separating the residential semi-detached units shall be considered the common lot line, as extended from the front property line to the rear property line. The side yard setback requirements shall not apply to any part of the principal residential use, however, the side yard setback requirement for all accessory buildings and/or uses should be applied in accordance with the provisions specified under Article 7 of this Joint Zoning Ordinance.
- (F) Where required to comply with the provisions established by the municipality with jurisdiction, a subdivision plan and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration, prior to the issuance of a building permit for a single family semi-detached residential use. If a subdivision or land development plan is required, the plan shall be prepared to comply with the appropriate provisions of the Subdivision and Land Development Ordinance.
- (G) All typical accessory uses and structures to a single family semi-detached residential unit shall be permitted provided: they are located on the same lot as the single family semi-detached unit; they are clearly subordinate to the single family semi-detached residential unit; they have been properly addressed as part of the application for a building permit, subdivision plan or land development plan; and/or they comply with all other supplemental development and design requirements specified by the municipality with jurisdiction.

Section 656: Telecommunication, Wireless Communication and Transmitting Facilities

- (A) The purpose of this section and the standards established herein is to govern the use, construction and location of telecommunication, wireless communications and transmitting facilities in recognition of the nature of commercial communication systems in accordance with state and federal laws.. These regulations are intended to:
- (1) Accommodate the need for telecommunication, wireless communications and transmitting facilities while regulating their location and number so as to insure the provision for necessary services;
 - (2) Minimize the adverse visual effects and the number of such facilities through proper design, locating, screening, material, color and finish and by requiring that competing providers of wireless communications services collocate their commercial communications antennas and related facilities;
 - (3) Ensure the structural integrity of commercial communications antenna support structures through compliance with applicable industry standards and regulations; and
 - (4) Promote the health, safety and welfare of the residents and property owners within the community.
- (B) Unless otherwise specified within this Joint Zoning Ordinance, telecommunication, wireless communication and/or transmitting facilities, as further defined under Article 2, shall be permitted by within as follows:
- (1) By right on all land areas owned and maintained by the municipality with jurisdiction.
 - (2) By right on existing telecommunication, wireless communication and/or transmitting facilities, which have the capacities to accommodate additional facilities.
 - (3) By right on existing buildings and/or structures within the RC, R-1 and R-2 Zoning Districts, which have sufficient height to facilitate the immediate service area of the telecommunication, wireless communication and/or transmitting service provider.
 - (4) By special exception on a proposed telecommunication facility and structures within the RC, R-1 and R-2 Zoning Districts, provided that: such facilities are necessary to satisfy gap coverage requirements; that they are designed to permit co-location with a minimum of four (4) telecommunication providers; and that the all telecommunication facility structures are located at least two hundred (200) feet from a street right-of-way line and property lines.
 - (5) As permitted by the procedural requirements and criteria specified within this Joint Zoning Ordinance.
- (C) All applicants seeking to construct, erect, relocate or alter telecommunication or wireless communications facilities shall secure approval from the governing body, which shall be conditioned upon their demonstrated compliance with the regulations specified under this section of the Joint Zoning Ordinance. As part of this requirement, a site plan shall be prepared and submitted to the municipality with jurisdiction for review and consideration.
- (D) The following specifications concerning location and height shall apply to telecommunication, wireless communication and/or transmitting facilities:
- (1) Telecommunication or wireless communications facilities must be located on a sites identified or permitted by this section of the Joint Zoning Ordinance. A site plan shall be submitted to demonstrate that the requirements for location, height, design, infrastructure and improvements have been properly addressed considering the telecommunication or wireless communication network.
 - (2) No applicant shall have the right under the provisions of this section of the Joint Zoning Ordinance to erect any commercial communications antenna support structure, also referred to as a "tower" in these regulations, to the maximum height specified within this section of the Joint Zoning Ordinance, unless it proves the necessity for such height. The applicant shall demonstrate that the proposed height of the commercial communications antenna support structure and the commercial communications antennas intended to be attached thereto is the minimum height required to provide satisfactory service for the communications.
 - (3) Prior to the governing body approval of a site plan authorizing the construction and installation of a commercial communications antenna support structure in a permitted location or zoning district, the

applicant shall demonstrate that the facility/or structure is necessary to extend or infill its communications system by the use of equipment such as radomes, repeaters, antennas and other similar equipment installed on existing structures, such as utility poles or their appurtenances, and other available tall structures described in this section of the Joint Zoning Ordinance, actually constructed and in existence on the effective date of this ordinance, hereinafter referred as an "existing structure".

- (4) The site plan, whether for a tower or antennas on existing structures, shall be accompanied by a propagation study evidencing the need for the proposed tower or other communications facilities and equipment, a description of the type and manufacturer of the proposed transmission/radio equipment, the frequency range (megahertz band) assigned to the applicant, the power in watts at which the applicant transmits, the design gain of applicant's antennas, the subscriber equipment sensitivity expressed in dBm, the design dBm of the transmission and receiving equipment and the results of the drive test and other studies conducted by the applicant in determining the need for the proposed site and installation.
- (5) No commercial communications antenna support structure shall be taller than 120 feet, as measured from undisturbed ground level, unless the applicant proves that another provider of wireless communications services has agreed to collocate commercial communications antennas on the applicant's tower or that the tower will be available for such collocation. It shall be incumbent upon the applicant to prove that a greater tower height is necessary to provide satisfactory service for wireless communications than is required by the applicant. In such cases, the commercial communications antenna support structure shall not exceed one-hundred and fifty (150) feet unless the applicant secures approval from the municipality with jurisdiction Governing body and the agencies having jurisdiction, by demonstrating such proof as would be required for the granting of a variance under the provisions of this section of the Joint Zoning Ordinance. In no event shall mounted commercial communications antennas' height on any tower extend more than ten (10) feet above the installed height of the tower.
- (6) In those areas where commercial communications antennas and commercial communications antenna support structures are permitted, either a one single-story wireless communications equipment building not exceeding 1,500 square feet in area or up to five (5) metal boxes placed on a concrete pad not exceeding fifty (50) feet by eighty (80) feet in area housing the receiving and transmitting equipment may be located on the permitted site selected for installation and location of the tower for each unrelated company sharing commercial communications antenna space on the tower.
- (7) With the exception of the transmitting and wireless communications equipment necessary to facilitate the tower and commercial communications antennas, all other uses ancillary to commercial communications antennas and commercial communications antenna support structures, including but not limited to a business office, mobile telephone switching office, maintenance depot and vehicular storage area, shall not be located on any site, unless otherwise permitted by this Joint Zoning Ordinance.
- (8) The attachment of telecommunication, wireless communication and/or transmitting facilities to existing structures shall be permitted by right, provided the following condition apply:
 - (a) The proposed use or structure complies with all other provisions of this section of the Joint Zoning Ordinance, whereas the applicant may locate commercial communications antennas and their support members, but not a commercial communications antenna support structure, on a smokestack, utility pole, water tower, commercial or industrial building or any similar tall structure, actually constructed and in existence on the effective date of this ordinance.
 - (b) The height of the commercial communications antennas and apparatus attaching the commercial communications antennas thereto shall not exceed by more than ten (10) feet the height of such existing structure, unless the applicant proves that a greater antenna height is required to make it an adequately functional component of the applicant's system, but in no case shall such height exceed twenty-five (25) feet.
 - (c) The applicant proves that such location is necessary to satisfy the antenna's function within the communications system and will obviate the need for the erection of a commercial communications antenna support structure in another location where the same is permitted.

- (d) The applicant employs concealment or other reasonably appropriate stealth measures, as determined appropriate by the governing body, to camouflage or conceal the antennas, such as the use of neutral materials that hide antennas, the location of antennas within existing structures, such as steeples, silos, and advertising signs, the replication of steeples and other structures for such purpose, the simulation of elements of rural landscapes, such as trees, and such other measures as are available for use for such purpose.
 - (e) Commercial communications antennas may be located entirely within a steeple, but no portion of the antenna shall be visible from the outside.
 - (f) If the governing body finds that location of antennas on a structure, which was constructed prior to the effective date of this Joint Zoning Ordinance, obviates the need for the construction and erection of a tower in a permitted zoning district in which a tower is a permitted by right, the governing body may authorize as part of the site plan approval process, the location of up to five (5) metal boxes placed on a concrete pad not exceeding 25 feet by 30 feet in area housing the receiving and transmitting equipment necessary to the operation of the antennas provided that: the pad is located within the side yard or rear yard; that the pad and boxes are set back from the property line by a minimum of 30 feet; the combined height of the pad and boxes does not exceed eight feet; and an evergreen landscape buffer screen is planted and maintained as required by the governing body.
- (9) The minimum distances between the base of a commercial communications antenna support structure and any adjoining property line or street right-of-way line shall equal fifty (50) percent of the proposed commercial communications antenna support structure height. Where the site on which a tower is proposed to be located is contiguous to an educational use, child day-care facility or residential use, the minimum distance between the base of a commercial communications antenna support structure and any such adjoining uses shall equal one hundred and ten (110) percent of the proposed commercial communications antenna support structure height, unless it is demonstrated to the reasonable satisfaction of the governing body that in the event of tower failure, the tower is designed to collapse upon itself within a setback area less than the required minimum setback without endangering such adjoining uses and their occupants.
- (10) Unless otherwise specified within this Joint Zoning Ordinance or as permitted by the governing body, a proposed telecommunication or wireless communications facility must be located or separated by a horizontal distance of 3,000 feet from any another telecommunication or wireless communications facility.
- (E) The following standards and specifications shall apply structural stability, support and design of all telecommunication, wireless communication and/or transmitting facilities:
- (1) The applicant shall demonstrate that the proposed commercial communications antennas and commercial communications antenna support structures are designed and constructed in accordance with all applicable national building standards for such facilities and structures, including, but not limited to, the standards developed by the Electronics Industry Association, Institute of Electrical and Electronics Engineer, Telecommunications Industry Association, American National Standards Institute and Electrical Industry Association, and other established standards identified by the municipality with jurisdiction. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.
 - (2) When one or more commercial communications antennas are to be located on an existing structure and the general public has access to the structure on which the commercial communications antenna is to be located, the applicant shall provide engineering details showing what steps have been taken to prevent microwave binding to wiring, pipes or other metals. For purposes of this subsection, the term "microwave binding" shall refer to the coupling or joining of microwave energy to electrical circuits, including but not limited to power lines and telephone wires, during which process the transference of energy from one to another occurs.
 - (3) In order to reduce the number of commercial communications antenna support structures within the municipality with jurisdiction in the future, the proposed commercial communications antenna support structure shall be designed to accommodate other potential communications users, including but not limited to, commercial wireless communications companies, local police and fire and ambulance companies.

- (4) If the wireless communications facility is fully automated, adequate parking shall be required for all maintenance workers, with a minimum of two spaces provided. If the wireless communications facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communications facility during the largest shift.
- (5) Commercial communications antenna support structures shall be painted silver or another color approved by the governing body, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible. In furtherance of this provision, the governing body may require that:
 - (a) Commercial communications antenna support structures be painted green up to the height of nearby trees; and/or
 - (b) Wireless communications equipment buildings, which house electrical transmitter equipment be placed underground, unless determined to be detrimental to the functioning and physical integrity of such equipment.
- (6) In making these determinations concerning aesthetics and architectural compatibility, the governing body shall consider the following:
 - (a) If it will promote the harmonious and orderly development of the zoning district involved;
 - (b) If it is compatible with the character and type of development existing within the area;
 - (c) If the benefits exceed any negative impacts on the aesthetic character of the community;
 - (d) If it preserves woodland areas and trees existing at the site to the greatest possible extent; and
 - (e) If it encourages sound engineering practices and land development design.
- (F) Unless otherwise permitted by the governing body as part of the site plan, the following general site improvements, compliance provisions and procedural obligations shall be required for all telecommunication, wireless communication and/or transmitting facilities:
 - (1) No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the Federal Communications Commission (FCC), Federal Aviation Administration (FAA) or other governmental agency.
 - (2) Where appropriate, the commercial communications antenna support structures shall meet all FAA regulations. No commercial communications antenna support structure may be artificially lighted except when required by the FAA or other governmental authority. When lighting is required by the FAA or other governmental authority, it shall be limited to the minimum lumens and number of lights so required and it shall be oriented inward so as not to project onto surrounding properties. The applicant shall promptly report any outage or malfunction of FAA-mandated lighting to the appropriate governmental authorities as well as The municipality with jurisdiction.
 - (3) The applicant shall describe the anticipated maintenance needs, including frequency of service, personnel needs and equipment needs, and the traffic safety and noise impacts of such maintenance.
 - (4) In the event that a commercial communications antenna is attached to an existing structure, vehicular access to the wireless communications facility shall not interfere with the parking or vehicular circulation on the site for the existing principal use.
 - (5) If the applicant proposes to build a commercial communications antenna support structure (as opposed to mounting the commercial communications antenna on an existing structure), the applicant shall prove to the governing body that it has contacted the owners of structures of suitable location and height, either other towers or existing tall structures within 3,000 foot radius of the site proposed, asked for permission to install

the commercial communications antennas on those structures and has been denied. The governing body may deny an application to construct a new commercial communications antenna support structure if the applicant has not made a good faith effort to mount the commercial communications antenna on an existing structure.

- (6) If use of the wireless communications facility is abandoned or if the wireless communications facility is not in use for a period of six (6) months or longer, the owner shall demolish and/or remove the wireless communications facility from the site within six (6) months of such abandonment and/or nonuse. All costs of demolition and/or removal shall be borne by the owner of the wireless communications facility. In the event that the demolition and/or removal referred to above are not performed in a timely manner, the landowner shall be subject to the enforcement remedies of this Joint Zoning Ordinance.
 - (7) As part of the site plan, the applicant seeking to construct, erect, relocate or alter a wireless communications facility shall file a written certification that all property owners within a one thousand (1,000) foot radius of the property on which the commercial communications antenna support structure is proposed to be located have been given written notice by the applicant of the applicant's intent to construct, erect, relocate or alter a wireless communications facility. The certification shall contain the name, address and tax parcel number of the property owners so notified.
 - (8) In the event that the communication facilities cause interference with the radio or television reception of any residential or non-residential use within the municipality with jurisdiction for a period of three (3) continuous days, the resident shall notify the applicant of such interference, and the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event that the interference is not corrected in a timely manner, the applicant shall be subject to the enforcement remedies of this Joint Zoning Ordinance.
 - (9) A security fence shall be required around the antenna support structure and other equipment, unless the commercial communications antenna is mounted on an existing structure.
 - (10) Landscaping shall be required to screen and buffer as much of a newly constructed commercial communications antenna support structure as possible. The governing body may permit a combination of existing vegetation, topography, walls, decorative fences or other features in lieu of landscaping.
- (G) The following background information and documentation shall be submitted as part of the site plan:
- (1) The applicant shall demonstrate that it is a commercial wireless communications company, licensed by the Federal Communications Commission (FCC) or, in the case of those companies that own and erect towers for lease to such companies, that it has an existing contract with one or more such companies to locate on the proposed tower (in those zoning districts or areas where such towers are permitted) and provide the Township Secretary with copies of all FCC applications, permits, approvals, licenses and site inspection records. All such information shall be accompanied by a certification signed by two officers of the applicant that the information being supplied is true and correct to the best of their knowledge, information and belief. The applicant shall also provide the municipality with jurisdiction with copies of all applicable federal regulations with which it is required to comply and a schedule of estimated FCC inspections.
 - (2) A soil report complying with the standards of geotechnical investigations, ANSI/EIA-222-E, as amended, or other pertinent codes and specifications, shall be submitted to the municipality with jurisdiction to document and verify the design specifications of the foundation for the commercial communications antenna support structure, and anchors for the guy wires, if used.
 - (3) Prior to the issuance of a permit authorizing construction and erection of a commercial communications antenna support structure, a structural engineer registered in the Commonwealth of Pennsylvania shall issue a written certification to the municipality with jurisdiction of its ability to meet the structural standards required by either the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the commercial communications antenna support structure. Where antennas are proposed to be attached to an existing structure, the structural engineer shall certify that both the structure and the antennas and their appurtenances meet minimum industry standards for structural integrity.

- (4) The site plan shall show all wireless communications facilities, showing all existing and proposed structures and improvements, including but not limited to the commercial communications antennas, commercial communications antenna support structure, building, fencing, buffering and ingress and egress. The site plan shall comply with the requirements of this section of the Joint Zoning Ordinance.
- (5) The owner or management group of any wireless communications facilities shall pay any required registration fees and shall provide the municipality with jurisdiction with the following information:
 - (a) The names and addresses of the owner of the communication facilities and any organizations utilizing the wireless communications facility and telephone numbers of the appropriate contact person in case of emergency.
 - (b) The name and address of the property owner on which the communications facility is located.
 - (c) The location of the wireless communications facility by geographic coordinates, indicating the latitude and longitude.
 - (d) Output frequency of the transmitter.
 - (e) The type of modulation, digital format and class of service.
 - (f) Commercial communications antenna(s) gain.
 - (g) The effective radiated power of the commercial communications antenna(s).
 - (h) The number of transmitters, channels and commercial communications antenna(s).
 - (i) A copy of the owner or operator's FCC authorization.
 - (j) Commercial communications antenna(s) height.
 - (k) Power input to the commercial communications antenna(s).
 - (l) Distance to nearest base station.
 - (m) A certification signed by two officers of the applicant that the wireless communications facility is continuing to comply with this chapter and all applicable governmental regulations, including but not limited to output and emission limits established by the FCC.
 - (n) The municipality with jurisdiction may assess an annual permit fee to each provider. All such permit fees shall be established by resolution.
- (6) A certificate of insurance issued to the owner/operators evidencing that there is adequate current liability insurance in effect insuring against liability for personal injuries and death and property damage caused by the site and the communication facilities.
- (H) At the discretion of the governing body, the provisions of this section of the Joint Zoning Ordinance may be adjusted or modified to facilitate the evolving technology of the telecommunication and wireless communication industry. In all such cases, the applicant shall provide technical evidence to the municipality with jurisdiction that the adjustment or modification will meet the purpose and objectives of this section of the Joint Zoning Ordinance.

Section 657: Theater

- (A) Theater, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
 - (1) A theater shall be permitted by special exception within the C-1 and C-2 Zoning Districts.
 - (2) A theater shall be permitted by special exception within the Perkiomen Avenue Overlay District, subject to the provisions of Sections 505 and 657 of this Joint Zoning Ordinance.

- (B) Permitted Uses: The following principal and accessory uses shall be permitted as part of a theater:
- (1) The principal use shall be the theater, which shall be contained within a building that includes a stage and/or screen with seating available to accommodate customers or patrons to view movies, plays, concerts, meetings, social events and/or other similar performances.
 - (2) Accessory or subordinate uses for the theater shall be limited to: administrative offices; retail sales; concession stands; admission areas; and/or other similar uses, as determined appropriate by the municipality with jurisdiction. The accessory uses shall only be made available to the customers or patrons of the theater.
 - (3) Theater with outdoor viewing or drive-in facilities shall not be permitted.
 - (4) Adult uses shall not be permitted as part of the uses associated with the theater.
- (C) The following lot area and dimensional requirements shall apply to a theater:
- (1) A theater located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (2) A theater located within the Perkiomen Avenue Overlay District shall have a minimum lot area of 10,000 square feet
 - (3) The theater shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the underlying zoning district or overlay district on which the use is located.
- (D) The following standards and specifications shall be required for a theater:
- (1) The use shall be serviced by public sanitary sewage disposal facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (5) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (6) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (7) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (8) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading

plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.

- (F) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
- (G) If the Zoning Hearing Board approves the special exception application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the municipality with jurisdiction.

Section 658: Townhouse Uses and Developments

- (A) Townhouse uses and developments, as defined under Article 2 of this Joint Zoning Ordinance, are permitted as follows:
 - (1) Townhouses containing eight (8) or fewer dwelling units that are developed or maintained as individual uses shall be permitted by right within the R-4 and R-5 Zoning Districts.
 - (2) Townhouses containing more than eight (8) dwelling units that are contained within a development or maintained as individual uses shall be permitted by conditional use within the R-4 and R-5 Zoning Districts.
- (B) The minimum amount of land contained within a townhouse development shall as follows:
 - (1) For townhouse units located on existing lots or contained within a group no more than eight (8) townhouse units, the lot area and dimensional requirements specified by the underlying zoning district shall apply as well as the applicable provisions specified under Sections 658.C and 658.D of this Joint Zoning Ordinance.
 - (2) For townhouse developments containing less than two (2) acres of contiguous land area, the provisions specified under Sections 658.C and 658.D of this Joint Zoning Ordinance shall apply.
 - (3) For townhouse developments containing between two (2) acres and ten (10) acres of contiguous land area, the provisions specified under Section 658.C through 658.F of this Joint Zoning Ordinance shall apply.
 - (4) For townhouse developments containing more than ten (10) acres of contiguous land area, the provisions specified under Section 658.C through 658.J of this Joint Zoning Ordinance shall apply.
 - (5) Contiguous land area shall be defined as a parcel of land that is owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties. The municipality with jurisdiction may consider contiguous parcels of land that are physically separated by existing public roads, utility easements or rights-of way, streams and/or other natural features, provided that the applicant demonstrate that the multi-family townhouse unit development can be strategically planned and designed as a townhouse community.
- (C) The townhouse use and development shall comply with the following general requirements:
 - (1) The use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (3) All other utility provisions serving the development shall be planned and installed in accordance with the specifications of the public utility provider supplying service.
 - (4) The maximum permitted residential density (townhouse units per gross acre) for multi-family townhouse unit developments shall not exceed eight (8) townhouse units per gross acre.
- (D) The townhouse use and development shall be designed to comply with the following minimum and maximum dimensional requirements:
- (1) The minimum width of a townhouse unit shall be twenty (20) feet per unit.
 - (2) The minimum building setback lines should be established twenty (20) feet from any street right-of-way line and forty (40) feet from all other external property lines, which are not owned by the applicant in pre-development conditions.
 - (3) The number of townhouse units, attached in a common row, shall not exceed eight (8) attached townhouse units.
 - (4) The maximum height of a townhouse unit shall be thirty-five (35) feet. The maximum height may be increased to fifty (50) feet or three (3) floors provided that a sprinkler system shall be installed, provided that adequate water pressure and supply is available for fire suppression and protection.
 - (5) No more than thirty (30) percent of the total area of the development shall be covered by buildings.
 - (6) No more than fifty (50) percent of the total area of the development shall be covered by impervious surfaces.
- (E) The minimum building separation from other groups of townhouse units within the development shall be as follows:
- (1) The separation shall be twenty (20) feet when the townhouse unit groups are side to side.
 - (2) The separation shall be thirty (30) feet when the townhouse unit groups are side to rear.
 - (3) The separation shall be forty (40) feet when the townhouse unit groups are rear to rear.
- (F) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
- (G) The townhouse development shall be designed in accordance with following architectural, landscaping and exterior enhancement standards:
- (1) The development shall be designed with regard to the topographic and natural features of the site. The purpose of this provision is to insure that the natural features of the development are preserved and protected to the extent that it is not necessary to disturb the site in order to implement the land development plan utilizing the objective criteria and standards of the municipality with jurisdiction relating to the housing types, street locations and required infrastructure and their intended location within the site.
 - (2) A preliminary grading plan shall be developed identifying the limits of disturbance for all municipal site improvements within the multi-family townhouse unit development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, tree masses and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical engineering practices.
 - (3) A landscaping plan shall be submitted to the municipality with jurisdiction for consideration as part of the special exception application. Unless otherwise permitted by the municipality with jurisdiction, the applicant shall provide one (1) tree per townhouse unit. The trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted as street trees, as part of the buffer yard, or within the areas designated as common open space.

- (4) The multi-family development shall provide a twenty (20) foot wide buffer yard and planting screen along the property lines at the perimeter of the development tract to enhance the privacy of the adjacent property owners. The design of the landscape and planting screen shall be subject to the approval of the municipality with jurisdiction. The use of existing healthy mature trees (12 inches or more in diameter at breast height) should be utilized as part of the required buffer yard.
 - (5) Townhouse units should be constructed utilizing mansards, gables and/or hip roofs as part of the architectural design. The front building lines or facade of any two (2) adjoining townhouse units shall be staggered or offset, so that each townhouse unit will have a minimum horizontal separation (front to back at full height) of two (2) feet.
 - (6) The internal access drives and common off-street parking areas and access drives shall be designed considering the provisions of Article 8 of this Joint Zoning Ordinance as well as the following requirements:
 - (7) The parking areas shall not be designed or located to require cars to back into streets in order to leave the parking areas. All dead-end parking lots shall provide adequate areas in which emergency and commercial vehicles can safely maneuver.
 - (8) Common parking areas and access drives shall be located a minimum of twenty (20) feet from all structures and from the exterior lot lines of the development. Common parking areas shall be a minimum of ten (10) feet from all street rights-of-way and exterior lot lines of the development.
 - (9) The entrance and exit ways to parking areas shall have a minimum width of twelve (12) feet for each lane of traffic entering or leaving the areas.
 - (10) Parking areas shall be designed to prevent through traffic to other parking areas. No more than sixty (60) off-street parking spaces shall be accommodated in any one (1) parking area. All common parking areas shall be sufficiently screened and landscaped in accordance with the standards specified under Section 914 of this Joint Zoning Ordinance.
 - (11) The points of ingress and egress from common parking areas within the development shall be located a minimum of one hundred (100) feet from the point of a street intersection, as measured from the nearest street curb lines.
 - (12) Exterior storage areas for trash and rubbish shall be completely screened from view on three (3) sides by fencing and landscaping. All trash and rubbish shall be contained in vermin-proof containers.
- (H) The design of the land or water areas designated as common open space shall comply with the following standards and specifications:
- (1) A minimum of forty (40) percent of the gross area of the multi-family townhouse unit development shall be set aside as common open space, which shall be perpetually preserved by deed to restrict future residential development or other uses that may conflict with the integrity of the common open space. The area designated as common open space shall comply with all provisions of this Joint Zoning Ordinance.
 - (2) No more than fifty (50) percent of the common open space shall be located on lands within areas that are located within the 100-year floodplain, areas delineated as wetlands and/or areas classified as Category 3 Slopes.
 - (3) No more than fifty (50) percent of the common open space shall include land areas that are burdened by or are proposed to contain utilities easements and/or stormwater management facilities, as further described under Subdivision and Land Development Ordinance.
 - (4) The common open space shall be planned and located as a contiguous accessible area within the development. Existing and/or proposed roads may bisect the areas designated as common open space, provided a cross walk at grade is safely designed to link the common open space areas. Planned linkages to other common open space areas, preserved lands, recreation areas and/or natural features shall be encouraged and considered as part of the special exception application.

- (5) Significant natural features shall be incorporated into the overall schematic of the design as common open space areas whenever possible.
 - (6) An integrated system for pedestrian circulation throughout the development shall be provided by utilizing sidewalks, trails and/or bicycle lanes.
 - (7) The total land area designated to comply with the minimum open space requirements shall be comprised of areas not less than fifty (50) feet in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area that is contiguous within the development containing no less than twenty-five (25) percent of the required open space.
 - (8) For all common open spaces, satisfactory written agreements shall be executed as a declaration of easements, covenants and restrictions in perpetuity for the preservation of the common open spaces, which shall be recorded with the approved plan.
 - (9) The applicant shall make arrangements, provisions and/or agreements to insure that the common open space shall continue to be adequately managed and maintained. The applicant shall have the following options for ownership, management and maintenance of the common open space:
 - (a) Dedicate the land encompassing the common open space to a homeowners association which is comprised of all the residents of the development.
 - (b) Dedicate the land encompassing the common open space to the municipality with jurisdiction, who shall have the option to accept or refuse the land offered for dedication.
 - (c) Dedicate the land encompassing the common open space to a conservation management group or non-profit organization that has the capacities and resources to maintain the common open space.
 - (d) Retain the ownership, management and maintenance responsibilities.
 - (10) All such options involving the ownership, management and maintenance of land and water areas designated as common open space shall be subject to the approval of the municipality with jurisdiction.
 - (11) The provisions specified herein for common open space do not relieve the applicant of other requirements for open space and recreation, as specified by the municipality with jurisdiction, whereas, the applicant shall be responsible for all requirements for recreation impact fees associated with this development.
- (I) In addition to the townhouse units, the proposed multi-family development may contain the following non-residential uses, provided they are considered as part of the special exception application:
- (1) Office space consisting of no more than 5,000 square feet and utilized for the purposes of conducting customary business, sales, meetings and/or maintenance, which are directly associated with the development and which are owned and operated by the developer or homeowners association.
 - (2) Indoor recreation and/or community center consisting of no more than 10,000 square feet and utilized exclusively by the residents of the multi-family townhouse unit development.
 - (3) Active and passive recreation uses conducted on the areas designated as common open space.
- (J) The applicant shall provide evidence that the use or activities comply with the provisions established by this Joint Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the conditional use application or land development plan application, the applicant shall consult with the municipality with jurisdiction to discuss the supplemental documentation that may be required as part of the application.
- (K) If the governing body with municipal jurisdiction approves the conditional use application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction.

- (L) As part of the land development plan application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 659: Transitional-Age Development

- (A) Transitional-age developments, containing townhouse residential uses and/or multi-family residential complexes as condominium units, shall be considered as a viable use to meet the following community development objectives:
 - (1) To provide a unique approach for housing and community development with provisions to permit more efficient utilization of land and of community facilities and services.
 - (2) To encourage innovative residential land development that will conserve open space and protect environmentally sensitive areas.
 - (3) To efficiently utilize undeveloped land area, while providing unique housing opportunities for families as well as retired persons over fifty-five (55) years of age.
 - (4) To implement the recommendations concerning natural features, development, utilities, transportation, housing and land use, as outlined within the Joint Comprehensive Plan.
- (B) Transitional-age developments, as defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by conditional use within the R-5 Zoning District.
- (C) All transitional-age developments shall be designed in accordance with the following general design and eligibility requirements:
 - (1) The minimum amount of land in the development shall be two (2) contiguous acres. Contiguous land area shall be defined as a parcel of land that is owned under a single deed or parcels of land that are owned under multiple deeds, provided that the parcels of land are contiguous to each other having common deed boundaries and are not physically separated by parcels of land owned by other individuals or parties.
 - (2) All of the uses contained within the transitional-age development shall be served by public sanitary sewage disposal facilities. As part of the conditional use application, the applicant shall provide evidence that there are sufficient capacities to service the development in accordance with the terms specified on all pertinent municipal agreements.
 - (3) All of the uses contained within the development shall be served by public water supply facilities. As part of the conditional use application, the applicant shall provide evidence that there are sufficient capacities to service the development in accordance with the terms specified on all municipal agreements.
 - (4) A minimum of twenty (20) percent of the gross area of the transitional-age development shall be set aside as common open space. The area designated as common open space shall comply with all provisions of this section of the Joint Zoning Ordinance.
 - (5) The maximum permitted base residential density for transitional-age developments shall be twelve (12) dwelling units per acre.
 - (6) A density bonus of two (2) dwelling units per gross acre may be added to the base residential density requirements for each design objective (as contained within this sub-section) achieved as part of the conditional use application. The maximum permitted density bonus shall not exceed 8.0 dwelling unit per gross acre. As part of the conditional use application, the governing body with municipal jurisdiction may consider a density bonus for the following design objectives:
 - (a) The transitional-age development is designed as an adult or age-qualified development, whereas, at least twenty-five (25) percent of the residential units shall be occupied by residents over 55 years of age and who do not have any children or dependants.

- (b) The transitional-age development provides additional consideration to on-site traffic, drainage and sanitary sewer improvements over and above what is otherwise required by ordinance, which are deemed necessary by the governing body with municipal jurisdiction to accommodate the residential density of the transitional-age development.
- (c) The transitional-age development provides consideration for active recreation facilities on at least ten (10) percent of the land area designated as open space within the transitional-age development.
- (d) The transitional-age development provides passive recreational opportunities or open space areas that are considered planned and integrated with other community features.
- (e) The transitional-age development is designed with a village or historic atmosphere with unique or enhanced architectural values, including utilizing natural building products for the building face (brick, stone or masonry products) and rooflines (mansards, gables or hip roof designs).
- (f) The transitional-age development provides additional open space areas beyond the minimum requirement of twenty (20) percent of the gross tract area, regardless of configuration, such that a 2.0 residential density bonus shall be incrementally applied for each additional five (5) percent of the gross tract area that is designated as open space within the traditional neighborhood development. The maximum density bonus for this provision shall not exceed 4.0 dwelling units per acre.
- (g) The transitional-age development is designed in an environmentally sensitive fashion that results in the preservation of mature trees, woodlands, steep slopes, floodplains and wetlands.
- (h) The applicant agrees to fund and complete substantial public improvements to mitigate one (1) or more off-site impacts of the development, such as public streets and intersections, stormwater management facilities, public water supply facilities and/or public sanitary sewer facilities, as identified by the governing body with municipal jurisdiction as a means to significantly reduce the need for public expenditures to resolve clear public needs associated to any degree with the proposed conditional use development.

(D) The following land uses shall be permitted uses within an transitional-age development:

- (1) Townhouse units, subject to the following minimum and maximum development requirements:
 - (a) The minimum width of a townhouse unit shall be 20 feet.
 - (b) The minimum building setback line should be established 20 feet from the right-of-way lines or external property lines, which are not owned by the applicant in pre-development conditions.
 - (c) The minimum separation distance from groups of occupied buildings shall be 40 feet, regardless of their orientation.
 - (d) The maximum height of a townhouse unit shall be limited to three (3) floors of living space above the elevation of the sill at the main entrance of that townhouse unit.
 - (e) A minimum of two (2) off-street parking spaces shall be required for each townhouse unit, which may be incorporated within individual attached or detached garages.
- (2) Multi-family residential complex containing condominium units, subject to the following minimum and maximum development requirements:
 - (a) The total number of individual residential units contained within a single complex or building shall not exceed forty (40) condominium units.
 - (b) The minimum building setback line should be established 50 feet from the right-of-way lines or external property lines, which are not owned by the applicant in pre-development conditions.

- (c) The minimum separation distance from groups of occupied buildings shall be 40 feet, regardless of their orientation.
 - (d) The maximum length or depth of any building occupying individual condominium units shall not exceed 150 feet.
 - (e) The building occupying condominium units shall be limited to five (5) floors of living space above the elevation of the sill at the main entrance of that building.
 - (f) A minimum of one and one-half (1.5) off-street parking spaces shall be required for each condominium unit, which may be incorporated within common garages or areas designated for off-street parking.
- (3) Office space consisting of no more than 2,000 square feet and utilized for the purposes of conducting customary business, sales, meetings and/or maintenance, which are directly associated with the transitional-age development and which are owned and operated by the developer or homeowners association.
 - (4) Indoor recreation and/or community center consisting of no more than 5,000 square feet and utilized exclusively by the residents of the transitional-age development.
 - (5) No impact home based business or occupation.
 - (6) Accessory buildings, structures and uses.
- (E) The transitional-age development shall be designed in accordance with the following planning and engineering considerations:
- (1) All land and water areas that are not utilized for lots, streets, utilities, or other permitted uses within the transitional-age development shall be set aside and maintained as common open space.
 - (2) No more than sixty (60) percent of the transitional-age development shall be covered by buildings.
 - (3) No more than eighty (80) percent of the transitional-age development units shall be covered by impervious surfaces.
 - (4) The proposed residential dwelling units within the transitional-age development shall not have direct vehicular access to an existing public street.
- (F) The applicant shall provide evidence that the use or activities comply with the provisions established by this Joint Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the conditional use application or land development plan application, the applicant shall consult with the municipality with jurisdiction to discuss the supplemental documentation that may be required as part of the application.
- (G) If the governing body with municipal jurisdiction approves the conditional use application, a complete land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by the municipality with jurisdiction.
- (H) As part of the land development plan application, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions.

Section 660: Veterinary Hospitals

- (A) Veterinary hospitals, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted as follows:
- (1) A veterinary hospital with or without an outdoor running or exercise facilities shall be permitted by special exception within the RC and R-1 Zoning District.
 - (2) A veterinary hospital with no outdoor running or exercise facilities shall be permitted by special exception within the C-1 and C-2 Zoning Districts
 - (3) A veterinary hospital may be permitted as an accessory use to a kennel within the RC and R-1 Zoning District.
 - (4) A veterinary hospital may include accessory uses including: pet grooming services; pet training services; retail sales of pet supplies; and other similar uses. Personal service facilities and/or retail sales of items commonly found in connection with the veterinary hospital shall be limited to a maximum floor area of 1,000 square feet of gross floor area
- (B) The following lot area and dimensional requirements shall apply to a veterinary hospital:
- (1) A veterinary hospital located within the RC and R-1 Zoning District shall have a minimum lot area of five (5) acres
 - (2) A veterinary hospital located within the C-1 and C-2 Zoning Districts shall have a minimum lot area of 20,000 square feet.
 - (3) A veterinary hospital shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (C) The following design standards and specifications shall apply to veterinary hospitals or animal clinics:
- (1) The use shall be serviced by public, private or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public, private or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (4) Veterinary hospitals or animal clinics shall be located at least one hundred fifty (150) feet from all existing residential uses, as measured from the veterinary hospital or animal clinic to the existing residential use.
 - (5) Outdoor runs may be permitted for the animals being cared for at the veterinary hospital within the RC and R-1 Zoning Districts, subject to the following conditions:
 - (a) The outdoor runs are conducted between the hours of 7:00 a.m. and 9:00 p.m.
 - (b) The outdoor runs are conducted within a defined external area, which is completely enclosed by a six (6) foot high fence. The perimeter of the fence shall be adequately screened with a twenty (20) foot wide landscaped buffer yard.
 - (c) The location of the outdoor runs shall be located at least one hundred (100) feet from all property lines and street right-of-way lines.

- (6) The veterinary hospital or animal clinic shall be adequately soundproofed so that the sounds generated by the animals being cared for are not audible or detectable from any lot line.
 - (7) If an incineration (retort) device is proposed to be installed on the property, the applicant shall prove during the special exception application that he has secured the required approvals, permits and licenses from the agencies having jurisdiction.
 - (8) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review as part of the special exception application.
 - (9) All means of ingress and/or egress shall be located and designed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (10) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (11) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (12) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
- (D) As part of the special exception application, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
 - (E) As part of the special exception application, the Zoning Hearing Board may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the subdivision plan, land development plan and/or zoning permit.
 - (F) If the Zoning Hearing Board approves the special exception application, a land development plan shall be submitted for review and consideration. The land development plan shall comply with all conditions of approval issued as part of the special exception application as well as all other provisions specified by the municipality with jurisdiction

Section 661: Warehousing and Distribution Center

- (A) Warehouse and distribution center, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right within the I-1 Zoning District.
- (B) The following provisions shall apply to principal and accessory uses for a warehouse and distribution center:
 - (1) The principal use shall be the warehouse and distribution center.
 - (2) Retail sales of the goods and products produced or distributed from the warehouse may be permitted as an accessory use. The designated area for retail sales shall not exceed ten (10) percent of the total gross floor area or one thousand (1,000) square feet, whichever is less in surface area.
 - (3) All principal and accessory uses and activities associated with the warehouse and distribution use shall be conducted within an enclosed building that complies with the appropriate building code requirements for a commercial and/or industrial establishment within the municipality with jurisdiction.

- (C) The following lot area and dimensional requirements shall apply to a warehouse and distribution use:
- (1) A warehouse and distribution use located within the I-1 Zoning District shall have a minimum lot area of 20,000 square feet, provided that the use is served by public sanitary sewage disposal facilities and public water supply facilities.
 - (2) A warehouse and distribution use located within the I-1 Zoning District shall have a minimum lot area of two (2) acres if the use is serviced by on-lot sanitary sewage disposal facilities and/or on-lot water supply facilities.
 - (3) The warehouse and distribution use shall be located on a conforming lot that complies with the utility provisions, dimensional, height and coverage requirements of the zoning district on which the use is located.
- (D) The following standards and specifications shall be required for a warehouse and distribution use:
- (1) The use shall be serviced by public or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of the municipality with jurisdiction, the municipality with jurisdiction Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The landowner shall provide the municipality with jurisdiction and the local emergency management service responders (police, fire and ambulance) with a complete list of materials, chemicals and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use.
 - (7) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time that exceed the provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.

- (10) All proposed signs shall comply with the provisions that are specified under Article 9 of this Joint Zoning Ordinance.
- (11) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit

Section 662: Wholesale Establishment

- (A) Wholesale establishments, as further defined under Article 2 of this Joint Zoning Ordinance, shall be permitted by right within the I-1 Zoning District.
- (B) The following provisions shall apply to principal and accessory uses for a wholesale establishment:
 - (1) The principal use shall be the wholesale establishment.
 - (2) Retail sales of the goods and products produced or distributed from the wholesale establishment may be permitted as an accessory use. The designated area for retail sales shall not exceed ten (10) percent of the total gross floor area or one thousand (1,000) square feet, whichever is less in surface area.
 - (3) All principal and accessory uses and activities associated with the wholesale establishment shall be conducted within an enclosed building that complies with the appropriate building code requirements for a commercial and/or industrial establishment within the municipality with jurisdiction
- (C) The following lot area and dimensional requirements shall apply to a wholesale establishment:
 - (1) A wholesale establishment located within the I-1 Zoning District shall have a minimum lot area of 20,000 square feet, provided that the use is served by public sanitary sewage disposal facilities and public water supply facilities.
 - (2) A wholesale establishment located within the I-1 Zoning District shall have a minimum lot area of two (2) acres if the use is serviced by on-lot sanitary sewage disposal facilities and/or on-lot water supply facilities.
 - (3) The wholesale establishment shall be located on a conforming lot that complies with the utility provisions, dimensional, height and coverage requirements of the zoning district on which the use is located.
- (D) The following design standards and specifications shall apply to a wholesale and distribution facilities:
 - (1) The use shall be serviced by public or on-lot sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The use shall be serviced by public or on-lot water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.

- (3) The quantity and quality of the wastewater generated, stored, transported and/or discharged shall be subject to the review and approval of the municipality with jurisdiction, the municipality with jurisdiction Municipal Authority and the Pennsylvania Department of Environmental Protection.
 - (4) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
 - (5) All means of ingress and/or egress shall be located, designed and constructed in order to provide a safe and efficient mode of transportation. The applicant shall be responsible for the purchase and installation of any traffic control devices and the construction of additional acceleration and/or deceleration lanes as may be required by the Pennsylvania Department of Transportation and the municipality with jurisdiction.
 - (6) The landowner shall provide the municipality with jurisdiction and the local emergency management service responders (police, fire and ambulance) with a complete list of materials, chemicals and/or substances that are typically stored or maintained on the property that could be considered hazardous or dangerous to the employees, visitors and/or emergency service responders. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use. This documentation could be provided by the landowner through the submission of the current Materials Safety Data Sheets (MSDS Book) for the use.
 - (7) Where overnight parking is permitted, the trucks or commercial vehicles utilizing the facilities shall not be kept running or idling for a period of time that exceed the provisions specified by the Pennsylvania Diesel Powered Motor Vehicle Act and other state or federal laws.
 - (8) The provisions for landscaping, lighting, noise, outdoor storage, solid waste disposal and other general requirements shall be considered and designed to comply with the applicable provisions of Article 7 of this Joint Zoning Ordinance.
 - (9) The off-street parking, loading spaces and interior access lanes shall be designed to comply with the provisions specified under Article 8 of this Joint Zoning Ordinance.
 - (10) All proposed signs shall comply with the provisions specified under Article 9 of this Joint Zoning Ordinance.
 - (11) The applicant shall develop, implement and maintain a working plan for the solid waste disposal, recycling and the clean-up of litter that could be a result of the proposed use.
- (E) As part of the land development plan, the applicant shall provide evidence that the use or activities shall comply with the provisions established by the municipality with jurisdiction. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the land development plan, the applicant shall consult with the municipality with jurisdiction to discuss the supplemental documentation that may be required.
- (F) As part of the land development plan, the municipality with jurisdiction may consider optional design and site development alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If approved, the optional design and site requirements shall be considered as part of the land development plan and/or zoning permit.

Section 663: Undefined or Other Land Uses

- (A) Pursuant to the provisions involving the regional allocation of land uses, as summarized under Section 105 of this Joint Zoning Ordinance, certain uses may not be permitted or recognized by this Joint Zoning Ordinance, but may be permitted and included as part of the municipal zoning ordinance that has been adopted by Mount Penn Borough or by other adjacent municipalities within the region. Should a use not be permitted or recognized within any of the Joint Zoning Ordinances, an application should be made to the Zoning Officer in accordance with the provisions of Sections 105, 663, 1110 and 1111 of this Joint Zoning Ordinance.

- (B) Should other types of land uses evolve or become commonly acceptable as a reasonable use, an application should be made to the Zoning Officer. It is the purpose of this section to provide for all reasonable and appropriate land uses and to establish a mechanism for the inclusion of such land uses within the municipality with jurisdiction.
- (C) All undefined or other reasonable land uses that are not recognized by this Joint Zoning Ordinance shall be permitted by conditional use within the I-1 Zoning District.
- (D) The following lot area and dimensional requirements shall apply to an undefined or other land use:
 - (1) A minimum of five (5) acres of net land area shall be required to accommodate the undefined use. Depending upon the complexity or intensity of the proposed undefined land use, the governing body may consider a reduction of the minimum area requirement, however, in no case shall the minimum lot size be reduced to less than two (2) contiguous net acres of land.
 - (2) An undefined use or other non-permitted use shall be located on a conforming lot that complies with the dimensional, height and coverage requirements of the zoning district on which the use is located.
- (E) Unless otherwise permitted by the municipality with jurisdiction, the following design and development requirements shall apply to all undefined or other reasonable land uses:
 - (1) The undefined or non-permitted use shall be serviced by public sanitary sewer facilities, which shall be planned, designed and constructed in accordance with the most recent plans and ordinances adopted by the municipality or authority with jurisdiction. All sanitary sewage disposal facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (2) The undefined or non-permitted use shall be serviced by public water supply facilities, which shall be planned, designed and constructed in accordance with the plans and ordinances adopted by the municipality or authority with jurisdiction. All water supply facilities shall be designed with sufficient capacities, which shall be subject to the review and approval by the agencies with jurisdiction.
 - (3) All other utility provisions serving the use shall be planned and installed in accordance with the specifications of the public utility provider supplying service. Unless otherwise required by the utility company or authority providing service, all utility connections shall be installed underground.
- (F) As part of the conditional use application, the governing body shall consider the following information and documentation to be submitted to the municipality with jurisdiction on behalf of the applicant:
 - (1) The applicant shall submit a request for inclusion of an undefined or other reasonable land use that is not recognized as part of the Joint Zoning Ordinance, with illustrations and complete documentation that completely describes the land use activity and the manner in which it differs from the permitted uses defined or permitted by the Joint Zoning Ordinance.
 - (2) Prior to the commencement of the hearing, the Zoning Officer shall advise the municipality with jurisdiction if the application meets the purpose and objective of this section of the Joint Zoning Ordinance.
 - (3) The applicant shall provide evidence that the undefined or non-permitted use shall comply with all provisions established within the Joint Zoning Ordinance. This may include the submission of a grading plan, utility plan, landscaping plan, lighting plan, architectural renderings, traffic impact study and/or environmental impact assessment report. Prior to the submission of the special exception application, the applicant shall consult with the municipality with jurisdiction to initially discuss the supplemental documentation that may be required as part of the application.
- (G) If the governing body approves the conditional use application, a complete subdivision and/or land development plan shall be submitted to the municipality with jurisdiction for review and consideration. The subdivision and/or land development plan shall comply with all conditions of approval issued as part of the conditional use application as well as all other provisions specified by this Joint Zoning Ordinance.