

ARTICLE V
ADDITIONAL REQUIREMENTS FOR USES PERMITTED BY RIGHT

§ 501 General.

1. Any principal use, accessory use, conditional use, special exception use or nonconforming use which is established, operated or conducted by any person other than the owner of the lot upon which such use is located, without express prior written permission, consent, authorization, lease, agreement or other written documentation from one (or more) of the holder(s) of the fee simple legal title to said lot; or in lieu of such documentation, without the lot being subject to a pending or final action, adjudication or decree, in the nature of an adverse possession, quiet title, or ejectment, as the case may be, which would grant or result in the same or similar rights; is hereby declared to be a violation of this Ordinance, illegal and a public nuisance.

§ 502 Specific Principal Uses.

1. Adult Day Care Center
 - A. Shall be fully licensed by the State, if required.
 - B. Shall include constant supervision during all hours of operation.
 - C. Shall not meet the definition of a "criminal treatment center."
2. Bed and Breakfast.
 - A. Bed and Breakfast as a Principal Use in TD2 Estate Residential, TD3 Suburban Residential, TD4 Village Residential, TD5 Town Residential, and TD6 Village Mixed-Use:
 - (1) A maximum of six (6) rental units shall be provided and no more than three (3) adults may occupy one (1) rental unit. Only one (1) Bed and Breakfast shall be permitted per lot.
 - (2) One (1) off-street parking space shall be provided for each bedroom, plus one (1) off-street parking space for each employee at peak hour. To the maximum extent feasible, off-street parking spaces for the Bed and Breakfast shall be: (a) located either to the side or rear of the principal building and (b) screened from the street and abutting dwellings by landscaping. Off-street parking spaces shall be set back a minimum of 10 feet from lot lines.
 - (3) There shall not be any signs, show windows or any type of display or advertising visible from outside the premises, except for a single sign with a maximum sign area of eight square feet on each of two sides and with a maximum height of eight feet. No internal lighting of the sign shall be permitted.
 - (4) Within a residential district, the use shall have a residential appearance and character.
 - (5) The use shall be owned, operated or managed by permanent residents of the lot.

- (6) There shall not be separate cooking facilities in any guest room. Food shall only be served to guests who are staying overnight unless a restaurant is also permitted.
 - (7) No guest shall stay for more than 14 days in any month.
 - B. Bed and Breakfast as an accessory use to an Agriculture Operation in TD1 Agriculture:
 - (1) See criteria for Agriculture Supportive Industry/Service in this Chapter.
- 3. Car Wash.
 - A. Traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets.
 - B. On-lot traffic circulation channels and parking areas shall be clearly marked.
 - C. Adequate provisions shall be made for the proper and convenient disposal of refuse.
 - D. Water used in the operation shall be collected and recycled, and shall not flow into any storm sewers or waterways.
 - E. Water from the car wash operation shall not flow onto sidewalks or streets, to prevent hazards from ice.
 - F. Any car wash that is located within 250 feet of an existing residential lot line shall not operate between the hours of 10:00 p.m. and 7:00 a.m.
 - G. Any chemicals that may be hazardous to aquatic life shall be stored within an area that will completely contain any leaks or spills.
- 4. Wholesale Sales.
 - A. See requirements in Section 624 – Truck Parking and Storage of Trailers.
- 5. Public Recreation.
 - A. The following requirements shall be met for any proposed swimming pool on the lot:
 - (1) The swimming pool must be serviced by public water and sewer.
 - (2) The water surface shall be setback at least 50 feet from any existing dwelling.
 - (3) A 2 acre minimum lot area is required.
 - (4) Any water surface within 100 feet of an existing dwelling shall be separated from the dwelling by evergreen screening meeting the requirements of this Chapter.
 - (5) The water surface shall be surrounded by a secure, well-maintained fence at least 6 feet in height, with a self-latching gate.
 - (6) Drainage, A proper method shall be provided for drainage of the water from the pool that will not overload or flood any: a) on-lot septic system or b) portion of a building or property not owned by the owner of the pool. A pool shall not be

located so as to interfere with the operation of a well or on-lot septic system.

- (7) Water Service. Any inlet from a central water system shall be above the overflow level of the pool.
- (8) Nuisances. A pool shall not include illumination of adjacent residential properties beyond what is customary in a residential neighborhood. A pool shall also not include the playing of a radio or recorded music between 10pm and 7am. Between 7am and 10pm, continuous sound shall not exceed the permissible decibels specified in Township Ordinance No. 45. Continuous sound shall mean a sound whose intensity remains essentially constant during the period of observation. Continuous sound shall be defined for measurement purposes as sound which is measured by the slow response setting of a sound level meter.

§ 503 General Accessory Use Provisions.

- 1. General. Accessory buildings, structures, or uses that are clearly customary and incidental to a permitted by right, special exception or conditional use are permitted by right, except as is provided for in this Ordinance.
- 2. Setback Requirements.
 - A. The accessory setback requirements of the applicable district shall apply to every accessory building, structure or use unless a standard that is clearly meant to be more restrictive or less restrictive is specifically stated in this Article for a particular accessory use.
 - B. Front Yard. No accessory structure, use or building shall be Permitted in a required front yard in any district, unless specifically Permitted by this Ordinance. See "Essential Services."
- 3. Accessory structures incidental to residential uses (includes a private garage, carport, storage shed, residential greenhouse, gazebo and uses of a closely similar character):
 - A. Shall not be located in any required front, side, or rear setback for an accessory use.
 - B. Accessory buildings on a lot with a lot area of 2 acres or less in a TD1 through TD5 shall meet the following requirements:
 - (1) Maximum height – 25 feet but not higher than the principal structure.
 - (2) Maximum total floor area of all accessory buildings - 1,000 square feet.
 - (3) Maximum of two (2) accessory buildings per lot.
 - (4) Human occupancy in such accessory buildings is not permitted.
- 4. An accessory use is only permitted on a lot that includes a principal use.
- 5. The following essential services are not required to meet the accessory or principal setback, lot area or other lot requirements of this Ordinance, except that any newly created lot shall meet the applicable lot requirements if future building or subdivision of the lot would be possible.

- A. Oil pipelines and natural gas transmission and distribution lines and accessory compressing stations,
- B. Electrical transformers as an accessory use to dwellings.
- C. Electrical, telephone and street light poles.
- D. Electrical transmission and distribution lines and meters,
- E. Wells, water transmission lines, cisterns and meters.
- F. Sewage pumping stations, but not including a central sewage treatment plant.
- G. Cable television and telephone lines.
- H. Storm water pipes, outfalls, detention basins, swales and catch basins.
- I. Shelters and benches for buses that transport school children or that are owned, operated or financed by a public transit authority, but without off-premise signs.
- J. U. S. mailboxes supported on wood posts not more than 6" square or on metal pipe posts, plastic assemblies, or decorative metal posts of not more than 1.5" material thickness or diameter.
- K. Boxes for receiving individual newspapers supported as under (10) above or on the same mailbox post.
- L. Railroad lines.
- M. Fire hydrants and emergency call boxes.
- N. Engineering retaining walls that are clearly necessary to hold back slopes.
- O. Sidewalks and curbs.
- P. Ramps primarily intended for handicapped access.
- Q. Ground level porches that are not covered by a permanent roof.
- R. Steps leading into the entrance of a building.

§ 504 Specific Accessory Uses.

1. Accessory Dwelling Unit

- A. Only one (1) accessory dwelling unit shall be permitted as an accessory use to a principal owner-occupied single-family detached dwelling.
- B. An accessory dwelling shall be attached to or contained within the principal building.
- C. An accessory dwelling unit shall not be located within an existing or constructed accessory structure.
- D. No accessory dwelling shall comprise more than forty percent (40%) of the habitable floor space contained within the principal dwelling.

- E. The applicant shall demonstrate that an approved means of sewage disposal and reliable water supply shall be used.
- F. An accessory dwelling unit contained on floors above or below grade shall have a direct means of escape to ground level.
- G. Any modifications to the external appearance of the building (except fire escapes) shall complement its residential character.
- H. One (1) off-street parking space shall be provided in addition to those required by other uses on the property.
- I. An accessory dwelling unit shall be occupied by not more than two persons.
- J. An accessory dwelling unit shall comply with all applicable building codes and any other applicable regulations.
- K. The Township shall notify the appropriate Municipal Authority of the proposed establishment of an accessory dwelling unit when located in an area served by on-site water supply systems and which is located in an area which is served by public sanitary sewers, so that the Township Municipal Authority may adjust sewage charges, if deemed necessary, to reflect additional sewage flows anticipated to emanate from the accessory dwelling unit(s).

2. Agriculture Supportive Industry/Service.

- A. Agriculture Supportive Industry/Services are only permitted in the TD1 Agriculture district and shall be accessory to an Agriculture Operation.
- B. An Agriculture Supportive Industry/Service may include the following activities:
 - (1) Large Land Area Commercial Recreation, such as the following:
 - (a) Corn Mazes;
 - (b) Petting and Feeding Zoos;
 - (c) Hayrides;
 - (2) Tree Farms;
 - (3) Bed and Breakfasts;
 - (4) Pumpkin Patches;
 - (5) Orchards;
 - (6) Gardens; and/or
 - (7) Any similar activity, provided the Applicant can provide evidence to the Zoning Hearing Board that the related impacts are equal to or less than any activities listed above.
- C. Applicants must identify in a sketch plan the location of the proposed activities, all farm-related buildings in support of the Agriculture Operation, all dwellings, existing and proposed driveways, access drives, parking areas, vehicle turnaround areas, location of

applicable sanitary facilities (if required) and buffering and landscaping in accordance with this Chapter.

- D. A driveway occupancy permit must be approved by the township for access to township roads and must be reviewed by the Zoning Hearing Board for access to state roads.
- E. Sanitary facilities shall be provided in accordance with PA DEP requirements.
- F. All prepared food available for sale must be prepared in accordance with applicable federal, state, or local regulations. Produce grown on the farm is permitted.
- G. If a permanent structure is proposed as part of an Agricultural Supportive Industry/Service, the total floor area shall not exceed that of the largest existing structure on the lot.
- H. The Applicant shall submit evidence that all state and federal requirements have been met prior to the issuance of a final occupancy permit. Applicants must consult with the Zoning Officer to determine if a building permit is required for any building proposed as part of the Agriculture Supportive Industry/Service.
- I. Overnight Accommodation.
 - (1) One (1) off-street parking space shall be provided for each bedroom, plus one (1) off-street parking space for each employee at peak hour.

3. Apartment, Accessory

- A. An accessory apartment shall not exceed fifty (50) percent of the principal dwelling.
- B. Any additions to an existing single-family dwelling proposed as part of an accessory apartment shall share a common entrance.
- C. See parking requirements in this Chapter.

4. Car Wash. See provisions for Car Wash in § 502.

5. Drive-Through Facility.

- A. Site layout and vehicle circulation shall be designed to accommodate the on-site stacking of vehicles and shall not cause back-ups or other traffic conflicts with any public right-of-way. The applicant shall provide evidence for Township review that the proposed capacity of on-site vehicle stacking is capable of accommodating the projected traffic generated by the use.
- B. The subject property shall have a minimum lot width at the right-of-way line of 150 feet.
- C. Any drive-thru facilities shall be set back at least 200 feet from any residential uses.
- D. Width of drive-through lanes:
 - (1) One lane – minimum of 9 feet in width.
 - (2) Two lanes.
 - (a) Inside Lane: minimum of 9 feet in width.

- (b) Outside Lane: minimum of 12 feet in width.
 - (3) Three or more lanes: each additional lane shall be a minimum of 12 feet in width.
 - E. All drive-thru window-lanes shall be separated by curb from the parking area's interior driveways and aisles.
 - F. Any exterior speaker/microphone system shall be directed, arranged and/or screened to prevent objectionable noise impact on adjoining properties.
 - G. For restaurants with an accessory drive-thru, all exterior seating/play areas shall be completely enclosed by a fence with a minimum height of four feet.
 - H. Car charging stations shall not be considered a drive-through facility and shall be in accordance with accessory use provisions of the applicable zoning district.
6. Essential Services.
- A. The following essential services are not required to meet the accessory or principal setback, lot area or other lot requirements of this Ordinance, except that any newly created lot shall meet applicable lot requirements if future building or subdivision of the lot would be possible.
 - (1) Oil pipelines and natural gas transmission and distribution lines and accessory compressing stations,
 - (2) Electrical transformers as an accessory use to dwellings.
 - (3) Electrical, telephone and street light poles.
 - (4) Electrical transmission and distribution lines and meters,
 - (5) Wells, water transmission lines, cisterns and meters.
 - (6) Sewage pumping stations, but not including a central sewage treatment plant.
 - (7) Cable television and telephone lines.
 - (8) Storm water pipes, outfalls, detention basins, swales and catch basins.
 - (9) Shelters and benches for buses that transport school children or that are owned, operated or financed by a public transit authority, but without off-premises signs.
 - (10) U. S. mailboxes supported on wood posts not more than 6" square or on metal pipe posts, plastic assemblies, or decorative metal posts of not more than 1.5" material thickness or diameter.
 - (11) Boxes for receiving individual newspapers supported as under (10) above or on the same mailbox post.
 - (12) Railroad lines.
 - (13) Fire hydrants and emergency call boxes.

(14) Engineering retaining walls that are clearly necessary to hold back slopes.

(15) Sidewalks and curbs.

(16) Ramps primarily intended for handicapped access.

(17) Ground level porches that are not covered by a permanent roof.

(18) Steps leading into the entrance of a building.

B. The following are Permitted essential services and are required (except within Section 106) to meet all of the applicable requirements of this Ordinance:

(1) Electrical substations and bulk transformers that are not an accessory use to dwellings.

(a) Electric substations involving outdoor structures at least 10 feet in height shall be required to provide evergreen screening within the requirements of Section 1404 on sides that are within 150 feet of a dwelling, undeveloped residentially zoned land or an expressway or an arterial street.

(2) Water storage towers and standpipes, filtration plants and pressure stations.

(3) Emergency and other electrical generators and compressors.

(4) Solid waste bulk dumpsters and bulk compactors.

(5) Telephone switching stations.

(6) Construction. Temporary storage of vehicles and materials and/or construction office trailers that are clearly needed and being actively used for current construction on the same or an adjacent lot or within the same subdivision, provided such items are removed from the site within 30 days of completion of the construction. Any temporary sales office is to be removed from the site within 20 days of completion of active sales activity.

(7) Industrial or commercial air conditioners.

(8) Centralized sewage treatment facility meeting all PA DEP and Township regulations and Sewage Facilities Plans.

7. Day Care, Accessory.

A. An accessory day care shall only be permitted as accessory to a Place of Worship, Place of Assembly, or Office complex.

8. Farm Market

A. Farm Market structures, including display stands, booths, tables, and stalls shall be set back at least fifty (50) feet from adjacent residential property lines and zoning districts.

B. Structures shall be setback at least twenty-five (25) feet from a street right-of-way and shall not be situated such that it interferes with any clear sight triangle.

9. Home-Based Business, No Impact

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. The business shall employ no employees other than family members residing in the dwelling.
- C. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- D. There shall be no outside appearance of a business use including, but not limited to, parking, signs, or lights.
- E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- G. The business activity shall be conducted only within the dwelling and may not occupy more than 25 percent of the habitable floor area.
- H. The business may not involve any illegal activity.

10. Home-Based Business, Low-Impact

- A. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- B. No more than one person, other than the occupants of the dwelling unit, shall be employed and work at the Low-Impact Home-Based Businesses.
- C. There shall be no outside appearance of a business use including, but not limited to, parking, lights, and exterior storage of materials. Signage shall be provided in accordance with Article XI.
- D. The production and sale of retail goods shall be limited to value-added products derived from farm products and other natural/organic resources, such as wood or stone.
- E. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors, or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
- F. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- G. A maximum of 25 percent of the floor area of the dwelling unit may be devoted to a Low-Impact Home-Based Business.
- H. A Low-Impact Home-Based Business shall be carried on completely within the dwelling unit, or a completely enclosed permitted accessory structure, such as a shed or detached garage.
- I. The business may not involve any illegal activity.

11. Home Occupation.

- A. The home occupation shall not be conducted on the premises outside of a building.
- B. The home occupation may be conducted within a principal or accessory residential building, provided that the total area used for a home occupation shall not exceed 25 percent of the total floor area of the principal dwelling unit.
- C. There shall be no outside storage of materials, products or equipment.
- D. There shall be no use of show windows or any type of display or advertising visible from outside the premises, except for a single non-illuminated sign no larger than 2 square feet in size constructed and placed in accordance with Article XVIII.
- E. Parking of Trucks - The regulations of this Chapter shall apply. Servicing of the use by trucks other pick-up trucks, vans or tractor-trailer trucks shall only occur a maximum of once per day.
- F. No servicing by tractor-trailer trucks shall be permitted.
- G. Uses Permitted as a home occupation include but are not limited to: art studio, barber shop, beauty shop, professional office and instruction or tutoring of not more than 4 pupils simultaneously,
- H. The following uses shall not be permitted as a home occupation: animal hospital, stable, kennels, funeral parlor, retail store, restaurant or Truck Depot/Terminal, auto repairs, medical or dental offices.
- I. No machinery or equipment shall be Permitted that produces noise, odor, vibration, light or electrical interference beyond the boundary of the property.
- J. The Zoning Hearing Board may require such conditions as they deem reasonable and necessary to limit potential adverse effects of a particular use.
- K. Parking and Loading - Adequate space for off-street parking and loading shall be provided in accordance this Ordinance. If such parking cannot be accommodated using a driveway, such areas shall be located to the rear of the lot, if possible.
- L. Building Appearance - There shall be no change in the existing outside appearance of the building or premises or other visible evidence of the conduct of a home occupation, except for the permitted sign.
- M. No use shall be permitted that would generate noise in excess of those specified in Township Ordinance No. 45.
- N. See also the definition of Home Occupation in this Ordinance.
- O. Number of Employees - A total maximum of 1 person shall work on the lot who is not a permanent resident of the dwelling, except for a barber or beauty shop which shall only be conducted by one person who is a permanent resident of the dwelling.
- P. Hours. No home occupation shall be conducted in any way that is perceptible from beyond the lot line between the hours of 9:00 p.m. and 7:30 a.m.
- Q. Chemicals - The use shall not involve the storage or use of hazardous or explosive

materials or chemicals, other than such substances and in such amounts commonly found in a dwelling.

- R. Traffic - No use shall be permitted that can reasonably be expected to generate for business purposes an average of more than 20 trips per day to the lot.

12. Keeping of Pets. (NOTE. This does not apply to “Raising of Livestock or Poultry,” “Concentrated Animal Operation” or “Concentrated Animal Feeding Operation” which is regulated by this Chapter and the PA Department of Agriculture/Environmental Protection).

- A. This is a Permitted by right accessory use in all districts.
- B. No use shall involve the keeping of animals or fowl in such a manner that it creates a serious nuisance (including noise or odor) or a health hazard or a safety hazard.
- C. On lots of less than four (4) acres in a residential district, no more than three (3) dogs and no more than four (4) cats may be kept, unless the animals would be regularly kept at least two hundred (200) feet from the nearest dwelling. No numerical restriction shall apply to cats and dogs of less than six (6) months old.
- D. The keeping of three (3) or more chickens, ducks, geese and/or similar fowl shall require a minimum lot area of two (2) acres. A maximum of seven (7) such fowl shall be permitted under this “Keeping of Pets” section. Such animals shall be kept on the property of the applicant. If there are three (3) or more such fowl on a lot, they shall be kept a minimum of seventy-five (75) feet from any dwelling other than that of the owner of the animals. Keeping more than seven (7) pigeons shall be regulated under “Concentrated Animal Operation”
- E. In any zoning district it is permitted to maintain personal and/or rescued horses and/or donkeys on a lot of two (2) acres or more, provided any exercise area, horse barn/enclosed shelter, corral, fenced-in area or non-commercial stable is a minimum of one hundred (100) feet from any lot line and two hundred (200) feet from any existing dwelling not on the same lot. If a commercial operation is conducted and maintained, see Commercial Stable.
- F. Keeping of more than the specified number of cats or dogs shall be considered a Kennel.
- G. Keeping of more than the specified number of fowl shall be considered Concentrated Animal Operation.
- H. Only those pets that are domesticated and are compatible with a residential character shall be permitted as “Keeping of Pets.” Examples of permitted pets other than those indicated in the prior subsections include dogs, cats, rabbits, gerbils, lizards and fish, but do not include bears, goats, wolves, wolf-dog hybrids, cows, venomous snakes that are toxic to humans, hogs or sheep.

13. Outdoor Display of Merchandise

- A. Location. Outdoor Display of Merchandise shall not occupy any part of the existing or future street right-of-way.
- B. No Outdoor Display of Merchandise in an industrial district shall be located on land with an average slope in excess of 10 percent.

- C. Outdoor Display of Merchandise within off-street parking areas located between the front yard setback line and the front face of the principal building shall be permitted at the following ratio.
 - (1) One (1) parking space (or one hundred sixty-two (162) square feet) used as storage area for every three thousand (3,000) gross square footage of the principal building.
 - (2) The perimeter of such storage areas shall be roped-off to clearly delineate parking from storage areas.
 - (3) Outdoor storage shall not occur within nine (9) feet of any active parking spaces.
 - (4) Outdoor storage shall not block sight lines at intersections of nearby vehicular or pedestrian circulation routes and shall be located in a manner as to minimize potential traffic or pedestrian safety issues.

14. Outdoor Storage, Domestic.

- A. Domestic Outdoor Storage shall not be placed between the front façade of a principal building and the front lot line. This provision is not intended to regulate the display of holiday decorations or any sign types in accordance with Article XI.

15. Raising of Livestock or Poultry.

A. General Requirements.

- (1) The Raising of Livestock or Poultry shall be permitted by right in all zoning districts, subject to the compliance with the requirements within this Section and with associated technical practices regulated by the Commonwealth of Pennsylvania.
- (2) The raising of animals for commercial use or profit is not permitted. The sale of animal products is prohibited.
- (3) The slaughtering of animals on the property is prohibited.
- (4) The disposal of dead animals shall be in accordance with the Domestic Animal Law, 3 Pa. C.S. § 2352. Dead animals shall be disposed of within 48 hours after death.
- (5) Animal feed that is not stored in the principal building shall be stored in sealed, rodent-proof containers.

B. Lot Requirements.

- (1) Minimum Lot Area – 2 acres.
- (2) General Density Standard. No more than two (2) Animal Equivalent Units (AEUs) shall be permitted per one (1) acre used for housing and pasturing the animal(s).
- (3) Large Animals (livestock of the bovine, equine, swine, sheep, or camelid families).
 - (a) One (1) large animal shall be permitted for every 20,000 square feet of lot area used for housing and pasturing the animal(s).

- (4) Setback Requirements.
 - (a) Livestock Structures, excluding structures for Domestic Fowl, rabbits, and other similar animal(s), shall be located a minimum of fifty (50) feet from any lot lines, or the minimum setback required by the base zoning district in which the use is located, whichever is greater.
 - (b) Livestock structures shall not be permitted in the front yard and side yard.
- C. Fencing.
 - (1) All animals shall be kept within a livestock enclosure at all times when said animals are not leashed, haltered or bridled and under the direct control of the owner or an authorized agent of the owner of the animals.
 - (2) Barbed-wire fencing shall not be permitted for livestock enclosures.
 - (3) The height of the fencing shall be no less than five (5) feet.
- D. Manure Management.
 - (1) Raising of Livestock or Poultry must comply with the Pennsylvania Nutrient Management Regulations, Pa. Code Title 25, Chapter 83, as amended and required by the Department of Environmental Protection.
 - (2) A minimum setback of one hundred (100) feet from all lot lines, wetlands, and waterways shall be provided for any area or structure used for the storage of animal waste.
 - (3) The containers to be used in the process of storing and disposing manure shall be kept covered at all times.
- E. Animal Care.
 - (1) All Raising of Livestock or Poultry must comply with minimum standards of animal care as required by Pennsylvania law, Pa. Code Title 18, as amended, regarding animal cruelty provisions.
- F. Livestock Structures.
 - (1) Livestock structures shall comply with the building height requirements of the base zoning district.
 - (2) Animal housing facilities shall be ventilated to avoid respiratory disease and infections, control ambient temperature, and prevent accumulation of toxic gases.
 - (3) Animal housing facilities shall incorporate no less than three (3) walls and a roof area to provide a weather-proof shelter.
- G. Regulations Specific to Chickens.
 - (1) In accordance with PA Department of Agriculture regulations, all coops shall be stationary, enclosed with solid material on all sides, have a solid roof, and vents to ensure adequate ventilation. Coops must be predator-proof and provide shelter from moisture and extremes of temperatures.

- (2) Coops shall be constructed to prevent rodents from being harbored underneath or within the enclosure.
- (3) The minimum coop size shall provide at least three (3) square feet per chicken.

16. Retail Sales of Agricultural Products

- A. The use shall be an accessory use incidental to an Agricultural Operation.
- B. The only retail sales shall be of agricultural products. A minimum of 75 percent of the products sold shall have been grown by the operator of the retail sales use, or a member of his or her immediate family or a lessee of their land.
- C. Parking shall be provided in compliance with the provisions of Article X.
- D. All buildings erected for this use that are not clearly permanent in nature shall be disassembled during seasons when products are not offered for sale.
- E. Signs. See Article XI.
- F. No stand shall be located closer than 25 feet from any lot line.
- G. A maximum of 2,000 square feet of building floor area may be used for such a use.
- H. The use may occur as an accessory use within an existing dwelling or barn.

17. Solar Photovoltaic (PV) System.

- A. See Section 614 for applicable design standards and guidelines for ground-mounted and building-mounted systems as accessory to a principal use.

18. Swimming Pool, Accessory

- A. A building Permit shall be required to locate or construct a noncommercial swimming pool.
- B. The pool shall not involve any commercial use.
- C. Enclosure Around In-Ground Pools. A new or existing in-ground pool shall be completely surrounded by a secure fence, wall, portion of a building and/or similar enclosure not less than four (4) feet in height above the surrounding the existing ground level. This enclosure shall be constructed to make it impenetrable for small children to climb up or slip through the enclosure. All gates or door openings through such enclosure (other than a door to a building) shall be self-closing and include a self-latching device on the pool side for keeping the gate or door securely closed times when not in use.
- D. Enclosure Around an Above Ground Pool. Any existing or new above ground pool shall include a secure fence, wall or other enclosure a minimum of four (4) feet high above the surrounding ground level. This enclosure may include the walls of the pool itself Such pools shall be equipped with an access ladder that can be raised and locked in a position so that it is a minimum of four (4) feet above the surrounding ground level or otherwise completely inaccessible to children when the pool is unattended. All decks attached to an above ground pool shall be required to be four (4) feet in height above the existing ground level and shall have a ladder that can be raised and locked in a

position so that it is a minimum of 4 feet above the surrounding ground level or otherwise completely inaccessible to children when the pool is unattended.

- E. Location. A pool and any deck or shelter that is elevated above the surrounding ground level shall meet the applicable setback requirement for an accessory building. Landscaping and berms must meet setbacks. Where practical, a pool shall be located to the rear of a dwelling. A pool is not permitted within a required front yard. The water surface of a pool shall be setback a minimum of 15 feet from all lot lines and shall not be located under or within 20 feet of overhead electrical lines or over a water or sewer easement or within 10 feet of a septic tank or primary or alternate septic drain field.
- F. Drainage. A proper method shall be provided for drainage of the water from the pool that will not overload or flood any: a) on-lot septic system or b) portion of a building or property not owned by the owner of the pool. A pool shall not be located so as to interfere with the operation of a well or on-lot septic system.
- G. The Township may establish an inspection fee to assure compliance with this Ordinance and shall require that the applicant call for a final inspection of the pool by the Township prior to use. The Township does not assume responsibility for guaranteeing to the public that all new and existing pools fully comply with these provisions.
- H. Water Service. Any inlet from a central water system shall be above the overflow level of the pool. If the water for a pool is supplied by a private water system, there shall be no crossed connection with the central water system.
- I. Nuisances. A pool shall not include illumination of adjacent residential properties beyond what is customary in a residential neighborhood. A pool shall also not include the playing of a radio or recorded music at a volume louder than is necessary for the convenient hearing of persons at the pool.
- J. All in-ground pools must comply with the current Township Building Code ordinance as amended for construction of the pool.