

ARTICLE IV. USE REGULATIONS

Section 400 Applicability of Regulations

Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in Section 403 and for the zoning districts so indicated. On any property, parcel or tract of land, only one (1) principal use shall be permitted, except where specifically permitted by this Ordinance.

Section 401 Uses by Right, Special Exceptions, Conditional Uses, and Uses Not Permitted

- a. A use listed in Section 403 is permitted by right in any district denoted by the letter "P" subject to such requirements as may be specified in Section 404, and after a zoning permit has been issued in accordance with Article X.
- b. A use listed in Section 403 is permitted as a Special Exception in any district denoted by the letter "S," provided the Zoning Hearing Board authorizes the issuance of a zoning permit by the zoning officer, subject to the requirements of Section 404 and Article XI and such further conditions as said Board may impose to insure the protection of adjacent uses, or the health, safety and general welfare.
- c. A use listed in Section 403 is permitted as a Conditional Use in any district denoted by the letter "C," provided the Governing Body, having received a recommendation from the Planning Commission, grants the conditional use subject to the requirements of Section 404 and the express standards set forth in Article XI, and such further conditions that the Governing Body may impose to insure the protection of adjacent uses, or the health, safety, or general welfare.
- d. A Planned Residential Development is only permitted in districts denoted by the letters "PRD" in Section 403 when a zoning change is granted by the Governing Body subject to the provisions of Article VII of the Pennsylvania Municipalities Planning Code, (Act 247, as amended by Act 170) and Article VII of this Ordinance.
- e. A use listed in Section 403 is not permitted in any district denoted by the letter "N".

Section 402 Uses Subject to Other Regulations

Uses permitted by right or as special exceptions or conditional uses shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, easements, provisions for off-street parking and loading, and to such other provisions as are specified in other Articles hereof.

In particular, the laws of the Commonwealth and the regulations of the Bucks County Department of Health regarding waste disposal shall be adhered to. Further, no zoning permit shall be issued until approval is obtained from the Buck County Department of Health for sewage disposal or until a certification of the availability of public sewage service is obtained from the servicing authority.

SECTION 403 TABLE OF USE REGULATIONS

A. AGRICULTURAL USES

RESERVE

DEVELOPMENT

SPECIAL

	RP	RA	RD	FC	VC-1	SRC	SRL	SRM	SRH	VC-2	URL	PC	CC	SC	PI	EXT
A1 General Farming	P	P	P	P	P	P	P	P	P	P	N	P	C	P	P	P
A2 Nursery	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P
A3 Intensive Agriculture	C	P	P	P	N	N	N	N	C	N	N	P	N	N	P	P
A4 Forestry	C	C	C	C	N	C	C	C	C	N	C	C	C	C	C	C
A5 Riding Academy	P	P	P	P	N	P	C	C	C	N	C	P	P	P	P	P
A6 Commercial Kennel	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N
A7 Agricultural Retail	N	S	N	S	P	N	N	N	N	P	N	P	N	P	N	N
A8 Farm Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
A9 Farm Support Facility	N	P	N	C	N	N	N	N	N	P	N	P	N	N	P	N

B. RESIDENTIAL USES

B1 Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
B2 Residential Conversion	P	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N
B3 Rooming or Boarding House	N	N	N	N	S	N	N	S	S	S	S	N	N	N	N	N
B4 Village Twin	N	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N
B5 Single-Family Detached Cluster	P	P	P	N	N	P	P	P	P	N	N	N	N	N	N	N
B6 Performance Standard Subdivision	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N
B7 Mobile Home Park	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N
B8 Planned Residential Development	N	N	N	N	N	PRD	PRD	PRD	PRD	N	N	N	N	N	N	N
B9 Urban Dwelling	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
B10 Life Care Facility	N	C	C	N	N	C	C	C	C	C	C	C	C	C	N	N

C. INSTITUTIONAL AND RECREATIONAL USES

C1 Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C2 School	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
C3 Commercial School	N	N	N	N	C	N	N	N	N	C	N	P	P	P	P	N
C4 Library or Museum	N	N	N	N	P	N	N	P	P	P	P	P	P	P	P	N

KEY

P = A use permitted by right.

C = A use permitted as a conditional use.

S = A use permitted as a special exception

PRD = A planned residential development is permitted, subject to the provisions of Article VI.

N = A use is not permitted.

RESERVE

DEVELOPMENT

SPECIAL

D. OFFICES

E. RETAIL AND CONSUMER SERVICE USES

E1	Retail Shop	N	N	N	N	C	N	N	N	N	C	N	P	P	N		N
E2	Large Retail Store	N	N	N	N	N	N	N	N	N	N	N	P	P	N		N
E3	Service Business	N	N	N	N	C	N	N	N	N	C	N	P	P	N		N
E4	Financial Establishment	N	N	N	N	C	N	N	N	N	C	N	P	P	P		N
E5	Eating Place	N	N	N	N	C	N	N	N	N	C	N	P	P	P		N
E6	Drive-In's and Other Eating Places	N	N	N	N	N	N	N	N	N	N	N	P	P	C		N
E7	Repair Shop	N	N	N	N	N	N	N	N	N	C	N	P	P	P		N
E8	Funeral Home or Mortuary	N	N	N	N	N	N	N	N	N	C	C	P	P	N		N
E9	Motel, Hotel and Inn	N	N	N	N	N	N	N	N	N	N	N	P	P	N		N
E10	Indoor Entertainment	N	N	N	N	N	N	N	N	N	N	N	P	P	N		N
E11	Athletic Facility	N	N	N	N	N	N	N	N	N	N	N	P	P	P		N
E12	Outdoor Entertainment	N	N	N	N	N	N	N	N	N	N	N	C	N	N		N
E13	Tavern	N	N	N	N	C	N	N	N	N	C	N	P	P	N		N

G. INDUSTRIAL USES

	RESERVE				DEVELOPMENT										SPECIAL	
	RP	RA	RD	FC	VC-1	SRC	SRL	SRM	SRH	VC-2	URL	PC	CC	SC	PI	EXT
G10 Mill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
G11 Fuel Storage and Distribution	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N
G12 Industrial Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
G13 Junk Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C
G14 Extractive Operation, Mining	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S
G15 Resource Recovery Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N
G16 Municipal Waste Landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N

H. ACCESSORY USES

	RP	RA	RD	FC	VC-1	SRC	SRL	SRM	SRH	VC-2	URL	PC	CC	SC	PI	EXT
H1a Accessory Professional Offices	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	N
H1b Accessory Personal Services	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	N
H1c Accessory Instructional Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
H1d Accessory Home Crafts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
H1e Accessory Family Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
H1f Accessory Trades	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
H1g Accessory Repair Services and Other	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	N
H2 Residential Accessory Building, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
H3 Accessory Apartment	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
H4 School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H5 Dormitory	N	C	C	C	N	C	C	C	C	N	C	N	N	N	N	N
H6 Nonresidential Accessory Bldg, etc.(1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H7 Outside Storage and Display	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P
H8 Temporary Structure or Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H9 Temporary Community Event	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
H10 Air Landing Field	S	S	S	N	N	N	N	N	N	N	N	N	N	N	N	N
H11 Sat. Dish Antenna, Aerials, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H12 Kennel/Livestock - Hobby	P	P	P	N	P	P	P	P	P	P	P	N	N	N	N	N
H13 Noncommercial Kennel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H14 Bed and Breakfast	P	P	P	P	P	P	P	P	P	P	P	N	N	P	N	N
H15 Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
H16 Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Section 404 Use Regulations

A. Agricultural Uses

A1 General Farming

The production of agricultural, horticultural, arboriculture, viticultural and dairy products; the keeping of livestock, poultry, and the products thereof; bee raising and the products thereof; and all buildings (barns, sheds, silos, etc.) which are associated with this use.

- a. This principal use may be combined with the following other principal agricultural uses; A2 Nursery, A4 Forestry, A5 Riding Academy, and A6 Commercial Kennel subject to the following:

- (1) The proposed use shall be a permitted use in the applicable zoning district as indicated in Section 403 Table of Use Regulations.
- (2) The applicable use regulations of Section 404 shall be met for each agricultural use.

- b. Dwelling units shall meet the requirements of Use A8 Farm Unit.

- c. Retail sales shall meet the requirements of Use A7 Agricultural Retail.

- d. The keeping and raising of livestock and poultry with the intent of producing capital gain or profit, or with the intent of selling any livestock or poultry products.

- (1) On parcels where more than two (2) head of livestock or one hundred (100) fowl per one (1) acre are kept, the requirements of Use A3 Intensive Agriculture shall be met. The district regulations for Use A3 apply.
- (2) On parcels where not more than two (2) head of livestock or one hundred (100) fowl per one (1) acre are kept, any barn, animal shelter or other building/structure for the keeping of animals or fowl shall be situated not less than fifty (50) feet from any street line, property line, dwelling or well.
- (3) Livestock and poultry shall not be permitted to run at large.
- (4) A zoning permit is required for these uses.

- e. The keeping and raising of livestock and poultry as farm pets or for domestic purposes on the property.

- (1) On parcels where more than two (2) head of livestock or one hundred (100) fowl per one (1) acre are kept, the requirements of Use A3 Intensive Agriculture shall be met and a zoning permit is required. The district regulations for Use A3 apply.
- (2) On parcels where not more than two (2) head of livestock or one hundred (100) fowl per one (1) acre are kept, the requirements of Section d(2) above shall be met and no zoning permit is required.
- (3) Livestock and poultry shall not be permitted to run at large.

- f. Silos shall be situated not less than one and one-quarter (1.25) times the height of the silo from any street line or property line.
- g. A cold frame shall not be considered impervious surface and shall not require a zoning permit provided that it does not remain on the ground for more than three (3) months in a calendar year.
- h. For the keeping of bees, adequate shade and water shall be provided in the immediate vicinity of the hives.
- i. The raising of ferrets and/or garbage-fed pigs shall not be permitted.
- j. No area for the storage or processing of animal waste shall be situated less than two hundred (200) feet from any street line or property line.
- k. Parking: one (1) off-street parking space per employee.

A2 Nursery

The raising of plants, shrubs and trees, outdoors or in a greenhouse, for sale and transplantation.

- a. The maximum impervious surface ratio shall be three (3) percent. This ratio may be exceeded provided the requirements of Use A3 Intensive Agriculture are met and provided Use A3 Intensive Agriculture is a permitted use in the applicable zoning district.
- b. A cold frame shall not be considered impervious surface and shall not require a zoning permit provided that it does not remain on the ground for more than three (3) months in a calendar year.
- c. Dwelling units shall meet the requirements of Use A8 Farm Unit.
- d. Retail sales shall meet the requirements of Use A7 Agricultural Retail.
- e. Parking: one (1) off-street parking space per employee.

A3 Intensive Agriculture

Mushroom houses; feedlots; aquaculture; confinement livestock or poultry operations taking place in structures or closed pens; the keeping or raising of more than two (2) head of livestock or one hundred (100) fowl per acre; and greenhouse operations which create an impervious surface ratio of greater than three (3) percent.

- a. Minimum lot area: ten (10) acres.
- b. Any barn, animal shelter or other building/structure for the keeping of animals or fowl shall be situated not less than one hundred (100) feet from any street line, property line, dwelling or well. Livestock and poultry shall not be permitted to run at large.
- c. Silos shall be situated not less than one and one-quarter (1.25) times the height of the silo from any street line or property line.
- d. Maximum impervious surface ratio: twenty (20) percent.
- e. Dwelling units shall meet the requirements of Use A8 Farm Unit.

- f. Retail sales shall meet the requirements of Use A7 Agricultural Retail.
- g. A cold frame shall not be considered impervious surface and shall not require a zoning permit provided that it does not remain on the ground for more than three (3) months in a calendar year.
- h. All applicable regulations of the Pennsylvania Department of Environmental Resources shall be met.
- i. Feedlots, pens and confinement areas shall not be situated less than thirty (30) feet from any stream or swale.
- j. The raising of ferrets and/or garbage-fed pigs shall not be permitted.
- k. Commercial kennels are not included in this use (see Use A6).
- l. No structure for the storage or processing of manure, garbage, or spent mushroom compost or structures for the cultivation of mushrooms shall be situated less than two hundred (200) feet from any street line or property line. No storage or processing of manure, garbage or spent mushroom compost shall take place outdoors.
- m. Parking: one (1) off-street parking space for each employee.

A4 Forestry

The removal of trees as part of commercial logging operations. This includes clear-cutting or selective cutting for the sale of the trees for lumber, pulp, firewood or the like.

- a. For all commercial forestry operations as described above, a zoning permit shall be required and the following conditions shall be met:
 - (1) The area of the forest shall not be cleared below eighty (80) percent of the forest as it exists at the time the forestry use is established.
 - (2) Applications for other forestry/logging activities shall be accompanied by a Forest Management Plan prepared by a qualified forester, which shall be approved by the municipality. For any tract or tracts of land for which a Forest Management Plan which includes a logging operation has been approved and for which a logging permit is issued and pursuant to which any logging operation is conducted, such tract or tracts shall not be subject to or permitted any other use under this ordinance (including other permitted uses in said zoning district) until certification by the municipality of the successful completion of any reforestation portion of the approved Forest Management Plan, including any reforestation period set forth by the plan.
 - (3) Each Forest Management Plan and the logging operation itself shall comply with the following requirements:
 - (a) The Forest Management Plan submitted in support of a proposed logging operation shall identify the principal variety or varieties of trees intended to be logged.

- (b) A reforestation program shall be submitted which shall show a program for re-establishment of the forest on a sustained yield basis. The program shall specifically identify each principal variety of tree to be reforested, the method of reforestation to be employed and the recommended reforestation or regeneration period in terms of years.
 - (c) An erosion and sedimentation control plan designed to prevent erosion and sedimentation during and after the logging operation shall be submitted and approved by the Bucks County Conservation District.
 - (d) All cutting, skidding, removing and transporting of trees shall be planned and performed in such manner as to minimize the disturbance of or damage to other trees and vegetation and the land itself.
 - (e) Skidding across perennial or intermittent streams is prohibited except over bridges or culverts.
 - (f) "No Logging" buffer zones shall be maintained along both sides of any streams and around the perimeter of any springs. The width of the buffer zone shall be fifty (50) feet on each side.
 - (g) All plans shall show how the general habitat and visual block of the forest is to be maintained so that the forest retains its visual and habitat qualities at all stages of the long-range cutting plan.
 - (h) A bond shall be posted to insure reforestation.
 - (i) A bond shall be posted to insure the repair of damaged roads, damaged waterways, terrain restoration and any other damage that may occur.
- b. An exception is provided to exempt the individual property owner from the requirement of obtaining a permit to cut a tree or trees as part of normal maintenance and upkeep of his property. The following activities are specifically exempt from the provisions of this use and shall not require a zoning permit:
- (1) Selective cutting for property maintenance and/or heating of the owner's home.
 - (2) Removal of diseased or dead trees.
 - (3) Within fifty (50) feet of any property line, not more than twenty (20) percent of the trees may be cut.

A5 Riding Academy

An establishment where horses are boarded and cared for and/or where instruction in riding, jumping and showing is offered and/or the general public may, for a fee, hire horses for riding.

- a. Minimum lot area: five (5) acres.

- b. Any building or structure used for the keeping or raising of horses shall be situated not less than one hundred (100) feet from any street line or property line.
- c. Silos shall be situated not less than one and one-quarter (1.25) times the height of the silo from any street line or property line.
- d. Maximum impervious surface ratio: three (3) percent.
- e. One single-family detached dwelling shall be permitted on the same tract with this principal use provided that the yard and setback requirements for Use B1 Detached Dwelling for the applicable zoning district shall be met. If additional dwelling units are proposed, the requirements of Use A8 Farm Unit shall be met.
- f. Shows and/or competitions shall meet the requirements of Use H9 Temporary Community Event.
- g. Retail sales of related items shall be limited to a maximum floor area of seven hundred and fifty (750) square feet.
- h. No area for the storage or processing of animal waste shall be situated less than two hundred (200) feet from any street line or property line.
- i. Parking: one (1) off-street parking space for every three (3) persons present at such facilities when they are filled to capacity plus one (1) additional off-street parking space for each full-time employee.

A6 Commercial Kennel

An establishment, structure, lot or portion of a lot on or in which six (6) or more dogs, eleven (11) cats or domestic pets are housed, bred, boarded, trained, groomed or sold or in which animals are raised for laboratory use or for furs and skins.

- a. Minimum lot area: ten (10) acres.
- b. No animal shelter or run shall be located closer than two hundred (200) feet from any street line or property line.
- c. Maximum impervious surface ratio: three (3) percent.
- d. One single-family detached dwelling shall be permitted on the same tract with this principal use provided that the yard and setback requirements for Use B1 Detached Dwelling for the applicable zoning district shall be met. If additional dwelling units are proposed, the requirements of Use A8 Farm Unit shall be met.
- e. Shows and/or competitions shall meet the requirements of Use H9 Temporary Community Event.
- f. Retail sales of related items shall be limited to a maximum floor area of seven hundred and fifty (750) square feet.
- g. No structure for the storage or processing of animal waste shall be situated less than two hundred (200) feet from any street line or property line. No storage, processing or spraying of animal waste shall take place outdoors.

- h. Each kennel shall include an enclosed area where animals shall be kept from 9:00 p.m. to 7:00 a.m. on weekdays and 9:00 p.m. to 9:00 a.m. on weekends and legal holidays (nighttime hours). The enclosed area shall be constructed to minimize sound conduction from inside to outside and shall be constructed of cinder block, wood with T-1 siding or other material approved as part of the conditional use and constructed in such a way as to keep the animals dry and warm and out of the weather. Kennels shall be constructed so that access to outside runs can be cut off allowing animals to be kept inside during the above-stated nighttime hours.
- i. Kennels and runs shall be installed on concrete pads. Kennels shall be cleaned. All fecal matter and bedding material containing fecal matter and urine shall be placed in double bags and disposed of by a duly licensed hauler. Medical waste generated through the treatment of animals shall be disposed of in accordance with the requirements of the Pennsylvania Department of Environmental Resources (PaDER). Dead animals shall be disposed of as required by PaDER or the Bucks County Department of Health.
- j. A buffer of a rapidly growing evergreen species, such as arborvitae or white pine, shall be planted, established and maintained around the entire perimeter of the kennel, except for one (1) break of six (6) foot width in a location approved by the zoning officer, to provide access to the kennel. The evergreen material shall be planted not less than ten (10) feet from the kennels. The plant material shall not be less than four (4) feet in height at the time of planting and shall grow to a height of at least twenty (20) feet when fully mature. The evergreen material shall be planted in staggered, double rows on five (5) foot centers, such that when they are fully grown they present a solid sound and visual barrier to the kennels. Any tree which dies shall be replaced with a living tree not less than four (4) feet in height.
- k. The applicant shall maintain a kennel license issued pursuant to the "Dog Law" (3 D.S. Section 459-101 et seq.) in effect at all times and shall at all times comply with the requirements of the Dog Law.
- l. No additional outside lighting shall be installed on the property, except a single light standard, as approved by the zoning officer, which does not produce strong or dazzling light or glare beyond the property boundary.
- m. Parking: one (1) off-street parking space for each employee plus one (1) space for each two hundred (200) square feet of sales area.

A7 Agricultural Retail

The retail sales of agricultural products at roadside stands or other structures to the general public.

- a. Agricultural retail is an accessory use which shall be clearly subordinate to primary uses A1, A2, and A3.
- b. Products sold must be grown, raised and produced on the property.
- c. The maximum floor area within a building shall be limited to two thousand (2,000) square feet. Exterior display and storage shall be limited to four thousand (4,000) square feet.
- d. Agricultural retail shall take place on sites of two (2) acres or larger.

- e. Agricultural retail uses shall meet the yard and setback requirements for the related primary agricultural use.
- f. Parking: one (1) off-street parking space for each two hundred (200) square feet of sales area.

A8 Farm Unit

Detached dwelling units for the sole use of the property owner, immediate family members of the property owner and persons engaged in agricultural employment on the property. Immediate family members shall be limited to parents, grandparents, siblings, sons and daughters.

- a. A farm unit is an accessory use which shall be clearly subordinate to primary uses A1, A2, A3, A5 and A6.
- b. Maximum density: one (1) dwelling unit per thirty (30) acres.
- c. A farm unit shall meet the minimum yard and setback requirements of Use B1 Detached Dwelling, from any street line or property line and between other farm units on the property.
- d. Parking: two (2) off-street parking spaces per dwelling unit.

A9 Farm Support Facility

Commercial grain or commercial feed mill. Facility for the warehousing, sale and service of agricultural equipment, vehicles, feed or supplies.

- a. Minimum lot area: two (2) acres.
- b. Maximum impervious surface ratio: forty (40) percent.
- c. The lot shall have frontage on and take access from an arterial or a collector highway as designated in this Ordinance.
- d. No outdoor storage of fertilizers or chemicals shall be permitted.
- e. No structure for the storage or processing of manure, garbage, or spent mushroom compost shall be situated less than two hundred (200) feet from any street line or property line. No storage or processing of manure, garbage or spent mushroom compost shall take place outdoors.
- f. Parking: one (1) off-street parking space for every five hundred (500) square feet of total floor area, plus one (1) space for each company vehicle normally stored on the premises.

B. Residential Uses

B1 Single-Family Detached

A single-family detached dwelling with yards on all sides of the house and with no public or community open space. Detached dwellings may include dwellings constructed on the lot, prefabricated dwellings, manufactured dwellings, modular dwellings and mobile homes.

- a. No more than one (1) single-family detached dwelling shall be placed on a lot and such detached dwelling shall be occupied by not more than a single-family.

b. Area and Dimensional Requirements

District	Minimum Lot Area	Min. Lot Width at Building Setback Line* (ft)	Maximum Building Coverage (Percent)	Minimum Yards			Maximum Height (ft)
				Front (ft)	Side (ea) (ft)	Rear (ft)	
RP	2 acres	200	10	75	30	75	35
SRC	2 acres	200	10	75	30	75	35
RA	2 acres	200	10	75	30	75	35
RD, FC	1 acre	120	10	50	25	50	35
VC-1	20,000 sf	80	10	15	15	35	35
SRL	20,000 sf	100	10	50	15	50	35
VC-2	15,000 sf	70	12	15	10	35	35
SRM	15,000 sf	100	12	45	15	50	35
SRH	12,000 sf	85	15	35	15	50	35
URL	9,000 sf	50	30	25	10	25	35

* For exception, See Section 522.

- c. If the dwelling is a mobile home, the following conditions shall also apply:

- (1) The provisions of all current municipal ordinances regulating mobile homes and regulations of the Bucks County Health Department regarding water supply and waste disposal shall be adhered to.
- (2) The area between ground level and the perimeter of the mobile home shall be enclosed by means of wood or aluminum skirting or other similar material.
- (3) Each mobile home shall be placed on a permanent foundation of at least eight (8) poured concrete or masonry pillars set on a concrete base at least eight (8) inches thick. The pillars shall be spaced no more than ten (10) feet apart with the end piers being no farther than five (5) feet from the ends of the unit. The pillars shall be at least one (1) foot by two (2) feet in size and at least thirty-six (36) inches below grade. Each pillar shall have installed a tie-down ring to which the mobile home shall be secured.

- d. Parking: three (3) off-street parking spaces for dwellings having three (3) bedrooms or less; four (4) off-street parking spaces for dwellings having four (4) bedrooms or more.

B2 Residential Conversion

The conversion of an existing residential or nonresidential building into two or more dwelling units, subject to the following provisions:

- a. The following maximum density requirements shall be met:
- (1) In the RP, RA, RD, FC and SRC districts, the number of dwelling units permitted on a lot shall not exceed one and one-half (1.5)

times the maximum density permitted in Section 502 Table of Performance Standards for single-family detached dwellings.

- (2) In the SRL, SRM, SRH, VC-1, VC-2 and URL districts, the number of dwelling units permitted on a lot shall not exceed the maximum density permitted in Section 502 Table of Performance Standards for single-family detached dwellings.
- (3) In the CC district, the maximum density shall be eight (8) dwelling units per acre.
- b. The building to be converted shall meet the minimum yard requirements for Use B1 Single-Family Detached for the applicable zoning district. This requirement shall not apply in the CC district.
- c. Detached dwellings which are converted must maintain the appearance of a detached dwelling with a single front entrance. Stairways leading to the second or any higher floor shall be located within the walls of the building wherever practical. Stairways and fire escapes shall otherwise be located on the rear wall in preference to either side wall and in no case on a front wall or on a side wall facing a street. After conversion the building shall retain substantially the same structural appearance it had before such conversion.
- d. All septic systems must be approved by the Bucks County Department of Health as suitable for the proposed conversion. For units proposed to be served by public sewers, certification should be provided from the servicing authority that adequate service is available for the proposed conversion.
- e. Separate cooking, sleeping, living and bathroom facilities shall be provided for each dwelling unit.
- f. Each converted structure shall have a recreation area of at least two hundred (200) square feet per dwelling unit. The recreation area shall not be located in the front yard or the minimum side or rear yards.
- g. A building must be occupied at least seven (7) years before it is converted.
- h. Off-street parking spaces shall be located to the side or rear of the converted structure.
- i. Off-street parking lots with three (3) or more spaces shall be buffered from abutting residences by hedge material placed on three (3) foot centers. Alternately, a four (4) to five (5) foot fence may be erected which provides a visual screen.
- j. Parking: three (3) off-street parking spaces for each dwelling unit having three (3) bedrooms or less; four (4) off-street parking spaces for each dwelling unit having four (4) bedrooms or more. If the converted building fronts on a primary or secondary road on which on-street parking is permitted, the parking requirements may be fulfilled by a combination of off-street and on-street spaces. Off-street parking is required up to the maximum impervious surface ratio. On-street parking is permitted thereafter, based on the street frontage of the lot. One (1) on-street parking space may be permitted for each continuous forty (40) feet of lot frontage on a primary or secondary road, which is uninterrupted by a

driveway, setbacks from fire hydrants or setbacks from street intersections.

B3 Rooming or Boarding House

A dwelling used for the housing of roomers, boarders, or lodgers with or without common eating facilities, including dormitory, fraternity, sorority, or other buildings of charitable, educational, or philanthropic institutions.

- a. The minimum lot area per sleeping room shall be two thousand (2,000) square feet in VC-1, VC-2, SRM and SRH districts and one thousand (1,000) square feet in URL districts in addition to the lot area requirement for other permitted uses in the applicable district.
- b. The minimum lot width and minimum yards shall be as specified in Section 503 for the applicable district.
- c. No separate cooking facilities shall be provided.
- d. Conversion of an existing building for rooming house or dormitory purposes shall meet the following requirements of Use B2 Residential Conversion: Section 404.B2.c., d., h. and i.
- e. The Zoning Hearing Board shall determine the required amount of parking based on one (1) off-street parking space per occupant at the maximum occupancy rate. The required amount of parking shall be specified in the Zoning Hearing Board's order.

B4 Village Twin

A single-family semi-detached unit having only one (1) dwelling unit from ground to roof and only one (1) wall in common with another dwelling unit. It differs from other forms of semi-detached housing in the lot size and placement on the lot.

District	Minimum Lot Area (per dwelling unit)	Minimum Lot Width (per dwelling unit)	Maximum Building Coverage (percent)
VC-1	15,000 sf	60 ft.	15
VC-2	10,000 sf	50 ft.	20

Minimum Yards			Maximum Height
Front (ft)	Side (ft)	Rear (ft)	(ft)
15	10	35	35
15	10	35	35

B5 Single-Family Detached Cluster

Single-family detached dwellings with yards on all sides of the houses which are clustered to preserve common open space. Detached dwellings may include dwellings constructed on the lot, prefabricated dwellings, manufactured dwellings, modular dwellings and mobile homes.

- a. No more than one (1) single-family detached dwelling shall be placed on a lot and such detached dwelling shall be occupied by not more than a single family.

- b. The requirements of Section 502 Table of Performance Standards shall be met.

c. Area and Dimensional Requirements

District	Minimum Average Lot Area (sq. ft.)	Minimum Lot Area (sq. ft.)	Minimum Lot Width at Building Line (feet)	Maximum Building Coverage (percent)	Minimum Yards			Maximum Height (ft)
					Front (ft.)	Side (ea) (ft.)	Rear (ft.)	
RP	43,560	34,000	150	5	65	25	75	35
RA	30,000	24,000	125	5	60	20	60	35
SRC & RD	20,000	16,000	100	10	50	15	50	35
SRL	12,500	10,000	75	20	30	12	35	35
SRM & SRH	10,000	8,000	60	25	25	10	30	35

- d. In the RD, SRC, SRL, SRM and SRH districts, the one side yard may be reduced to five (5) feet provided that the total width of the two side yards shall equal the total required by the chart for the district.
- e. If the dwelling is a mobile home, the requirements of Section 404.B1.c shall be met.
- f. Parking: three (3) off-street parking spaces for dwellings having three (3) bedrooms or less; four (4) off-street parking spaces for dwellings having four (4) bedrooms or more.

B6 Performance Standard Subdivision

A type of cluster development in which the developer may choose to develop a variety of housing types subject to the regulations stated below and the requirements of Article V of this Ordinance. Performance standard subdivisions allow the grouping or clustering of dwelling units, permitting a variety of housing types to encourage better, more flexible designs. The subdivision as a whole must meet prescribed standards for open space, density and impervious surfaces.

a. General Requirements

- (1) The requirements of Section 502 Table of Performance Standards shall be met.
- (2) Dwelling Unit Mix. A mix of dwelling unit types is necessary to promote a balanced community. Therefore, a mix is required, based on the number of dwelling units as set forth in the accompanying table.

Number of Dwellings in Development	Minimum Required Number of D.U. Types	Maximum Percent Any D.U. Type	Minimum Percent D.U. Type
1 - 60	1	100%	20%
61 - 150	2	60%	15%
151 - 400	3	40%	10%
401 or more	4	40%	5%

- (3) Parking Requirements. Units containing three (3) bedrooms or less shall provide a minimum of three (3) off-street parking

spaces. Units containing four (4) bedrooms or more shall provide a minimum of four (4) off-street parking spaces.

- (4) The developer of a performance standard subdivision shall be subject to the maximum impervious surface ratio (on-lot) specified in subsection b for the applicable housing type. An individual lot owner may exceed this maximum impervious surface ratio (on-lot) by three (3) percent to make improvements to the lot.

b. Requirements for Housing Types

- (1) Single-Family Detached--A single family detached dwelling unit with yards on all sides of the house. Detached dwellings may include dwellings constructed on the lot, prefabricated dwellings, manufactured dwellings, modular dwellings and mobile homes.

- (a) If the dwelling is a mobile home, the requirements of Section 404.B1.c shall be met.

- (b) Area and Dimensional Requirements

Minimum lot area: 10,000 square feet
Minimum lot width at setback line: 70 feet
Minimum yards:

front 35 ft.
side 10 ft.
rear 40 ft.

Maximum impervious surface ratio (on-lot): 20%
Maximum building height: 35 feet

- (2) Detached Dwelling--Off Center. A single family detached dwelling unit with yards on all sides of the house. The building is set close to one side property line with a side yard which may be reduced to five (5) feet and the other side yard shall be no less than fifteen (15) feet.

- (a) The standards noted in b(1) above for single-family detached dwellings shall be met except for the side yard requirement.

- (b) A minimum building spacing of twenty (20) feet shall be provided between dwelling units.

- (3) Village House. A single family detached dwelling unit with yards on all sides of the house. It differs from other forms of detached housing in the lot size and placement on the lot. It is similar to houses found in historic villages and towns. The house is placed close to the street and is additionally distinguished by planting or architectural treatments.

- (a) Each unit shall meet one (1) or more of the following characteristics:

- (i) An unenclosed porch, running across at least 3/4 of the house front, being at least seven (7) feet in width.

- (ii) A front yard raised above sidewalk grade by at least thirty (30) inches and a retaining wall of at least eighteen (18) inches at the sidewalk line.
- (iii) A front yard enclosed by a wall or fence of permanent construction at least thirty (30) inches in height and one (1) flowering shrub per sixty (60) inches across the width of the front of the house.
- (iv) Hedge of shrubs planted eighteen (18) inches on center for width of yard facing street and two (2) flowering trees.
- (v) One (1) canopy tree, one (1) flowering tree, and one (1) flowering shrub per ninety (90) inches for width of yard facing street.

(b) Dimensional Requirements

minimum lot area:	6,000 sq. ft.	
minimum setbacks:	house	15 ft. front
		30 ft. rear
		5 ft. side
	garage	25 ft. front
		30 ft. rear
		5 ft. side
minimum lot width		
at setback:	50 ft.	
maximum impervious surface ratio (on-lot):	30%	
maximum building height:	35 feet	

(c) Landscaping Requirements

canopy trees	2 in. caliper
flowering trees	2 in. caliper
flowering shrubs	3 ft. high
hedge shrubs	3 ft. high

- (4) Twin. A single-family semi-detached unit having only one (1) dwelling from ground to roof and only one (1) wall in common with another dwelling unit.

Area and Dimensional Requirements

Minimum lot area (per dwelling unit):	4,500 square feet
Minimum lot width at setback line (per dwelling unit):	40 feet
Minimum yards:	
front	25 feet
side	10 feet
rear	25 feet
Maximum impervious surface ratio (on-lot):	40%
Maximum building height:	35 feet

- (5) Duplex. A single-family semi-detached dwelling unit with one dwelling unit located above another dwelling unit. The dwelling units share a common lot area which is the sum of the required lot areas of all dwelling units within the building. There shall be no

more than two (2) dwelling units per structure and each unit shall have individual outside access.

Area and Dimensional Requirements

Minimum lot area per building:	6,000 sq. ft.
Minimum lot width at setback line:	60 feet
Minimum yards:	
front	30 feet
side	15 feet
rear	20 feet
Maximum impervious surface ratio (on-lot):	40%
Maximum building height:	35 feet

- (6) **Patio House.** A detached or semi-detached unit, with one (1) dwelling unit from ground to roof having individual outside access. Except for the street setback, the lot shall be fully enclosed by a wall four to six (4 to 6) feet in height. All living spaces, i.e., living rooms, dens, and bedrooms, shall open onto a private open area or patio.

Area and Dimensional Requirements

Minimum lot area:	4,000 sq. ft.
Minimum lot width at setback line:	40 feet
Minimum setback - street line:	5 feet
Maximum impervious surface ratio (on-lot):	40%
Maximum building height:	25 feet
Minimum patio area (ratio to lot area):	65%
Minimum patio dimensions:	20 feet

- (7) **Atrium House.** The atrium house is a single-family, attached dwelling unit, one story high, with individual outside access. The lot area shall be fully enclosed by a wall at least seven (7) feet high. A private yard, herein called an atrium, shall be included on each lot. All living spaces, i.e., living rooms, den and bedrooms, shall open into the atrium. A row of attached dwellings shall not exceed five (5) dwelling units.

Area and Dimensional Requirements

Minimum lot area:	2,100 sq. ft.
Minimum lot width at setback line:	40 feet
Minimum setback - street line:	10 feet
Maximum impervious surface ratio (on-lot):	70%
Maximum building height:	15 feet
Minimum atrium area (ratio to lot area):	35%
Minimum atrium dimensions:	16 feet

- (8) **Multiplex.** An attached dwelling unit which may be arranged in a variety of configurations: side by side, back to back, or vertically. The dwelling units share a common lot area which is the sum of the required lot areas of all dwelling units within the building. The essential feature is the small number of units attached. No more than six (6) units shall be attached in any structure, and structures shall average four (4) units each. Each unit shall have individual outside access.

Area and Dimensional Requirements

minimum lot area (per bldg.):	8,000 sq. ft.
minimum lot area (per dwelling unit):	2,500 sq. ft.
minimum lot width at setback line (per building):	80 feet
maximum impervious surface ratio (on-lot):	45%
minimum building setback:	
street	30 feet
parking area	10 feet
pedestrian walkway	5 feet
minimum rear yard:	20 feet
minimum building spacing:	30 feet
maximum building height:	35 feet

- (9) Townhouse. A single-family attached dwelling unit with one dwelling unit from ground to roof, having individual outside access. A row of attached townhouses shall not exceed eight (8) dwelling units.

Area and Dimensional Requirements

Minimum lot area:	2,000 square feet
Minimum lot width:	24 feet
Maximum impervious surface ratio (on-lot):	55%
Minimum building setback:	
street	20 feet
parking area	30 feet
pedestrian walkway	15 feet
Minimum building spacing:	30 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet

- (10) Apartments. A grouping of dwelling units sharing common elements which may include common outside access. The dwelling units share a common lot area, which is the sum of the required lot areas of all dwelling units within the building. Apartments shall contain three or more dwellings in a single structure.

Area and Dimensional Requirements

minimum lot area (per building):	one acre
minimum lot area (per dwelling unit):	2,000 square feet
minimum street frontage:	100 feet
minimum building setback:	
street	50 feet
parking area	30 feet
pedestrian walkway	5 feet
minimum building spacing:	50 feet
maximum number of units per building:	16
maximum impervious surface ratio (on-lot):	65%
maximum building height:	35 feet

B7 Mobile Home Park

A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes, subject to the following provisions:

a. Area and Dimensional Requirements

	Minimum Lot Area (sq. ft.)	Minimum Lot Width at Building Setback (ft.)	Maximum Building Coverage %	Front	Minimum Yards Side (feet)	Rear	Minimum Distances Between Units (feet)
Single-wide Units to 61'	4800	45	25	20	5	15	30
Single-wide Units 61' or Longer	5250	45	25	20	5	15	30
Double-wide Units	5800	60	25	25	5	15	30

- b. Minimum site area: ten (10) acres.
- c. Mobile home parks must conform to the requirements for open space ratio, density, and impervious surface ratio, established for performance standard subdivisions in Section 502 Table of Performance Standards for the appropriate districts.
- d. The area between the ground level and the perimeter of the mobile home shall be enclosed by means of wood or aluminum skirting or a similar material.
- e. Each mobile home shall be placed on a permanent foundation of at least eight (8) poured concrete or masonry pillars set on a concrete base at least eight (8) inches thick. The pillars shall be spaced no more than ten (10) feet apart with the end piers being no farther than five (5) feet from the ends of the unit. The pillars shall be at least one (1) foot by two (2) feet in size and at least thirty-six (36) inches below grade. Each pillar shall have installed a tie-down ring to which the mobile home shall be secured.
- f. Every mobile home shall have access to an improved street in the mobile home park in accordance with the Township Subdivision and Land Development Ordinance.
- g. The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be nine (9).
- h. No space shall be rented for residential use of a mobile home in any such park except for periods of thirty (30) days or more.
- i. Plans for any mobile home park shall be submitted in conformance with the Municipal Subdivision and Land Development Ordinance and the municipal ordinance regulating mobile home parks.
- j. Public sewerage shall be required.
- k. A zoning permit shall be required for each mobile home placed in a park.

- i. Minimum off-street parking: three (3) spaces for three (3) bedrooms or less; four (4) spaces for four (4) bedrooms or more.

B8 Planned Residential Development (PRD)

PRD is a planned community in which a mix of residential and nonresidential uses is required. It has a minimum gross site area of fifty (50) acres and may include all types of dwellings permitted under performance standard subdivisions, Section 404.B6. Commercial and other non-residential uses shall be incorporated in the total community design subject to the additional regulations in Article VII of this Ordinance. A developer may apply for PRD; and the Governing Body may permit the PRD use concurrently with the approval of a Tentative Development Plan.

B9 Urban Dwelling

A detached dwelling--off center, village house, twin, duplex, patio house, or atrium house as defined in Section 404.B6.

- a. The minimum lot area per dwelling unit shall be 7,000 square feet in the URL District. Single-family detached--off center dwellings must have a lot of at least 8,000 square feet in size.
- b. Existing single lots which do not conform to a. above, may be developed as urban dwellings if the lot is not less than the minimum lot area listed for that dwelling type in Section 404.B6. If the lot is contiguous to another lot under the same ownership, the lots shall be consolidated to reduce the nonconformity.
- c. All area and dimensional requirements in Section 404.B6 shall be met for the specific dwelling type (except as noted in a and b above) .
- d. No parcel 20,000 square feet or greater in the URL District shall be developed as an urban dwelling. (It may be developed as a performance standard subdivision under the provisions of Section 404.B6.)
- e. Parking: three (3) off-street parking spaces for dwellings having three (3) bedrooms or less; four (4) off-street parking spaces for dwellings having four (4) bedrooms or more.

B10 Life Care Facility

A life care facility is a form of residential use designed and operated for individuals requiring certain medical and nonmedical support facilities and services.

a. Dimensional Requirements

minimum lot area:	5 acres
minimum front yard:	75 feet
minimum side yards:	50 feet
minimum rear yard:	50 feet
minimum lot width:	250 feet

- b. Maximum Density: The maximum density for a life care facility shall be the highest density permitted in Section 502 Table of Performance Standards for the applicable district. In the PC, CC and SC districts, the maximum density shall be four (4) dwelling units per acre.
- c. Maximum Impervious Surface Ratio: 25 percent.

- d. Maximum Height: 35 feet.
- e. Support Facilities and Services: A life care facility may include some or all of the following medical and nonmedical support facilities and services.
- (1) Retail Facilities shall be for use of residents and their guests only. No outside advertising is permitted. The life-care retail facilities may occupy no more than one-tenth (.1) percent of the total floor area. Retail facilities shall be limited to the following uses:
- | | |
|---------------|-----------------------|
| barber shop | newsstand |
| beauty parlor | gift shop |
| pharmacy | snack bar/coffee shop |
| commissary | thrift shop |
| | handicraft shop |
- (2) Life-Care Nursing Facility. A health care facility designed for the temporary and long-term care of the residents of the life-care facility. Nursing beds shall not exceed one (1) bed per three (3) dwelling units.
- (3) Social Services. Residents of the life care facility may be provided with social services including, but not limited to, homemaker, personal care and financial management services.
- (4) Other support facilities may include, but are not limited to, lounge areas, reading rooms, craft rooms, common dining facilities, exercise rooms and recreational rooms.
- f. Open Space and Passive Recreational Area. At least fifty (50) percent of the site area must be maintained as open space which shall not include detention basins, parking lots, accessory buildings or any impervious surfaces except those used for recreational purposes. At least twenty (20) percent of the site, which may be considered part of the open space, shall be developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks. No outdoor sitting areas shall be located on land subject to flooding or on slopes in excess of five (5) percent.
- g. Fire Protection. All rooms in the life-care facility shall be provided with sprinkler systems for fire protection and shall contain and be served by wet charged stand pipes to the top floor.
- h. Location to Service. Due to the dependence of the elderly on alternate means of transportation and the need for acquiring access to primary services, a life-care facility must be located within a quarter of a mile to the following services:
- | | |
|--------------------------|-----------------------|
| post office | barber shop |
| drug store | house of worship |
| regional shopping center | public transportation |
| grocery store | movie house |
| dry cleaner | bank |
| restaurant | library |
| beauty parlor | |

If this is not possible, the developer of a life-care facility shall submit to the municipality a transportation plan which shall outline a transportation service for the residents of the life-care facility, to be provided by the

owner or manager, providing access to these services at reasonable intervals. This plan must be approved by the municipality as a condition for approval of use.

- i. Safety Features. It is necessary in the design and development of a life-care center, that the safety and physical capabilities of the future residents be considered. The design features of the life-care center shall be such that potentially dangerous situations are minimized and the independence and mobility of the residents maximized. The following safety features shall be incorporated into the design of the life-care center as a condition of approval.

- (1) Handle type spigots and doorknobs.
- (2) Showers designed for wheelchairs, in place of tubs in at least thirty (30) percent of the units.
- (3) Non-skid surfaces in tubs and showers and on all floors.
- (4) Control of water temperature to avoid accidental scalding.
- (5) Flush door entrances for easy wheelchair access.
- (6) Emergency signal systems in bathrooms and bedrooms connected with either an adjacent apartment or central office.
- (7) Grab bars around all toilets and tubs, in addition, all grab bars and towel racks shall be made of non-corrosive metal and be able to withstand up to 250 pounds.
- (8) All cooking stoves shall be electric. Burner controls shall be located in the front.
- (9) Electric outlets shall be located at levels at least twenty-four (24) inches above the floor.
- (10) All light fixtures shall be located on the walls at convenient levels, to avoid accidents that might otherwise occur in the repair of ceiling fixtures.
- (11) There shall be ramps or elevators in addition to stairs.
- (12) All elevators shall have slow closing doors with sensitive reopening mechanisms.
- (13) Handrails shall be provided along all steps, hallways, ramps and sloped walks, both indoors and outdoors.

- j. Access for emergency vehicles shall be provided. One (1) parking space shall be provided at each entrance to the building that is not intended for service or kitchen use. These parking spaces shall be signed for the exclusive use of emergency vehicles.

- k. All applicable permits shall be secured from the Bucks County Department of Health, the Pennsylvania Department of Welfare, the Township and any other necessary agencies.

- I. Parking: one (1) off-street parking space for each employee on the largest shift plus one (1) off-street parking space for each four (4) beds of maximum capacity of the facility.

C. Institutional and Recreational Uses

C1 Place of Worship

Church, synagogue or other place of religious worship, provided that the following requirements are met:

a. Area and Dimensional Requirements

Zoning District	RP, RA, RD, SRC, EXT	SRL, SRM, SRH PC, SC, FC, PI	VC-1, VC-2	URL, CC
Min. Lot Size	5 ac.	1 ac.	30,000 sq. ft.	20,000 sq. ft.
Min. Lot Width	325 ft.	120 ft.	100 ft.	100 ft.
Min. Front Yard	75 ft.	50 ft.	15 ft.	50 ft.
Min. Side Yard	30 ft.	25 ft.	20 ft.	15 ft.
Min. Rear Yard	100 ft.	75 ft.	25 ft.	50 ft.

b. Access shall be to a collector or primary street.

c. Parking: one (1) off-street parking space for each two (2) seats provided for patron use, or at least one (1) off-street parking space for each forty (40) square feet of gross floor area used or intended to be used for service to patrons, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

C2 School

Religious, sectarian and non-sectarian, denominational private school or public school which is not conducted as a private gainful business and where the principal activity shall not be one which is customarily carried on as a business.

a. Schools shall meet the minimum open space ratio and maximum impervious surface ratio requirements for a performance standard subdivision in the residential district in which they are located. Schools in the RP, RA and RD districts shall be subject to a minimum open space ratio of 0.75 and a maximum impervious surface ratio of 0.10.

b. Schools shall have access to a collector or primary street, except when located in the URL or FC districts.

c. Parking:

Kindergarten - One (1) off-street parking space for each faculty member and employee plus two (2) additional spaces per classroom.

Elementary school - One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.

Junior high school - One (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.

Senior high school - One (1) off-street parking space per faculty member and employee plus one (1) space per ten (10) students of projected building capacity.

College and junior college - One (1) off-street parking space per faculty member and employee plus one (1) parking space for every two (2) non-resident students at total enrollment. Parking for resident students shall meet the requirements for Use H5 Dormitory.

C3 Commercial School

Trade or professional school, music or dancing school, or other schools not included in uses C2 or C10.

Parking: one (1) off-street parking space per faculty member and employee, plus one (1) space for every two (2) non-resident students, at total enrollment. Parking for resident students shall meet the requirement for Use H5 Dormitory.

C4 Library or Museum

Library or museum open to the public or connected with a permitted educational use and not conducted as a private, gainful business where the principal activity shall not be one which is customarily carried on as a business.

Parking: one (1) off-street parking space per five (5) seats or one (1) off-street parking space per two hundred and fifty (250) square feet of gross floor area where no seats are provided, plus one (1) space per employee.

C5 Reserved

C6 Recreational Facility

A recreational facility or park.

- a. The use shall not be conducted as a private gainful business. The principal activity shall not be one which is customarily carried on as a business.
- b. Except for a snack bar, dining services and/or the service of alcoholic beverages shall not be provided, except under Use H9 Temporary Community Event.
- c. No outdoor active recreation area shall be located nearer to any lot line than the required front yard depth.
- d. Outdoor recreation areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances and shall not constitute a public nuisance.
- e. Where the recreational facility includes a rifle range, sporting clays, trap shoots and other uses involving the discharge of firearms, the following additional requirements shall apply:
 - (1) A rifle range shall only be permitted in the PC or RP district, by special exception.
 - (2) A minimum lot area of ten (10) acres shall be required.

- (3) The range shall be designed and constructed in accordance with the National Rifle Association's standards for the particular type of range.
 - (4) The range shall be operated in strict accordance with the National Rifle Association's standards for operation and safety.
 - (5) The range shall be used only for the type of firearms for which it is designed to accommodate (automatic weapons/firearms shall not be used, fired or discharged).
 - (6) The range shall not be lighted for night time use.
 - (7) The safety of adjoining properties shall be a primary consideration in the location of the rifle range.
 - (8) A class "C" buffer shall be provided along all property lines of the range.
- f. Where the recreation facility includes quasi-military operations, games, activities or training, including but not limited to, paintball or war game activities, the following additional requirements shall be met.
- (1) These activities shall only be permitted in the PC district by special exception.
 - (2) A minimum lot area of ten (10) acres shall be required.
 - (3) A buffer or "out of bounds" area shall be established within which no activities under this use shall take place no closer than one hundred fifty (150) feet to a street line or a property boundary. The buffer area shall be clearly delineated by placing plastic fencing, plastic tape or some other material approved by the Zoning Hearing Board in a continuous band around the area where activities would be conducted. The marking of the buffer area shall be continuously maintained.
 - (4) The activities are to occur only from the hours of 9:00 a.m. to 4:00 p.m.
 - (5) No tournament shall take place during the first six (6) months of operation and thereafter, only upon approval of a further Special Exception by the Zoning Hearing Board wherein it is established, among other considerations, that no violations of conditions of this Ordinance have occurred.
 - (6) No retail sales shall be conducted from the premises including, but not limited to the sale of clothing, weapons, ammunition (other than paintballs) and the like.
 - (7) No building(s), except for sanitary facilities, shall be constructed in connection with this use.
 - (8) Board of Health approval shall be obtained in accordance with the municipal sewage facilities plan (Act 537 Plan) for sanitary facilities on site.

- (9) No alcoholic beverages shall be permitted or consumed on the site.
- (10) No person under the age of eighteen (18) shall be permitted to engage in these activities.
- (11) Rules of conduct shall be posted and enforced.
- g. Parking: one (1) off-street parking space for each five (5) persons of total capacity, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one additional space for each employee.

C7 Golf Course

An area designed for the play of the game of golf containing greens, tees, fairways, bunkers and related areas. This use shall not include a miniature golf course.

a. Minimum Lot Area

Regulation	18 hole	--	130 acres
Executive	18 hole	--	60 acres
Par 3	18 hole	--	45 acres
Nine hole		--	70 acres
Par 3	9 hole	--	25 acres

- b. The golf course may include the following accessory uses: practice driving ranges and putting greens; restrooms and rain shelters; maintenance facilities; golf cart storage; golf club and general storage facilities; caddy shack; golf club repair facilities; and pro shops.
- c. No building shall be closer than one hundred (100) feet to any lot line or street line.
- d. No golf hole shall be closer than one hundred and fifty (150) feet to a lot line or street line, measured from the centerline of the hole.
- e. Clubhouse Facilities. Clubhouse facilities including locker rooms, restrooms and shower facilities; administrative, management and club membership offices; private dining facilities, including formal dining, grillroom, bar and lounge, and snack bar; and indoor and outdoor recreational facilities shall be permitted provided the following requirements are met:
 - (1) Such facilities shall be clearly accessory to the golf course.
 - (2) A minimum lot area of sixty (60) acres shall be required.
 - (3) All clubhouse facilities shall be private and shall be available for use by only members of the golf course or country club and their guests.
 - (4) Bucks County Department of Health approval shall be obtained in accordance with the Township's Sewage Facilities Plan (Act 537).

- f. Parking: three (3) off-street parking spaces for each hole. In addition, where a club house is proposed in conjunction with a golf course, one (1) off-street parking space for every five (5) persons of total capacity or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces.

C8 Private Club

A private club or lodge established for the fraternal, social, educational, civic, or cultural enrichment of its members, whose members meet certain prescribed qualifications for membership and pay dues.

- a. The use shall not be conducted as a private gainful business. The principal activity shall not be one customarily carried on as a business.
- b. The use shall be for members and their authorized guests only.
- c. Dining services and/or the service of alcoholic beverages may be provided for members. These services shall not be provided to the general public.
- d. No outdoor active recreation area shall be located nearer to any lot line than the required front yard depth.
- e. Outdoor recreation areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances and shall not constitute a public nuisance.
- f. Where the facility includes a rifle range or other use involving the discharge of firearms, the provisions of Use C6.e. shall be met. Where the use would include quasi-military activities, the provisions of Use C6.f. shall be met.
- g. Parking: one (1) off-street parking space for every three (3) persons present at such facilities when they are filled to capacity, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to members and guests, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each employee.

C9 Community Center

An educational, social, cultural, civic or other similar facility subject to the following provisions:

- a. The use shall not be conducted as a private gainful business. The principal activity shall not be one customarily carried on as a business.
- b. Except for a snack bar, dining services and/or the service of alcoholic beverages shall not be provided, except under Use H9 Temporary Community Event.
- c. No outdoor active recreation area shall be located nearer to any lot line than the required front yard depth.

- d. Outdoor recreation areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances and shall not constitute a public nuisance.
- e. Community centers shall have access to a collector or primary street, except when located in the URL or CC districts.
- f. Parking: one (1) off-street parking space for each four (4) seats provided for patron use or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each employee.

C10 Day Care Center

A facility in which out-of-home day care is provided to four (4) or more children, disabled persons and/or elderly.

- a. In RP, RA, RD and residential districts, the use shall be conducted in a building designed to look like a single-family detached residence.
- b. An outdoor recreation area shall be provided with a minimum area of two hundred (200) square feet for each child and one hundred (100) square feet for each disabled or elderly person. This outdoor play area shall be located to the side or the rear of the lot and shall not include any parking areas. The outdoor play area shall be fully enclosed by a four (4) foot high fence and shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbance.
- c. Sufficient facilities for passenger loading and unloading shall be provided.
- d. This use may be permitted as accessory to a permitted nonresidential use.
- e. A license from the Pennsylvania Department of Public Welfare shall be required.
- f. Parking: one (1) off-street parking space for each teacher, administrator, and maintenance employee, plus one (1) space per six (6) children and disabled adults of total capacity.

C11 Hospital

An establishment licensed by the American Hospital Association which provides health services primarily for in-patient medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient departments, training facilities, central service facilities and staff offices as an integral part of the establishment. A hospital is subject to the following additional provisions:

- a. The following uses are permitted in conjunction with a hospital provided such uses are complementary and clearly secondary to the hospital, C1 Place of Worship, C2 School, C3 Commercial School, C9 Community Center, C10 Day Care Center, C12 Nursing Home, D1 Office, D2 Medical Office, E1 Retail Shop, E3 Service Business, E5 Eating Place and E21 Parking Lot or Garage.

b. Area and Dimensional Requirements

Minimum lot area: 10 acres

Minimum lot width: 200 feet

Minimum yards

front: 75 feet

side: 100 feet

rear: 100 feet

c. Care shall be taken to locate emergency and service entrances where they are not offensive to adjoining neighbors.

d. Such use shall take access from collector or arterial highways only.

e. Parking: one (1) off-street parking space for each patient bed; plus one (1) off-street parking space for each employee on the two major shifts. When Uses C2, C3, C12, D1 and D2 are proposed in conjunction with a hospital, the parking requirements specified in Section 404 for the particular use shall be met

C12 Nursing Home

A nursing facility or convalescent home licensed by the Pennsylvania Department of Health which is set up to provide long term health care to individuals who, by reason of advanced age, chronic illness or disabilities, are unable to care for themselves.

a. A lot area of not less than one (1) acre plus 1,000 square feet per resident is required, except that in the RA, RD, SRC, and SRL Districts three (3) acres plus 1,000 square feet per resident is required.

b. No more than eighty (80) resident patients shall be accommodated at any one time in the RA, RD, SRC, SRL, SRM, SRH, VC-2, and URL Districts.

c. Each nursing home facility must provide an outdoor sitting area which must be landscaped. The sitting area must be properly situated in terms of the microclimate (no extreme southern exposure) and shall not be located on land subject to flooding or on slopes over a five (5) percent grade.

d. Parking: one (1) off-street parking space per two (2) patient beds, plus one (1) off-street parking space for each staff and visiting doctor; plus one (1) parking space for each employee (including nurses) on the two major shifts.

C13 Halfway House

A facility which provides living arrangements for persons with emotional, alcohol or drug related problems and who are receiving rehabilitative therapy and/or counseling. Also included in this use are facilities for teenage mothers and abused persons. The residents live in the facility for a short period of time, usually three (3) to twelve (12) months.

a. The requirements for other permitted uses in Section 502 Table of Performance Standards and the requirements in Section 503 Area and Dimensional Requirements shall be met for the applicable district.

- b. The number of persons living in such a facility shall not exceed ten (10). Support staff which does not reside in the facility shall not be included in the maximum number of ten (10).
- c. A halfway house must be sponsored and operated by a group, organization or corporation licensed by either the county or the state. Proof of compliance with all applicable county or state regulations shall be furnished to the zoning officer prior to the granting of the zoning permit.
- d. No halfway house shall be constructed within a one-half (1/2) mile radius of any other halfway house (measured from unit to unit).
- e. Parking: one (1) off-street parking space per bedroom plus one (1) space for each staff member on the largest shift.

C14 Cemetery

A burial place or graveyard including mausoleum, crematory or columbarium.

- a. Minimum lot area: ten (10) acres.
- b. No more than ten (10) percent of the lot area, to a maximum of five (5) acres, may be devoted to above-ground buildings not serving as burial markers or memorials, such as business and administrative offices, chapels, maintenance facilities and the like. This restriction includes parking facilities.
- c. No building or structure shall be located within fifty (50) feet of a property line or street line.
- d. One (1) single-family detached dwelling for a full-time caretaker shall be permitted.
- e. For a pet cemetery, all animals shall be buried in caskets or containers of durable construction which are not subject to breakage or deterioration. Every casket or container shall be placed at least three (3) feet below the existing grade. The owner or operator of the pet cemetery shall maintain at all times a current burial plot diagram showing all plots in use and this information shall be available to the zoning officer for inspection upon request.
- f. Parking: one (1) off-street parking space for each employee and one (1) off-street space for each four (4) visitors in total capacity of the chapel.

C15 Recreational Camping Park

A property upon which two (2) or more campsites are located, established, or maintained for occupancy as temporary living quarters for recreation or vacation purposes.

- a. Minimum site area: ten (10) acres
- b. Campsites shall be rented by the day or week only and occupants of such sites shall not remain in the same recreational camping park for more than fifteen (15) days. A recreational vehicle shall not be placed at a recreational camping park for more than three (3) months in any one (1) year.

- c. The maximum density shall be five (5) campsites per acre.
- d. The minimum campsite size shall be one thousand four hundred (1,400) square feet.
- e. A minimum of forty (40) percent of the site shall be set aside as common use areas for active or passive recreation.
- f. No buildings or campsites shall be located within fifty (50) feet of a street line or one hundred (100) feet of any other property line.
- g. Sewage disposal methods shall conform with the requirements of the Bucks County Department of Health and the municipal sewage facilities plan.
- h. One (1) detached dwelling shall be permitted for the use of the owner or operator of the recreational camping park.
- i. One (1) retail shop may be permitted to supply goods and commodities to those using the park. The maximum floor area shall be limited to seven hundred and fifty (750) square feet.
- j. At least one (1) parking space for every two (2) campsites shall be provided in a common parking area for spillover parking needs.

C16 Municipal Services

All municipal buildings, structures and uses including, but not limited to, governmental offices, garages for the storage of tools, equipment and vehicles, municipally sponsored police and emergency services, and the use of land for the stockpiling of materials used by the municipality in its municipal functions.

Parking: one (1) off-street parking space for every four (4) seats in meeting areas or one (1) off-street parking space for each two hundred (200) square feet of gross floor area, whichever requires the greater number of off-street parking spaces, plus one (1) off-street parking space for every employee.

C17 Recreational Cabin/Cottage Development

A tract of land with cottages, cabins and related accessory structures used for recreational and seasonal purposes.

- a. Minimum site area: one hundred (100) acres
- b. This use shall be limited to recreational and seasonal use of a residential character.
- c. No user may establish permanent residency, with the exception of one (1) dwelling unit for the owner/operator of the development and one (1) dwelling unit for a caretaker/groundskeeper. No cabin or cottage may be used more than one hundred and eighty (180) days during any one (1) calendar year. The owner or operator of the development shall keep a record of the use of each cottage or cabin and these records shall be made available to the Township for inspection as requested by the Township. See subsection x.

- d. Sewage disposal methods shall conform to the requirements of the Haycock Township Sewage Facilities Plan and the rules and regulations of the Pennsylvania Department of Environmental Resources and the Bucks County Department of Health.
- e. The maximum number of cabins and/or cottages shall not exceed one and six-tenths (1.6) cottages/cabins per acre of total site area minus the future rights-of-way of existing public roads within or adjacent to the site.
- f. Cabins and cottages shall be detached units forming a single, habitable unit with facilities used or intended to be used for temporary living, sleeping, cooking and eating by one (1) family, as defined in Section 227 of this Ordinance.
- g. Cabins and cottages shall not exceed eight hundred (800) square feet in floor area.
- h. When cabins and cottages are placed on individually subdivided lots, the following standards shall apply:

minimum lot area:	10,000 square feet
minimum lot width at setback line:	70 feet
minimum yards:	
front ¹	35 feet
side	15 feet
rear	30 feet

¹ The front yard shall be measured from the future right-of-way of an internal street dedicated to the Township or from the edge of the cartway of a private street.

maximum impervious surface (on-lot):	30%
maximum building height:	25 feet
accessory buildings and structures shall conform to the standards specified in this subsection.	

- i. Where cabins and cottages are not located on individually subdivided lots, the following standards shall apply:

building spacing:	
between cabins/cottages	30 feet
between accessory structures and cabins, cottages, other accessory structures	12 feet
setbacks from internal streets:	
public, dedicated street-	
from future right-of-way	35 feet
private street	35 feet

- j. No cabin, cottage, dwelling units or accessory building or structure shall be less than two hundred (200) feet from an external public road, nor less than one hundred (100) feet from a property line of a property adjacent to the development. Class "A" buffer yard plantings, as specified in Section 505, shall be provided along external public roads. Class "B" buffer yard plantings shall be provided along other adjacent property lines.

- k. Cabins and/or cottages shall be placed on permanent foundations or on at least eight (8) poured concrete or masonry pillars set on a concrete base at least eight (8) inches thick. The pillars shall be spaced no more than ten (10) feet apart. The pillars shall be at least one (1) foot by two (2) feet in size and at least thirty-six (36) inches below grade.
- l. Accessory outdoor recreation areas shall be screened and insulated so as to protect neighboring properties from inappropriate noise and other disturbances. A Class "C" buffer yard, as specified in Section 505, shall be provided between recreation areas and neighboring properties. No activity within the development shall constitute a public nuisance.
- m. Access Improvements
 - (1) Each cabin/cottage development shall be provided with convenient access and egress from a public road. Such access/egress shall consist of an all-weather cartway twenty-four (24) feet wide, constructed to Township standards as described in the Township Subdivision and Land Development Ordinance and shall consist of six (6) inches, compacted thickness, of No. 4 crushed stone and screenings over a graded and compacted subbase.
 - (2) Provisions for shoulders and drainage shall be made as applicable and all work shall be approved for design and construction by the Township.
 - (3) The main entrance shall conform to the standards of the Pennsylvania Department of Transportation and, when the entrance is located on a State road, shall be approved by PennDOT. When the entrance is located on a Township road, the entrance shall be approved by the Township and shall be consistent with the Township Subdivision and Land Development Ordinance.
 - (4) The entrance shall take into account the level of traffic on the public street and that to be generated by the development. Acceleration and deceleration lanes may be required as well as two (2) lane entrances and two (2) lane exits.
 - (5) No vehicular parking shall be permitted in the cartway of any interior secondary or entrance road.
 - (6) Interior roadways shall be constructed to the same standards as secondary roads except the cartway may be sixteen (16) feet in width unless designed for one-way traffic, in which case the cartway shall be ten (10) feet.
 - (7) All roads shall be laid out to provide convenient access for ambulances, police, fire fighting equipment and other public servants and shall be kept free of obstruction which would inhibit emergency equipment.
- n. No cabin, cottage or other permanent building or structure, except as specified in Section 507 of this Ordinance, may be located in the flood plain. Refer to Section 507 for regulations pertaining to the parking or placement of recreational vehicles in flood plain areas.

o. Cabin/Cottage Sites

- (1) Each site shall be well drained and laid out in such a manner as to provide sufficient open and graded space for the accommodation of the cabin/cottage and shall provide parking space for two (2) vehicles/automobiles. The parking spaces shall not interfere with the convenient and safe movement of traffic.
- (2) Consistent with Section 504 of this Ordinance, trees for the provision of shade shall be disturbed as little as possible and, wherever practicable, trees, underbrush, large rocks and other natural features should be left intact. Natural vegetative cover shall also be retained, protected and maintained wherever possible so as to facilitate drainage, prevent erosion or gulying and preserve the scenic attributes of the area. See Section 504, Environmental Performance Standards.
- (3) Recreational vehicles may be used as accessory uses to cabins/cottages and the vehicle shall be parked at least ten (10) feet from each other, buildings and other structures. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the vehicle.
- (4) Each site shall contain two (2) stabilized vehicular parking pads of gravel, crushed stone, paving, or other suitable material. The parking space for each vehicle shall measure at least ten (10) by twenty (20) feet.

p. Recreational cottage/cabin developments may have provisions for outside amateur sports such as fishing, hiking, bicycling, baseball and swimming, but no facilities, temporary or permanent, may be provided for spectator seating. No activities which involve the discharge of firearms or involve quasi-military activities or games shall be permitted or take place on the site. Use of recreational facilities, including swimming pools, is limited to the users of cabins and/or cottages.

q. Related Facilities

- (1) Developments may provide toilets, laundry facilities, shower baths, public telephones and maintenance/groundskeeping structures. Developments shall provide potable water and refuse disposal facilities.
- (2) Each development shall have an office in which use records and other required or emergency information is kept.
- (3) No retail store, restaurant, refreshment stand or building/structure with vending machines or other residential or nonresidential use, except as specified under this use, are permitted.

r. Nuisances

- (1) Noise. The operation of public address systems shall be prohibited. Athletic and similar events shall terminate not later than ten o'clock (10:00) p.m.
- (2) Open Burning. Neither owner nor user shall burn refuse in outdoor fireplaces, incinerators, nor other facility in the open.

s. Garbage and Refuse

- (1) The storage and collection of refuse shall be so managed as to prevent health hazards, rodent harborage, insect breeding, accident hazards, or air pollution.
- (2) All refuse shall be stored in leak-proof, nonabsorbent, rust and corrosion resistant containers with tight lids.
- (3) Refuse containers shall be conveniently located throughout the development.
- (4) Refuse containers shall be washed after each emptying and shall be maintained in a clean and nonodorous condition, and shall prevent the breeding of insects therein.
- (5) All refuse shall be collected not less than twice weekly.

t. Insect, Rodent and Weed Control

- (1) The development shall be kept free from cans, jars, buckets, old tires and other articles which may hold water and provide temporary breeding places for mosquitos. Mosquito control measures and supplemental larvicidal measures shall be undertaken by the owner when the need is indicated.
- (2) Fly breeding shall be controlled by eliminating unsanitary practices which provide breeding places. Refuse containers shall be repaired or replaced when damaged. The area surrounding the containers shall not be permitted to become littered with garbage nor saturated with waste liquid from garbage. All refuse containers shall be maintained in a clean and sanitary condition.

u. Responsibilities of Owner/Operator

- (1) No owner/operator of a development shall cause or permit any services, facilities, equipment or utilities required under the provisions of this use to be removed from, shut off, or discontinued except for such temporary interruption as may be necessary while actual repairs are in process, or during temporary emergencies when discontinuance of service is authorized by appropriate government officials.
- (2) The owner/operator shall maintain in good repair all roads, water supply systems, drinking facilities, sanitary conveniences, sewers, storm drains, sanitary stations, sanitary sewage disposal

facilities, electrical equipment, auxiliary buildings, or other services, facilities, equipment or utilities.

- (3) The owner/operator shall clear the site, ditches, hedge rows and bushes of any broken glass, bottles, cans, refuse and other litter as often as may be necessary.
- (4) Every cabin/cottage development shall be under the supervision of the owner/operator or the authorized caretaker who, if not in residence, shall visit the site each day the site is occupied. The owner/operator may assume the duties of caretaker. If the caretaker is not in residence, information shall be posted as to where the caretaker may be contacted, and also the telephone numbers and locations of the nearest ambulance, hospital, police department, and fire company.
- (5) The owner/operator shall maintain in a clean and sanitary condition, the site, all sanitary conveniences, auxiliary buildings, and other services, facilities, equipment or utilities installed, collected and properly disposed of.
- (6) It shall be the responsibility of the owner/operator to maintain order within the development, and the owner/operator shall have the right to terminate forthwith the occupancy of any cabin or cottage by users who violate any of the provisions of this Ordinance or cause a public nuisance.

v. Responsibilities of Cabin/Cottage Users

- (1) The cabin or cottage and surrounding area occupied by a user shall be maintained in a clean condition. Refuse, garbage, paper, litter, broken glass, bottles, cans, caps from cans and bottles, hazardous materials, and other refuse shall be deposited in refuse containers.
- (2) Every dog or other pet permitted in the development shall be kept under control at all times and shall not be permitted to create a public health or noise nuisance. Dogs shall not be permitted to run at large, unattended.
- (3) Sanitary sewage from recreational vehicles shall be discharged only into individual sewer connections or sanitary stations. Temporary methods of sanitary sewage disposal shall not be permitted in the development.
- (4) Undue noise shall not be permitted at any time, and particularly between the hours of ten o'clock (10:00) p.m. and eight o'clock (8:00) a.m. No activity within the development shall constitute a public nuisance.
- (5) Vandalism or other unseemly or rowdy behavior shall not be permitted.
- (6) No live woody vegetation or other live plants shall be cut or removed from the development.

w. License

- (1) It shall be unlawful to operate a recreational cabin/cottage development in Haycock Township unless a license has been issued by the Board of Supervisors and any necessary permits have been issued by the Pennsylvania Department of Environmental Resources. Such license shall be valid until one (1) year from date of issuance and a new application shall be made each year thereafter.
- (2) Licenses are not transferable. Notice in writing shall be given the Board of Supervisors within ten (10) days after a development has been sold, transferred, given away, leased, or the controlling interest otherwise changed.
- (3) Applications shall be accompanied by complete layout and construction drawings which shall conform to the provisions of this article and to the construction standards of the Haycock Township Subdivision and Land Development Ordinance.
- (4) Additions, deletions or alterations to the development layout or facilities shall be approved by the Township by means of an application for a revision to the license. Such application shall be accompanied by appropriate drawings showing the proposed work.
- (5) All first applications and applications for revisions and alterations of a cabin/cottage development shall be accompanied by a fee as required by the Township.

x. Records

The owner/operator shall keep and maintain a daily registration list which includes the name of the user for each cabin or cottage, the time and date of occupancy and the time and date of leaving. At any reasonable time, the Township shall have the right to inspect the registration list kept by the owner/operator personally. Such list shall be maintained in the office on site, shall be accurate and shall be kept current on a daily basis. The owner/operator shall retain the registration lists for a period of not less than two (2) years.

- y. In the event that the cabin/cottage development is owned and maintained in common by the owners of the cabins/cottages, the responsibilities of the development owner, as stated previously in this section, shall be the responsibilities of a property owners' association which shall be established.

- z. Recreational Cabin/Cottage Developments are permitted only by Special Exception in the Resource Protection Zoning District.

D. Office Uses

D1 Office

Professional, business or government office, other than uses C16 or D2.

- a. An office located in a zoning district other than PC, CC, SC or PI shall not exceed a gross floor area of five thousand (5,000) square feet.
- b. Parking: one (1) off-street parking space for each two hundred and fifty (250) square feet of gross floor area.

D2 Medical Office

Office or clinic for medical or dental examination or treatment of persons as outpatients, including laboratories incidental thereto.

- a. A medical office located in a zoning district other than PC, CC, SC or PI shall not exceed a gross floor area of five thousand (5,000) square feet.
- b. Parking: one (1) off-street parking space for every one hundred and fifty (150) square feet of gross floor area, plus one (1) space for every doctor and full time employee.

D3 Office Park

An office park is a planned development of office and related uses which includes improvements for internal streets, coordinated utilities, landscaping and buffering.

- a. Area and Dimensional Requirements
 - minimum site area: ten (10) acres
 - minimum frontage at street line--site: 150 feet
 - minimum setback from street lines--site: 100 feet
 - minimum setback from property lines--site: 75 feet
 - minimum setback--internal streets: 25 feet
 - minimum building spacing: 50 feet
- b. Permitted Uses: C10 Day Care Center, D1 Office, D2 Medical Office, E1 Retail Shop, E3 Service Business, E4 Financial Establishment, E5 Eating Place, E9 Motel, Hotel and Inn, E11 Athletic Facility, E21 Parking Lot or Garage, and G2 Research.
- c. At least seventy (70) percent of the total floor space of the park shall be utilized for office uses.
- d. Accessory outside storage or display of materials, goods or refuse is not permitted within an office park.
- e. Individual uses may be located in detached and attached structures.
- f. All uses within the office park shall take access from an interior roadway. Access for the park shall be from an arterial or collector highway.
- g. All parking and loading facilities shall be located to the side or rear of buildings.
- h. Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.

- i. All commonly owned elements shall be owned and maintained in accordance with the Pennsylvania Uniform Condominium Act or other ownership arrangement approved by the municipality.
- j. The applicant shall submit a plan for the overall design and improvements for the office park.
- k. Parking: one (1) off-street parking space for each two hundred (200) square feet of gross floor area.

E. Retail and Consumer Service Uses

E1 Retail Shop

A shop or store with a gross floor area of ten thousand (10,000) square feet or less selling apparel, books, confections, drugs, dry goods, flowers, foodstuffs, furniture, gifts, hardware, toys, household appliances, jewelry, notions, periodicals, shoes, stationery, tobacco, paint, cards, novelties, hobby and art supplies, music, luggage, sporting goods, pets, floor covering, garden supplies, plants, fabrics and automotive accessories. Also included within this use shall be the sale of soft drinks, beer and other alcoholic beverages in sealed containers not for consumption on the premises.

- a. All products produced on the premises shall be sold on the premises at retail.
- b. Parking: one (1) off-street parking space for every one hundred and fifty (150) square feet of gross floor area, plus one (1) space for every employee.

E2 Large Retail Store

A store with a gross floor area of greater than ten thousand (10,000) square feet, selling commodities and goods to the ultimate consumer such as supermarkets, department stores and discount stores.

- a. All products produced on the premises shall be sold on the premises at retail.
- b. Parking: one (1) off-street parking space for every two hundred and fifty (250) square feet of gross floor area, plus one (1) space for every employee.

E3 Service Business

Service business including, barber, beautician, laundry and dry cleaning, shoe repair, tailor, photographer, travel agency and photocopy center.

Parking: one (1) off-street parking space for every one hundred (100) square feet of gross floor area used or intended to be used for servicing customers, plus one (1) space for each employee.

E4 Financial Establishment

Bank, savings and loan association, credit union and other financial establishments.

- a. For each drive-in teller window, a stacking lane shall be provided to serve a minimum of eight (8) vehicles. The stacking lane shall not be used for parking lot circulation aisles, nor shall it in any way conflict with through circulation or parking.
- b. Parking: one (1) off-street parking space for every one hundred and fifty (150) square feet of gross floor area, plus one (1) space for every employee.

E5 Eating Place

Eating place for the sale and consumption of food and beverages without drive-in service and without take-out service. All food and beverages are to be served by waiters and waitresses and consumed inside the building while patrons are seated at counters and tables. The sale of alcoholic beverages must be incidental to the sale and consumption of food.

Parking: one (1) off-street parking space for every fifty (50) square feet of gross floor area or one (1) off-street parking space for every three (3) seats, whichever requires the greater number of spaces, plus one (1) space for every employee on the largest shift.

E6 Drive-Ins and Other Eating Places

Eating place which utilizes an inside window, service area or cafeteria line where customers place their orders and food is served for consumption at seating areas within the building and for customer take-out service. This type of eating place may also have drive-through service.

- a. Where a drive-in window is proposed, a stacking lane shall be provided to serve a minimum of eight (8) cars. The stacking lane shall not be used for parking lot circulation aisles, nor shall it in any way conflict with through circulation or parking.
- b. Trash receptacles shall be provided outside the restaurant for patron use.
- c. Parking: one (1) off-street parking space for every fifty (50) square feet of gross floor area or one (1) off-street parking space for every two (2) seats, whichever requires the greater number of spaces, plus one (1) space for each employee on the largest shift.

E7 Repair Shop

Repair shop for appliances, lawn mowers, watches, guns, bicycles, locks, small business machines and other light equipment, but not including automobiles, motorcycles, trucks and heavy equipment.

Parking: one (1) off-street parking space for every three hundred (300) square feet of gross floor area, plus one (1) space for each employee.

E8 Funeral Home or Mortuary

An establishment for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Parking: one (1) off-street parking space for each four (4) seats provided for patron use, or one (1) off-street parking space for every fifty (50) square feet of gross floor area used or intended to be used in the

operation of the establishment, whichever requires the greater number of off-street parking spaces, plus one (1) space for each employee.

E9 Motel, Hotel and Inn

A building or group of buildings for the accommodation of transient guests, chiefly motorists, containing guest rooms for rent.

- a. Motels, hotels and inns may contain the following accessory facilities: eating place, tavern, conference and meeting rooms, and banquet rooms.
- b. Parking: one (1) off-street parking space for each rental room or suite, plus one (1) off-street parking space for each employee on the largest shift. In addition, parking shall be provided for the accessory facilities noted in a. above based on one (1) off-street parking space for every four (4) persons of total capacity.

E10 Indoor Entertainment

An entertainment or recreational facility operated as a gainful business and taking place within a building including a bowling alley, skating rink, billiard hall, movie theater, theater or other similar use.

Parking Requirements

Movie Theater, Theater: One (1) off-street parking space for every three (3) seats provided for patron use, plus one (1) off-street parking space for each employee.

Bowling Alley: Five (5) off-street parking spaces for every bowling lane, plus one (1) off-street parking space for each employee.

Other Uses: One (1) off-street parking space for every one hundred and twenty (120) square feet of gross floor area or one (1) off-street parking space for every three (3) seats, whichever is greater, plus one (1) off-street parking space for each employee.

E11 Athletic Facility

An athletic facility with indoor and/or outdoor facilities. Activities may include the following: court games such as racquetball, handball, squash, tennis, basketball, and volleyball; facilities for exercise equipment and health clubs; swimming pools; and facilities related thereto.

- a. Outdoor active recreation areas shall be set back at least one hundred (100) feet from any lot line if adjacent land is zoned for or is in residential use.
- b. Outdoor recreation areas shall be sufficiently screened and isolated so as to protect the neighborhood from inappropriate noise and other disturbances and shall not constitute a public nuisance.
- c. Activities not permitted under this use include a rifle range, sporting clays, trap shoots, other uses involving the discharge of firearms or quasi-military activities (operations, games or training, including but not limited to paintballs or war game activities).

- d. Parking: one (1) off-street parking space for every three (3) persons of total capacity or at least one (1) off-street parking space for every one hundred and fifty (150) square feet of gross floor area, whichever requires the greater number of spaces, plus one (1) space for each employee.

E12 Outdoor Entertainment

Outdoor entertainment or recreational facility operated as a gainful business and not including an athletic facility, outdoor motion picture establishment, or vehicular track or course.

- a. Recreation areas shall be set back at least one hundred (100) feet from any lot line if adjacent land is zoned for or is in residential use.
- b. Recreation areas shall be sufficiently screened and isolated so as to protect the neighborhood from inappropriate noise and other disturbances and shall not constitute a public nuisance.
- c. Where the outdoor entertainment facility includes quasi-military operations, games, activities or training, including but not limited to paintball or war game activities, the following additional requirements shall be met:
 - (1) These activities shall only be permitted in the PC district, by Special Exception.
 - (2) A minimum lot area of ten (10) acres shall be required.
 - (3) A buffer or "out of bounds" area shall be established within which no activities under this use shall take place no closer than one hundred fifty (150) feet to a street line or property boundary. The buffer area shall be clearly delineated by placing plastic fencing, plastic tape or some other material approved by the Zoning Hearing Board in a continuous band around the area where activities would be conducted. The marking of the buffer area shall be continuously maintained.
 - (4) The activities are to occur only one (1) day per week on Sundays, from the hours of 9:00 a.m. to 4:00 p.m.
 - (5) No tournament shall take place during the first six (6) months of operation and thereafter only upon approval of a further Special Exception by the Zoning Hearing Board wherein it is established, among other considerations, that no violations of conditions of this Ordinance have occurred.
 - (6) No retail sales shall be conducted from the premises including, but not limited to the sale of clothing, weapons, ammunition other than paintballs, and the like.
 - (7) No building(s), except for sanitary facilities, shall be constructed in connection with this use.
 - (8) Board of Health approval shall be obtained in accordance with the municipal sewage facilities plan (Act 537 Plan) for sanitary facilities on site.

- (9) No alcoholic beverages shall be permitted or consumed on the site.
- (10) No person under the age of eighteen (18) shall be permitted to engage in these activities.
- (11) Rules of conduct shall be posted and enforced.
- d. Where the use includes a rifle range, sporting clays, trap shoots or other uses involving the discharge of firearms, the requirements of Section 404.E11.c. shall be met.
- e. Parking: one off-street parking space for every three (3) persons of total capacity, plus one (1) space for every employee.

E13 Tavern

An establishment which serves alcoholic beverages for on-premises consumption and which is licensed by the Pennsylvania Liquor Control Board. The sale of food shall be incidental to the primary use.

Parking: one (1) off-street parking space for each fifty (50) square feet of gross floor area or one (1) off-street parking space for every two (2) seats intended for use by patrons, whichever requires the greater number of spaces, plus one (1) off-street parking space for each employee on the largest shift.

E14 Lumber Yard

Lumber yard where lumber and associated products are sold and/or processed.

- a. This principal use may be combined with a mill only when located in the P1 zoning district.
- b. Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) off-street parking space for every three hundred (300) square feet of gross floor area, whichever is greater.

E15 Veterinary Office or Clinic

Office of a veterinarian with associated animal kennel. In no event shall animal kennels be allowed as a primary use.

- a. No animal shelter, kennels or runs shall be located closer than two hundred (200) feet from any lot line.
- b. Parking: four (4) off-street parking spaces for each doctor, plus one (1) space for each employee.

E16 Service Station

An establishment for the sale of vehicular fuels and the sale and installation of lubricants, tires, batteries and similar automotive accessories.

- a. A minimum lot width of two hundred (200) feet shall be provided along each street on which the lot abuts.

- b. Access drives shall be at least eighty (80) feet from the intersection of any streets, measured from the intersection of the street lines.
- c. All activities shall be performed within a completely enclosed building, except those to be performed at the fuel pumps.
- d. Fuel pumps shall be at least twenty-five (25) feet from any street line.
- e. All automobile parts and similar articles shall be stored within a building.
- f. Lubrication, oil changes, tire changes and minor repairs shall be performed within a building.
- g. Vehicles awaiting repairs shall not be stored outdoors for more than seven (7) days.
- h. The sale of convenience-type products shall be permitted as an accessory use subject to the following:
 - (1) It shall be in lieu of the sale and installation of lubricants, tires, batteries and similar automotive accessories.
 - (2) The sale of convenience-type products shall be limited to a maximum floor area of two thousand (2,000) square feet.
- i. Paint spraying or body and fender work shall not be permitted.
- j. The sale or rental of automobiles, trucks, trailers or other vehicles shall not be permitted.
- k. All fuel tanks shall comply with Environmental Protection Agency (EPA) and the Pennsylvania Department of Environmental Resources (PaDER) regulations for such tanks.
- l. Parking: one (1) off-street parking space for every three thousand (300) square feet of gross floor area or four (4) off-street parking spaces for each service bay, whichever requires the greater number of spaces, plus one (1) space for each employee. Off-street parking spaces are not to be a part of, nor interfere with the accessways to the pump.

E17 Car Wash

A facility for washing automobiles.

- a. A car wash shall include a water recycling facility.
- b. Car washes shall be designed with a stacking area to accommodate a minimum of eight (8) cars. The stacking area shall not in any way conflict with through circulation or parking.
- c. Parking: one (1) off-street parking space for each employee.

E18 Automotive Sales

The sale, lease or rental of new or used automobiles, trucks (not exceeding one (1) ton), motorcycles, boats and recreational vehicles.

- a. Display areas shall not be located in the required front yard.

- b. Automobile repair work shall be permitted as an accessory use provided the requirements for Use E19 Automotive Repair are met.
- c. Parking: one (1) off-street parking space for each two hundred (200) square feet of gross floor area and one (1) off-street parking space for each two thousand (2,000) square feet of total outside vehicle display area, plus one (1) space for each employee on the largest shift. This required parking shall not be used for the display of vehicles.

E19 Automotive Repair

Automobile repair garage, including paint spraying and body and fender work.

- a. All work shall be performed within a fully enclosed building.
- b. All automobile parts and similar articles shall be stored within a building.
- c. Vehicles awaiting repairs shall not be stored outdoors for more than thirty (30) days.
- d. The sale of automotive accessories, parts, tires, batteries and other supplies shall be permitted in conjunction with this use.
- e. Parking: one (1) off-street parking space for each one hundred (100) square feet of gross floor area, plus one (1) space for each employee.

E20 Truck Sales

Truck and heavy equipment repair and sales.

- a. Display areas shall not be located in the required front yard.
- b. All repair work shall be performed within a fully enclosed building.
- c. Parking: one (1) off-street parking space for each one hundred (100) square feet of gross display area, plus one (1) space for each employee on the largest shift.

E21 Parking Lot or Garage

A lot of record upon which the parking or storing of motor vehicles is the primary use, provided:

- a. No sale, rental, service or repair operation of vehicles shall be performed.
- b. The parking or storage of heavy trucks (exceeding one (1) ton) or trailers shall not be permitted.
- c. All parking lots shall meet the design standards for automobile parking facilities in the municipal subdivision and land development ordinance.
- d. All parking garages shall meet the design standards in Section 518.c. of this Ordinance.

E22 Multiple Commercial Use or Shopping Center

A group of commercial establishments which is preplanned and designed as a complex of related structures and circulation patterns, subject to the following:

- a. The minimum lot area required for the district in which the site is located shall be met.
- b. All minimum building setback requirements for the district in which the site is located shall be met. In the case of a district with no building setback requirements, the following setbacks shall be provided:

Front yard:	30 feet
Side yards:	20 feet
Rear yard:	25 feet
- c. Not more than twenty-five (25) percent of the total lot area shall be occupied by buildings.
- d. Permitted Uses: D1 Office, D2 Medical Office, E1 Retail Shop, E2 Large Retail Store, E3 Service Business, E4 Financial Establishment, E5 Eating Place, E7 Repair Shop, E10 Indoor Entertainment, and F3 Terminal.
- e. Any use of the same general character as any of the above permitted uses shall be permitted when authorized as a special exception by the Zoning Hearing Board, subject to such reasonable restrictions as the Zoning Hearing Board may determine.
- f. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.
- g. Outdoor storage and displays shall conform to the provisions of Section 404.H7.
- h. The distance at the closest point between any two (2) buildings or groups of units of attached buildings shall be not less than twenty (20) feet.
- i. The proposed development shall be served by adequate water and public sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed to the satisfaction of the Governing Body.
- j. Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from any direct glare or hazardous interference of any kind.
- k. Parking: five (5) off-street parking spaces shall be provided and maintained for each one thousand (1,000) square feet, or portion thereof, of Gross Leasable Area.

Gross Leasable Area (GLA) is the total floor area designed for tenant occupancy and use, including basements, mezzanines, storage areas, and upper floors, if any, expressed in square feet and measured from the center line of common partitions and from outside wall faces.

E23 Adult Commercial Uses

An adult commercial store, adult entertainment cabaret, adult movie house, and other adult uses as defined below:

Adult Commercial Bookstore - Adult bookstore is an establishment with more than fifteen (15) square feet of floor area devoted to the display, selling and/or rental of pornographic materials which are pictures, drawings, photographs or other

depictions or printed matter and paraphernalia, which if sold knowingly to a minor under 18 years of age, would violate the criminal laws of the Commonwealth of Pennsylvania in effect at the same time.

Adult Entertainment Cabaret - A public or private establishment which is licensed to serve food and/or alcoholic beverages, which features live sex, topless dancers, strippers, male or female impersonators, or similar entertainers, or similar establishment to which access is limited to persons eighteen (18) years of age or older.

Adult Movie Houses - An enclosed building used regularly and routinely for presenting, displaying or exhibiting obscene matter for observation by patrons therein, or similar establishment to which access is limited to persons eighteen (18) years of age or older.

Other Adult Uses - Any business, activity or use, similar to or of the same general nature as the uses listed above.

These adult commercial uses shall be subject to the following provisions:

- a. The building or structure of such use shall be located no less than one thousand (1,000) feet from any residential use or district, public or private school, church, recreation facility or any other religious, institutional or educational use.
- b. No such use shall be located within two thousand (2,000) feet of a similar use.
- c. No pornographic material shall be visible from a window, door, or exterior of the building.
- d. No person under the age of eighteen (18) years of age shall be permitted within a building whose operation would be considered an adult use.
- e. **Parking:** one (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

E24 Outdoor Motion Picture Establishment

An open lot used for the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles. Such use may include facilities for the sale and consumption of food and nonalcoholic beverages.

- a. Such uses shall have frontage on an arterial or collector highway and all access shall be taken from the arterial or collector highway. The applicant shall provide an analysis of the physical conditions of the road system at the proposed points of access. Improvements to insure safe turning movements and traffic safety shall be provided by the applicant as required by the Governing Body. The applicant shall provide sufficient vehicle stacking area or a marginal access road to insure that entering vehicles will be able to pull off the road.
- b. The motion picture screen shall be no closer to any property line than one and one-quarter (1.25) times the height of the picture screen or the

minimum yard requirements of the zoning district, whichever setback is greater. Other buildings shall be subject to the minimum yard requirements of the zoning district.

- c. The motion picture screen shall not be oriented towards the arterial or collector highway.
- d. The maximum impervious surface ratio is sixty (60) percent.

E25 Vehicular Track or Course

A recreational facility that provides a motor powered vehicle to a patron, for a fee, to drive on a track or course that is located on the premises. For the purposes of this use, a motor powered vehicle is a motorcycle, all-terrain vehicle (three or four wheeled), go-cart, or other vehicle with two, three or four wheels of a similar nature. These vehicles are usually designed to accommodate only one person.

- a. Minimum lot area: ten (10) acres.
- b. The property shall front on and take access from an arterial or collector highway.
- c. Only one person shall ride on a vehicle at a time.
- d. The track or course and all areas used by the vehicles shall be paved.
- e. There shall be no racing on the course or track; however, vehicles may be timed.
- f. A fence shall be placed around the entire course or track. It shall be a minimum of four (4) feet in height.
- g. The noise level at the recreational facility shall not exceed the noise limits specified in Section 508 of this Ordinance. The application for such a use shall be accompanied by a certification from the manufacturer or a qualified operator of a noise meter stating the noise level of the motor that will power the vehicle. It shall be the responsibility of the applicant to demonstrate in advance that when the tract is in full use by the usual number of vehicles at the usual r.p.m., the noise levels of Section 508 will not be exceeded at the property line. This use shall not constitute a public nuisance.
- h. Such use shall only be operated between the hours of 10:00 a.m. and 10:00 p.m.
- i. The sale of food and beverages, except from vending machines, shall be prohibited.
- j. Fuel for the vehicles shall not be stored within the enclosed track area. The fueling point shall be equipped with fire fighting equipment. Approval shall be secured from the Pennsylvania State Fire Marshall for the underground storage of fuel.
- k. Public address systems shall be prohibited.
- l. Parking: one (1) off-street parking space for every three (3) persons of total capacity, plus one (1) space for every employee.

E26 Flea Market

A periodic sales activity held within a building and/or outdoors, where transient retail merchants offer goods, new or used, for sale to the public. (This use does not include garage or yard sales as defined in Section 404.H2.i.)

- a. The minimum site area shall be two (2) acres.
- b. Outdoor sales areas shall not exceed forty (40) percent of that portion of the site devoted exclusively to the flea market activity.
- c. Outdoor sales area shall not be located in the minimum front, side or rear yards and shall be set back at least 50 feet from any lot line or street line.
- d. Sales directly from vehicles shall be prohibited.
- e. Tables and other accessories which are used for outdoor sales shall be stored within a completely enclosed building when the flea market is not open.
- f. Goods for sale must be removed from the site when the flea market is not in use.
- g. A flea market shall not be open more than three (3) days in any one week.
- h. The area to be utilized for outdoor sales shall be physically delineated on the site by fencing, plantings, markers or other means acceptable to the Governing Body.
- i. Outdoor sales areas shall not encroach upon required parking areas and shall not interfere with traffic movement on the site.
- j. The proposed flea market shall be served by adequate water supply and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed to the satisfaction of the Governing Body.
- k. Parking: one (1) off-street parking space for every one hundred and fifty (150) square feet of gross floor area and outdoor sales areas; plus one (1) space for each merchant.

E27 Dwelling in Combination

A dwelling or dwellings within the same building as an existing or permitted office or commercial use.

- a. The maximum density shall be one and five-tenths (1.5) dwelling units per acre.
- b. The total floor area of the dwelling units shall not exceed that of the commercial or office use.
- c. All septic systems must be approved by the Bucks County Department of Health as adequate for the proposed dwellings.
- d. Separate cooking and sanitary facilities shall be provided for each dwelling unit.

- e. Parking: three (3) off-street parking spaces for dwellings having three (3) bedrooms or less; four (4) off-street parking spaces for dwellings having four (4) bedrooms or more. This parking is in addition to the parking required for the commercial or office use.

E28 Auction House

An establishment where items of merchandise, antiques, animals or vehicles are sold to the highest bidder.

- a. Any building, structure or enclosure for the keeping of livestock or poultry shall be situated not less than one hundred (100) feet from any street line or property line.
- b. For animal auctions, the applicant shall provide for the disposal of animal waste. The plan for waste disposal shall be submitted to the Zoning Hearing Board for review and decision.
- c. For the auction of motor vehicles and farm equipment, display areas shall not be located in the required front, side or rear yards.
- d. The outside display of merchandise, vehicles or other articles for auction shall not be located on any required parking space areas or shall not interfere with traffic movement on the site.
- e. Activities, noise and displays shall be screened from adjacent properties by a Class C Buffer, as specified in Section 505.
- f. Parking: one (1) off-street parking space for every one hundred (100) square feet of gross floor area within all buildings plus fifty (50) off-street parking spaces for any auction use which takes place outside of a building.

F. Utility, Service and Transportation Uses

F1 Utilities

Transformer station, pumping station, relay station, towers (transmission or relay), substations, switching center, sewage treatment plant and any similar or related installation, not including a public incinerator or a public or private landfill. In addition to public utilities, this use includes private utilities in a subdivision or land development.

- a. In residential districts such uses shall be permitted only where all of the following conditions have been met. These requirements shall not apply to uses that are exempt under Section 619 of the Pennsylvania Municipalities Planning Code.
 - (1) Such installation is essential to service such residential areas.
 - (2) No public business office, storage building or storage yard shall be operated in connection with the use.
- b. Parking: two (2) off-street parking spaces, plus one (1) off-street parking space for each employee normally in attendance at the facility at any time.

F2 Emergency Services

Fire, ambulance, rescue and other emergency services of a municipal or volunteer nature.

Parking: three (3) off-street parking spaces for every four (4) employees on the two major shifts at maximum employment, or four (4) off-street parking spaces for each fire truck where no community room is a part of the building, whichever requires the greater number of parking spaces. Where a community room is provided, two (2) off-street parking spaces for each fire truck plus one (1) off-street parking space for each fifty (50) square feet of gross floor area.

F3 Terminal

Railway station or bus station providing transportation services to the general public.

Parking: off-street parking spaces as the planning commission and Governing Body shall determine adequate to serve customers, patrons, visitors, employees and vehicles normally parked on the premises.

F4 Airport or Heliport

A place where aircraft can land and take off.

- a. Office, commercial and industrial uses may be permitted as accessory uses to an airport or heliport when authorized by the Zoning Hearing Board as a special exception.
- b. Approval shall be secured from the Pennsylvania Department of Transportation, Bureau of Aviation.
- c. No buildings, runways, taxiways, parking areas, warm-up pads, communication facilities, tie-down areas, repair facilities, refueling facilities or other facilities shall be located within the minimum front, side or rear yard setbacks.
- d. Parking: off-street parking spaces for the airport or heliport as the Zoning Hearing Board determine adequate to serve customers, patrons, visitors, employees and vehicles normally parked on the premises. In addition, parking for the accessory uses noted in a. above shall be provided based on the parking requirement for the specific use.

G. Industrial Uses

G1 Manufacturing

Manufacturing, including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products.

- a. All manufacturing uses shall meet the nuisance standards listed in Sections 508 through 515 (Article V, Section C) of this Ordinance.
- b. Parking: one (1) off-street parking space for each employee on the largest shift plus one (1) off-street parking space for each company vehicle stored on the premises plus one (1) off-street parking space for each ten (10) employees on the largest shift for visitor parking. Also, the

applicant shall illustrate on the land development plan that there is sufficient area on-site to accommodate the parking requirement based on one (1) space for every five hundred (500) square feet of gross floor area in order to ensure a sufficient amount of parking can be provided if the use or tenancy changes. In addition, the requirements in Section 517.d. shall be met.

G2 Research

Research, testing or experimental laboratory

Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) space for every two hundred and fifty (250) square feet of gross floor area, whichever requires the greater number of parking spaces, plus one (1) space for each company vehicle normally stored on the premises.

G3 Wholesale Business, Wholesale Storage, Warehousing

- a. Wholesale business, wholesale storage or warehousing, excluding retail sales.
- b. The conversion of this use to any other use must meet the use, area and dimensional requirements of the intended use as a principal use in the zoning district. The conversion may be permitted only as a Conditional Use.
- c. Parking: one (1) off-street parking space for each employee on the largest shift plus one (1) off-street parking space for each company vehicle stored on the premises plus one (1) off-street parking space for each ten (10) employees on the largest shift for visitor parking. Also, the applicant shall illustrate on the land development plan that there is sufficient area on-site to accommodate the parking requirement based on one (1) space for every five hundred (500) square feet of gross floor area in order to ensure a sufficient amount of parking can be provided if the use or tenancy changes. In addition, the requirements in Section 517.d. shall be met.

G4 Mini-Warehouse

A structure containing separate storage spaces which are leased to the general public for the purpose of storing items generally stored in residential structures.

- a. The maximum height of storage units shall be twelve (12) feet.
- b. The minimum building spacing shall be twenty-four (24) feet.
- c. No structure shall exceed six thousand (6,000) square feet in size.
- d. Outdoor storage of automobiles, boats and recreational vehicles shall be permitted based on the following ratio: one (1) square foot of outdoor storage area for every two (2) square feet of indoor storage area. The outdoor storage area shall not be located in the required yards and shall not interfere with traffic movement through the complex. Outdoor storage areas shall be properly screened so as not to be visible from any adjacent streets or property.
- e. Such use shall be surrounded by a fence at least six (6) feet in height.

- f. One office and one dwelling unit shall be permitted as accessory uses.
- g. No business activity other than leasing of storage units shall be permitted.
- h. Storage of explosive, toxic, radioactive or highly flammable materials shall be prohibited.
- i. The conversion of one (1) or more units to any other use must meet the use, area and dimensional requirements for the intended use as a principal use in the zoning district. The conversion of a miniwarehouse use or complex may be permitted only as a Conditional Use.
- j. Parking: one (1) off-street parking space for each two thousand (2,000) square feet of gross floor area of storage. These parking spaces should be distributed equally throughout the storage facility. In addition, one (1) off-street parking space for each ten thousand (10,000) square feet of gross floor area of storage shall be provided at the project office for use by prospective clients. If living quarters for a caretaker are provided, two (2) additional off-street parking spaces are required.

G5 Printing

Printing, publishing, binding.

Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) off-street parking space for every two-hundred-and-fifty (250) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle normally stored on the premises.

G6 Contracting

Contractor offices and shops such as building, cement, electrical, heating, painting, masonry, and roofing.

Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) space for each two hundred fifty (250) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle normally stored on the premises.

G7 Truck Terminal

The use of land and/or structures for the storage of trucks and for the transfer of freight from one truck to another.

- a. Short-term warehousing of less than thirty (30) days may be permitted under this use.
- b. The truck terminal shall be licensed by the Public Utilities Commission.
- c. Trucks with compressors running twenty-four (24) hours a day shall be located within a quadrangle of buildings or walls.
- d. Parking: one (1) off-street parking space for each employee, or one (1) space for every five hundred (500) square feet of gross floor area, whichever requires the greater number of spaces, plus one (1) space for each company vehicle normally stored on the premises.

G8 Crafts

Plumbing, carpentry, upholstery, cabinet-making, furniture-making and similar crafts.

Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) off-street parking space for every five hundred (500) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle normally stored on the premises.

G9 Outside Storage

A facility or principal land use for the storage of materials and items such as automobiles, trucks, boats and tractor trailers in industrial areas.

- a. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas, and no part of the front yard shall be occupied by outside storage.
- b. Outside storage and display areas shall be shielded from view from all public streets and adjacent lots.
- c. A class C buffer, as specified in Section 505, shall be provided along the property lines with all adjacent uses.

G10 Mill

Mill where lumber and similar products are processed.

Parking: one (1) off-street parking space for each employee on the largest shift plus one (1) off-street parking space for each company vehicle stored on the premises plus one (1) off-street parking space for each ten (10) employees on the largest shift for visitor parking. Also, the applicant must illustrate on the land development plan that there is sufficient area on-site to accommodate the parking requirement based on one (1) space for every five hundred (500) square feet of gross floor area in order to ensure that a sufficient amount of parking can be provided if the use or tenancy changes. In addition, the requirements in Section 517.d. shall be met.

G11 Fuel Storage and Distribution

Fuel storage and distribution tanks and related buildings.

- a. Approval shall be secured from the Pennsylvania State Police Fire Marshall and the Pennsylvania Department of Environmental Resources (PaDER) for the underground storage of fuel.
- b. No retail sales shall be permitted on the premises.
- c. Parking: one (1) off-street parking space for each employee, plus one (1) space for each company vehicle normally stored on the premises.

G12 Industrial Park

An industrial park is a planned development of industrial and related uses which includes improvements for internal streets, coordinated utilities, landscaping and buffering.

a. Area and Dimensional Requirements

minimum site area: ten (10) acres
minimum frontage at street line-site: 150 feet
minimum setback from street lines--site: 100 feet
minimum setback from property lines--site: 75 feet
minimum setback--internal streets: 30 feet
minimum building spacing: 50 feet

- b. Permitted Uses: C10 Day Care Center, D1 Office, D2 Medical Office, E4 Financial Establishment, E5 Eating Place, E7 Repair Shop, E9 Motel, Hotel or Inn, E11 Athletic Facility, E15 Veterinary Office or Clinic, G1 Manufacturing, G2 Research, G3 Wholesale Business, Wholesale Storage or Warehousing, G5 Printing and G6 Contracting.
- c. Uses may be located in attached or detached structures.
- d. At least seventy (70) percent of the total floor space of the industrial park must be used for industrial uses.
- e. All uses within the industrial park shall take access from an interior roadway. Access for the industrial park shall be from an arterial or collector highway.
- f. All parking and loading facilities shall be located to the rear or side of buildings.
- g. Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.
- h. All commonly owned elements shall be owned and maintained in accordance with the Pennsylvania Uniform Condominium Act or other ownership arrangement approved by the municipality.
- i. The applicant shall submit a plan for the overall design and improvements of the industrial park.
- j. Parking: one (1) off-street parking space for each employee on the largest shift, or one (1) space for every five hundred (500) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle normally stored on the premises.

G13 Junk Yard

An area of land, with or without buildings, used for the storage of used or discarded materials, including but not limited to waste paper, glass, rags, metal, building materials, house furnishings, machinery, vehicles, or parts thereof. The deposit or storage of two (2) or more motor vehicles not having valid inspection stickers issued by the Pennsylvania Department of Transportation, excluding farm vehicles, or of two (2) or more wrecked or broken vehicles, or the major parts of two (2) or more such vehicles, shall only be stored in a licensed junk yard.

- a. The maximum lot area shall be ten (10) acres.
- b. Such use shall be a minimum of one hundred (100) feet from any street line or property line and four hundred (400) feet from any existing residential use.

- c. The land area used for junk yard purposes shall not be exposed to public view from any public street or residence.
- d. A junk yard shall be entirely enclosed by a solid fence or wall, at least eight (8) feet but no more than ten (10) feet high, constructed of plank boards, brick, cinder block or concrete, with access only through solid gates. Such gates shall be locked at all times when the junk yard is not in operation. Such fence or wall shall be kept in good repair and neatly painted in a uniform color.
- e. A dense evergreen buffer shall be provided on the outside perimeter of the fenced area. The buffer yard shall be one hundred (100) feet in width. Evergreens shall be four (4) to five (5) feet in height and planted on ten (10) foot staggered centers. The buffer yard plantings required by Section 505, Table 1: Determination of Buffer Yard Class and Table 2: Planting Options shall not be applicable. However, all other requirements of Section 505 shall be met.
- f. The contents of a junk yard shall not be placed or deposited to a height greater than eight (8) feet.
- g. All paper, rags, cloth and other fibers, and activities involving the same, other than loading and unloading, shall be within fully enclosed buildings.
- h. The storage of toxic chemicals, gases or explosive products or nuclear wastes shall be prohibited.
- i. Dumping of trash or landfill operations and burning of any materials shall be prohibited.
- j. No material shall be placed in a junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other natural causes.
- k. All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of material, preventing the collection of stagnant water, extermination procedures, or other means.
- l. No burning shall be carried on in any junk yard. Fire shall be prevented and hazards avoided by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary (gas tanks shall be drained), by the provision of adequate aisles, at least fifteen (15) feet, for escape and firefighting, and by other necessary measures.
- m. All vehicles must be drained of all liquids before they are placed in the junk yard. An impervious base, free of cracks and sufficiently large for draining liquids from all vehicles, shall be provided. The base should be sloped to drain to a sump or holding tank and liquid shall be removed from the site as often as is necessary to prevent overflow of the system. Curbing around the pad must be able to retain run-off from a 100 year, 24 hour storm. All hazardous liquids shall be properly disposed of according to the Department of Environmental Resources' Rules and Regulations.
- n. A zoning permit shall be obtained on an annual basis with application made by January 15 of each year. The permit shall be issued only after an

inspection by the zoning officer to certify that this use meet all provisions of this and other ordinances.

- o. Parking: one (1) off-street parking space for each employee on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.

G14 Extractive Operation, Mining

Extractive operations for sand, clay, shale, gravel, topsoil or similar operations, including borrow pits (excavations for removing material for filling operations).

- a. Minimum Lot Area: twenty-five (25) acres.
- b. When applying for a zoning permit or change of zoning or when submitting land development plans, the applicant shall provide the following plans and information:

Plans Required

- (1) Plan of General Area (within a one (1) mile radius of site) at a scale of one thousand (1,000) feet or less to the inch with a twenty (20) foot or less contour interval to show:

- (a) Existing Data

- (i) Location of proposed site.
 - (ii) Land use pattern including building locations and historical sites and buildings.
 - (iii) Roads--indicating major roads and showing width, weight loads, types of surfaces and traffic data.

- (b) Proposed Uses or Facilities

- (i) Subdivisions.
 - (ii) Parks, schools, and churches.
 - (iii) Highways (new and reconstructed).
 - (iv) Other uses potentially affecting or affected by the proposed extractive operation.

- (2) Plan of Proposed Site at a scale of one hundred (100) feet or less to the inch with a five (5) foot or less contour interval to show:

- (a) Basic Data

- (i) Soils and geology.
 - (ii) Groundwater data and water courses.
 - (iii) Vegetation--with dominant species.
 - (iv) Wind data--directions and percentage of time.

- (b) Proposed Usage

- (i) Final grading by contours.
 - (ii) Interior road pattern, its relation to operation yard and points of ingress and egress to state and township roads.

- (iii) Estimated amount of description of aggregate and overburden to be removed.
- (iv) Ultimate use and ownership of site after completion of operation.
- (v) Source and amount of water if final plan shows use of water.
- (vi) Plan of operation showing:
 - a. Proposed tree screen locations.
 - b. Soil embankments for noise, dust, and visual barriers and heights of spoil mounds.
 - c. Method of disposition of excess water during operation.
 - d. Location and typical schedule of blasting.
 - e. Machinery--type and noise levels.
 - f. Safety measures--monitoring of complaints.

c. Performance Standards

- (1) Operations. Extractive operations shall meet all development and performance standards of Article V.
- (2) Setbacks. No excavation, quarry wall, storage or area in which processing is conducted shall be located within two hundred (200) feet of any lot line or street line.
- (3) Grading. All excavations, except stone quarries over twenty-five (25) feet in depth, shall be graded in such a way as to provide an area which is harmonious with the surrounding terrain and not dangerous to human or animal life.
 - (a) Excavations shall be graded and backfilled to the grades indicated by the site plan. Grading and backfilling shall be accomplished continually and as soon as practicable after excavation. Grading and backfilling may be accomplished by use of waste products of the manufacturing operation or other clean fill materials, providing such materials are composed of nonnoxious, noncombustible solids.
 - (b) Grading and backfilling shall be accomplished in such a manner that the slope of the fill or its cover shall not exceed normal angle of slippage of such materials, or forty-five (45) degrees in angle, whichever is less. During grading and backfilling, the setback requirements in subsection (2) above may be reduced by one-half, so that the top of the graded slope shall not be closer than one hundred (100) feet of any lot line or any street line. Stockpiles shall not exceed one hundred (100) feet in height.
 - (c) When excavations which provide for a body of water are part of the final use of the tract, the banks of the excavation shall be sloped to a minimum ratio of seven (7) feet horizontal to one (1) foot vertical, beginning at

least fifty (50) feet from the edge of the water and maintained into the water to a depth of five (5) feet.

- (d) Drainage, either natural or artificial, shall be provided so that disturbed areas shall not collect water or permit stagnant water to remain.
 - (4) Access. Truck access to any excavation shall be so arranged as to minimize danger to traffic and avoid nuisance to surrounding properties.
 - (5) Stone Quarry. Stone quarries whose ultimate depth shall be more than twenty-five (25) feet shall provide the following:
 - (a) A screen planting within the setback area as specified in subsection (2) above shall be required. Such a screen shall be no less than twenty-five (25) feet in width and setback from the excavation so as to keep the area next to the excavation planted in grass or ground cover and clear of any obstruction.
 - (b) A chain link (or equal) fence at least ten (10) feet high and with an extra slanted section on top, strung with barbed wire, shall be placed at either the inner or outer edge of planting completely surrounded the area.
 - (c) Warning signs shall be placed on the fence at intervals of no more than one hundred (100) feet.
 - (6) No ground vibration caused by blasting or machinery shall exceed the limits established by the Act of July 10, 1957, P.L. 685, as amended, 73 P.S., Sections 164-168, and the rules and regulations adopted thereunder, with the exception that no blasting shall cause a peak particle velocity greater than one (1.0) inch per second, measured at any property line.
 - (7) No blasting shall occur between the hours of 6:00 p.m. and 7:00 a.m.; no blasting shall occur on Saturday or Sunday.
 - (8) Buffering: A berm with an average height of fifteen (15) feet and a maximum height of fifty (50) feet shall be provided along all boundary lines. The slope of the sides of the berm shall not exceed a three-to-one (3:1) ratio. Berms shall be constructed no closer than twenty-five (25) feet to a lot line or street line. Berms shall be planted and erosion control measures shall be taken as may be approved by the U.S. Soil Conservation Service. In addition, the buffer requirements of Section 505 of this Ordinance shall be met. Buffer plantings shall be located between the berm and the property line.
 - (9) Parking: one (1) off-street parking space for each employee on the largest shift, plus one (1) off-street parking space for each company vehicle normally stored on the premises.
- d. Rehabilitation and Conservation Requirements
- (1) The owner, operator, lessee of any extractive operation shall, at the time of application for a zoning permits submit to the

municipality its reclamation plan as submitted to the Pennsylvania Department of Environmental Resources. No permit shall be issued where said reclamation plan provides for quarrying in areas of the site not permitted by this Ordinance.

- (2) Along with said plan, the applicant shall include a timetable for the reclamation proposed for the site in general with an actual timetable for reclamation of slopes as may be found reasonable by the Zoning Hearing Board within the setback areas.
- (3) Owner, lessee, or operator of any extraction operation within the municipality shall, within six (6) months from the date of this Ordinance or receipt of a zoning permit authorizing said extraction operation, whichever is the latter, submit a plan which shall include descriptions and plans for suitable after-conditions or after-uses for all the land affected.
- (4) Plans for the rehabilitation uses may include the following after-uses among others:
 - (a) Open areas suitably graded and covered with suitable shrubs, grasses, or trees;
 - (b) Recreation land, ponds, and lakes;
 - (c) Agriculture of any type;
 - (d) Sites for residential use.
- (5) Rehabilitation shall commence within one (1) year following the completion or the discontinuance for a period of one (1) year of any extractive operation (or the completion of the excavation of a portion of an entire operation which can feasibly be restored separately from other portions of the operation and which is not necessary to the operation). Such rehabilitation shall be completed within five (5) years from the date rehabilitation commenced except where a longer period of time is specifically authorized as part of the rehabilitation program.
- (6) Rehabilitation shall include removal of all debris, temporary structures, and stock piles.
- (7) A layer of arable soil of sufficient depth to sustain grass, shrubs, and trees shall be provided in those parts of the operation where feasible to do so. Grass, shrubs, and trees native to their area shall be planted thereon within six (6) months after the providing of arable soil.
- (8) Where the extraction operations are to be filled as part of the rehabilitation process, no material shall be used for fill purposes other than earth, stone, sand, concrete, or asphalt.
- (9) Water accumulation upon the site may be retained after the completion of such operations where the excavation cannot be reasonably drained by gravity flow, provided that adequate provision shall be made to avoid stagnation, pollution, and the danger of improperly controlled release of such waters from the site.

- (10) Upon receipt of the rehabilitation plans, the municipality shall review the plans to insure compliance with all provisions of this performance standard. Upon approval thereof, the municipality shall issue a certificate indicating approval of the plans as submitted or amended, and the approved plans should be permanently files in the official records of the municipality.
- (11) Plans may be amended from time to time by approval of the municipality upon application of the owners.
- (12) A performance bond may be required by the municipality in an amount determined by the municipality to be sufficient to insure the rehabilitation of the affected site in accordance and compliance with the standards for the issuance of any original permit or annual renewal permit in accordance with the provisions of the plan of rehabilitation as submitted pursuant to this Ordinance, if the bond posted with the Commonwealth of Pennsylvania Department of Environmental Resources or other agency is not kept in force or if the municipality is not named therein. The municipality may require that the bond posted with any state agency may not be withdrawn or reclaimed without municipal approval. With the approval of the municipality, and for such period or periods as may be specified, an owner may be permitted to post his own bond without corporate surety.

G15 Resource Recovery Facility

A facility or land use that is used for any one or a combination of the following: composting, incineration, material separation, recycling or trash transfer as defined below. Municipal waste landfill operations are not included under this use and open burning of any materials shall specifically be prohibited.

a. Related definitions

- (1) **Composting Facility:** A facility for the composting of the organic matter in municipal waste.
- (2) **Incinerator:** An enclosed device using controlled combustion with a primary purpose of thermally breaking down municipal waste and which is equipped with a flue.
- (3) **Material Separation and/or Refuse Derived Fuel (RDF) Facility:** The extraction of materials from municipal waste for recycling or for use as refuse derived fuel (RDF).
- (4) **Recycling Facility:** A business that accumulates source-separated, recyclable material such as paper, glass, aluminum and/or plastic that is no longer useful for its intended purpose. The materials are then sold to another business as a raw material which can be used to manufacture a new product.
- (5) **Transfer Station:** A facility where municipal waste is delivered for the purpose of transferring and/or compacting the material into larger vehicles for transport to a final disposal site or processing facility. A transfer station may include the separation and collection of material for the purpose of recycling.

b. Minimum lot area: ten (10) acres.

- c. Any such use shall be a minimum of two hundred (200) feet from any public road as measured from the ultimate right-of-way of the road and two hundred (200) feet from any property line. Additionally, any resource recovery facility shall be a minimum of three hundred (300) feet from any residential zoning district or occupied residential dwelling unit.
- d. Parking areas, vehicle storage, maintenance or accessory buildings shall be a minimum of one hundred (100) feet from any property line.
- e. Operation of a resource recovery facility shall at all times be in full compliance with the statutes of the Commonwealth of Pennsylvania and the Rules and Regulations of the Department of Environmental Resources (PaDER) and all provisions of this Ordinance and all other applicable ordinances. In the event that any of the provisions of this Ordinance are less restrictive than any present or future Rules or Regulations of PaDER, the more restrictive PaDER regulations shall supersede and control.
- f. Litter control shall be exercised to confine blowing litter to the work area and a working plan for clean up of litter shall be submitted to the municipality. To control blowing paper, there shall be erected a fence having a minimum height of six (6) feet, with openings not more than three inches by three inches (3" x 3"), twenty (20) feet inside all boundaries. The entire area shall be kept clean and orderly.
- g. Access to the site shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized dumping, every resource recovery facility 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 shall be at least six (6) feet high and shall be kept in good repair and neatly painted in a uniform color. This limitation of access may be waived by the Zoning Hearing Board for recycling drop-off stations where public access is essential for the operation.
- h. Unloading of municipal waste shall be continuously supervised by a facility operator.
- i. Hazardous waste as included on the list of hazardous waste as maintained by the Department of Environmental Resources shall not be disposed of in a resource recovery facility.
- j. All parts of the process--unloading, handling and storage of municipal waste--shall occur within a building. However, certain separated, non-putrescible, recyclable materials like glass, aluminum, and other materials may be unloaded, handled or stored outdoors when authorized by the Zoning Hearing Board. All outdoor storage shall meet the standards of subsections c and l hereof.
- k. Paper shall be stored within an enclosure.
- l. Any materials stored outdoors shall be properly screened so as not to be visible from any adjacent streets or properties.
- m. No material shall be placed or deposited to a height greater than the height of the fence or wall herein prescribed.

- n. No municipal waste shall be processed or stored at a recycling facility. For types of resource recovery facilities other than a recycling facility, municipal waste shall not be stored on the site for more than seventy-two (72) hours.
- o. A contingency plan for disposal of municipal waste during a plant shutdown must be submitted to the municipality and approved by the Zoning Hearing Board.
- p. Leachate from the municipal waste and water used to wash vehicles or any part of the operation shall be disposed of in a manner in compliance with Pennsylvania Department of Environmental Resources' regulations. If the leachate is to be discharged into a municipal sewage treatment plant appropriate permits shall be obtained from the applicable agencies and authorities. In no event shall the leachate be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with the Pennsylvania Department of Environmental Resources' regulations.
- q. Waste from the resource recovery facility process (such as, but not limited to, ash from an incinerator) shall be stored in such a manner as to prevent it from being carried from the site by wind or water. Such residual waste shall be located at least two hundred (200) feet from any property line and stored in leak proof and vector proof containers. Such residual processed waste shall be disposed of in a sanitary landfill approved by PaDER or in another manner approved by PaDER.
- r. A dense evergreen buffer shall be maintained as a permanent visual screen outside of the fenced area. The visual screen shall begin at the ground and extend to the height of the fence. Evergreens shall be four (4) to five (5) feet in height and shall be planted in two rows ten (10) feet apart on ten (10) foot staggered centers. The lower branches of mature trees shall not be removed. In addition, the buffer requirements of Section 505 of this Ordinance shall be met.
- s. Municipal waste landfill operations are not included under this use and open burning of any materials shall specifically be prohibited.
- t. The nuisance standards of Article V of this Ordinance shall be met.
- u. A traffic impact study and a water impact study shall be required.
- v. A zoning permit shall be obtained on an annual basis with application made by January 15 of each year. The permit shall be issued only after an inspection by the zoning officer to certify that this use meets all provisions of this and other ordinances.
- w. A certificate of pollution insurance in compliance with all applicable sections of the Pennsylvania Municipalities Waste Planning, Recycling and Waste Reduction Act (Act 101 of 1988), as amended, shall be required on an annual basis.

G16 Municipal Waste Landfill

A facility using land for disposing of municipal waste. The facility includes land affected during the lifetime of the operation including, but not limited to, areas where disposal or processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site and contiguous collection,

transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of, or incidental to, the operation of the facility. The term does not include a construction/demolition waste landfill or a facility for the land application of sewage sludge. (PA Code Title 25, Environmental Resources, Part I, Chapter 271.1, as amended).

- a. Minimum lot area: fifty (50) acres.
- b. The municipal waste landfill operation shall be setback from any property line or street right-of-way line at least three hundred (300) feet.
- c. Direct access to an arterial road shall be required for the operation of a municipal waste landfill.
- d. A traffic impact study shall be required.
- e. Operation of any municipal landfill shall at all times be in full compliance with the Statutes of the Commonwealth of Pennsylvania, and the Rules and Regulations of the Department of Environmental Resources and all provisions of this Ordinance and all other applicable ordinances. In the event that any of the provisions of this Ordinance are less restrictive than any present or future Rules or Regulations of the Department, the more restrictive Department Rules or Regulations shall supersede and control in the operation of such municipal waste landfill.
- f. Suitable measures shall be taken to prevent fires by means and devices mutually agreeable to the Department of Environmental Resources and the Municipality.
- g. Municipal waste shall not be burned at a municipal waste landfill.
- h. A municipal waste landfill operation shall be under the direction at all times of a responsible individual who is qualified by experience or training to operate a landfill.
- i. Measures shall be provided to control dust and a working plan for clean up of litter shall be submitted to the municipality. To control blowing paper, there shall be erected a fence having a minimum height of six (6) feet, with openings not more than three inches by three inches (3" x 3"), twenty (20) feet inside all boundaries. The entire area shall be kept clean and orderly. Cracks in, depressions in or erosion of cover shall be repaired daily.
- j. Access to the site shall be limited to those posted times when an attendant is on duty. In order to protect against indiscriminate and unauthorized dumping, every municipal waste landfill shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations.
- k. Unloading of waste shall be continuously supervised.
- l. Hazardous materials, as listed on the Federal Hazardous Waste List promulgated under the Resource Conservation and Recovery Act as defined in CFR Title 40 Chap. 1, Part 261, SubPart D dated July 1, 1984 as amended, shall not be disposed of in a municipal waste landfill.

- m. The disposal of sewage liquids and solids and other liquids shall be specifically prohibited in a municipal waste landfill.
- n. Litter control shall be exercised to confine blowing litter to the work area and a working plan of clean up of litter shall be accomplished.
- o. Salvaging shall be conducted by the operator only and shall be organized so that it will not interfere with prompt sanitary disposal of waste or create unsightliness or health hazards. The storage of salvage shall be controlled in a manner that will not permit the inhabitation or reproduction of disease transmitting organisms.
- p. The entire site, including the fill surface, shall be graded and provided with drainage facilities to minimize runoff onto and into the fill, to prevent erosion or washing of the fill, to drain off rain water falling onto the fill, and to prevent the collection of standing water. The operator shall comply with the requirements of Chapter 75 and Chapter 102 of Title 25, Pennsylvania Code, as amended, and applicable municipal ordinances so that there is no adverse off-site impact from the drainage of surface water.
- q. Operation of any municipal waste landfill shall at all times be in full compliance with the Pennsylvania Clean Streams Law, Act 157 of 1980 as amended.
- r. A dense evergreen buffer shall be provided outside of the fenced area. Evergreens shall be four (4) to five (5) feet in height and shall be planted in two rows ten (10) feet apart on ten (10) foot staggered centers. In addition, the buffer requirements of Section 505 of this Ordinance shall be met.
- s. A zoning permit shall be obtained on an annual basis with application made by January 15 of each year. The permit shall be issued only after an inspection by the zoning officer to certify that this use meets all provisions of this and other ordinances.
- t. A final inspection of the entire site shall be made by the Department of Environmental Resources and the Municipality and their authorized representatives to determine compliance with applicable Department of Environmental Resources Rules and Regulations Title 25, Chapter 273, as amended, and approved plans and specifications before the earth-moving equipment is removed from the site. Any necessary corrective work shall be performed before the municipal waste landfill project is accepted as completed. Arrangements shall be made for the repair of all cracked, eroded and uneven areas in the final cover during the first two (2) years following completion of the municipal waste landfill. A bond shall be posted to ensure that all corrective work is completed.
- u. A certificate of pollution insurance in compliance with all applicable sections of the Pennsylvania Municipalities Waste Planning, Recycling and Waste Reduction Act (Act 101 of 1988), as amended, shall be required on an annual basis.

H. Accessory Uses

H1 Accessory Home Occupation

A customary home occupation for gain. An accessory home occupation is an accessory use that shall be clearly subordinate to the existing residential use of the property. Such uses shall meet the general standards and the specific standards related to the use as set forth below.

a. General Standards. The following shall apply to all home occupations:

- (1) A home occupation must be conducted within a single-family detached dwelling which is the bona fide residence of the principal practitioner or in an accessory building thereto which is normally associated with a residential use. The home occupation shall be carried on wholly indoors.
- (2) The maximum amount of floor area devoted to this home occupation shall not be more than twenty-five (25) percent of the ground floor area of the principal residential structure (excluding the ground area covered by an attached garage or such other similar building), or six hundred (600) square feet, whichever is less.
- (3) In no way shall the appearance of the residential structure be altered or the occupation within the residences be conducted in a manner which would cause the premises to differ from its residential character by the use of colors, materials, construction, lighting, show windows, signs or advertising visible outside the premises to attract customers or clients, other than a sign as permitted in Article IX.
- (4) All commercial vehicles shall be parked on-lot. Only one commercial vehicle may be parked outside of a garage or an enclosed structure.
- (5) Off-street parking spaces are not permitted in the front yards. A ten (10) foot wide driveway providing access to parking areas in the side or rear of the property may be located in the front yard. All off-street parking areas must be located at least ten (10) feet from any property line. Off-street parking lots with three (3) or more spaces shall be buffered from abutting residences by evergreen hedge material placed on three (3) foot centers. Alternately, a four (4) to five (5) foot fence may be erected which provides a visual screen.
- (6) There shall be no exterior display of goods or storage of materials or refuse resulting from the operation of the home occupation. All display or storage of materials, refuse and equipment shall be located within an enclosed building.
- (7) No equipment or process shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, dust or electrical interference detectable to the normal senses off the lot. No equipment or process shall be used which creates visible or audible interferences in any radio or television receivers off the premises.

- (8) Frequent and repetitive servicing by commercial vehicles for supplies and materials shall not be permitted.
 - (9) Home occupations shall not include the following: animal hospitals, commercial stables and kennels, funeral parlors or undertaking establishments, tourist homes, restaurants, furniture stripping, and rooming, boarding, or lodging houses.
 - (10) A zoning permit shall be required for all accessory home occupations.
- b. Specific Use Standards. The following shall apply to specific types of accessory home occupations.

(1) Use H1a Professional Offices

A professional office is a service oriented business use conducted within an enclosed area specifically designed for the functional needs of the use, wherein the professional services of the practitioner is the saleable commodity offered to the client. Professional offices include, but are not limited to, the following: Office facility of a salesman, sales representative or a manufacturer's representative. Office facility of an architect, engineer, broker, dentist, physician, psychiatrist, insurance agent, land surveyor, lawyer, musician, real estate agent, or accountant. Office facility of a minister, rabbi or priest providing that the office is open to the public or congregation.

- (a) No more than two (2) persons, other than resident members of the immediate family, may be employed or subcontracted at the residence.
- (b) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, a professional office shall provide one (1) off-street parking space for each employee, plus one (1) additional space for each two hundred (200) square feet of office space.

(2) Use H1b Personal Service

A service business including, but not limited to, barbers, beauticians or photographers.

- (a) Beauty parlors and barber shops may be permitted as a special exception provided no more than two (2) beauty parlor or barber chairs are provided.
- (b) No more than one (1) person, other than resident members of the immediate family, may be employed.
- (c) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, personal services use shall provide one (1) off-street parking space for each employee, plus one (1) additional space for each two hundred (200) square feet of service space.

(3) Use H1c Instructional Service

An instructional service is a home occupation in which the practitioner provides the client with special instruction in a specific area of study.

- (a) Instructional services involving a maximum of four (4) students at a time are permitted. In the case of musical instructions, no more than two (2) students at a time shall be permitted and shall be limited to single-family detached dwellings.
- (b) No persons shall be employed other than resident members of the immediate family.
- (c) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, an instructional service shall provide one (1) off-street parking space per two (2) students being instructed at any one time.

(4) Use H1d Home Crafts

Home crafts are business activities whereby the commodity for sale is completely manufactured and may be sold on the site by the resident craftsman.

Home crafts may include, but are not limited to, the following: artists, sculptors, dressmakers, seamstresses and tailors; and include such activities as model making, rug weaving, lapidary work and furniture making.

- (a) No more than two (2) persons other than resident members of the immediate family may be employed.
- (b) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, a home craft shall provide one (1) off-street space per three hundred (300) square feet of total floor area used for the home occupation.

(5) Use H1e Family Day Care

A family day care use is a facility in which care is regularly provided for four (4) to six (6) children or adults at any one time, who are not relatives of the caregiver, where the care areas are being used as a family residence.

- (a) Prior to the issuance of a permit by the zoning officer, the applicant must obtain a registration certificate from the Department of Public Welfare, Bureau of Child Development Programs, for uses involving the care of children.
- (b) This use shall be conducted in a building designed for residential occupancy and for the safety and well-being of the occupants.

- (c) For uses involving the care of children, minimum outdoor play area of two hundred (200) square feet of contiguous area shall be provided for each child as a recreational area for the children. This area shall not include any impervious surface or parking areas.
 - (d) If a family day care use is located adjacent to a non-residential use, a parking lot or on a street with a classification higher than a secondary street, the outdoor play area must be enclosed by a four (4) foot high fence which is deemed appropriate by the municipality. The outdoor play area should be located to the side or rear of the property.
 - (e) No more than two (2) persons other than resident members of the immediate family may be employed.
 - (f) Parking standards: In addition to the off-street parking required for a single-family home at least one (1) additional off-street parking space is required for each employee and one (1) space for the loading and unloading of children or adults.
 - (g) The use may be expanded, by special exception, to a Group Day Care Home which is a facility in which care is provided for more than six (6) but no more than eleven (11) children or adults at any one time, where the child care areas are being used as a family residence. The following criteria shall be met:
 - (i) All standards noted above for Family Day Care uses shall be met.
 - (ii) The regulations of the Pennsylvania Department of Welfare shall be met.
 - (iii) Prior to the final approval of the use by the Zoning Hearing Board and the granting of a permit by the zoning officer, the applicant must obtain a license from the department of Public Welfare, Bureau of Child Development Programs. Licensure is certification of compliance with Chapter H, Section 8C of the Department of Public Welfare's Social Services manual by this Department to the Applicant subject to licensure under Article X of the Public Welfare Code.
 - (iv) Minimum lot area: two (2) acres.
- (6) Use H1f Trades
- The use of a residence as a base of operation for the business. Trades for this home occupation include but are not limited to: electrician, plumber, carpenter, mason, painter, roofer, and similar occupations.

- (a) The area of the office, storage of materials and equipment (excluding vehicles) shall not exceed the limitations of subsection a(2) above.
- (b) No manufacturing, processing or sales shall be conducted on the property.
- (c) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, a trades business shall provide one (1) off-street space for each employee and one (1) off-street parking space for each business vehicle.

(7) Use H1g Repair Service and Other Home Occupations

A repair shop for appliances, lawn mowers, watches, guns, bicycles, locks, small business machines and other goods but not including automobile, truck and motorcycle repairs. Other home occupations not specified in uses H1a through H1f above.

- (a) No additional people other than resident members of the immediate family may be employed.
- (b) In addition to the off-street parking spaces required in this Ordinance for the particular residential use concerned, this accessory use shall provide one (1) off-street space per two hundred (200) square feet of total floor area used for the home occupation.

H2 Residential Accessory Building, Structure or Use

Residential accessory building, structure or use including but not limited to:

- a. Garages or parking spaces for the parking of passenger automobiles including noncommercial trucks and vans with loading capacities not exceeding one (1) ton.
- b. Garages, enclosed structures or parking for commercial vehicles.
 - (1) Only one (1) commercial vehicle, tractor or tractor/trailer combination shall be permitted on a lot. In the RP, RA, SRH, VC-1 or SC zoning districts, an owner or resident shall not park a commercial vehicle on a property when the commercial vehicle meets any of the following criteria:
 - (a) has a gross vehicle weight of 80,000 pounds,
 - (b) has an overall length of 48 feet, or
 - (c) has a wheelbase of more than 40 feet.
 - (2) Any nonlicensed, noninspected, commercial vehicle, tractor or trailer shall meet the provisions of Section 404.H2.d. of this Ordinance.
 - (3) No vehicle shall be left unattended with the engine running.

- (4) No vehicle equipped with a refrigeration unit shall be parked on the property with the refrigeration unit running.
- c. Structures such as fences, walls or signs.
- d. Buildings such as storage sheds, bath houses and private greenhouses or unenclosed (without walls) decks, porches and patios.
 - (1) New and existing buildings or structures may extend into the minimum side or rear yards to a distance of ten (10) feet from a lot line or street line.
 - (2) No such building or structure shall exceed two hundred eighty-eight (288) square feet of gross floor area.
- e. **Parking or Storage of Recreational Vehicles and Other Recreational Equipment:** Recreational vehicles and recreational equipment shall include, but not be limited to, the following: travel trailers, truck-mounted campers, motor homes, folding tent campers, autos, busses or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers, and utility trailers. Recreational vehicles or units shall be parked and/or stored either in a driveway, to the rear or side of the dwelling, in a garage, or in a roofed structure.
- f. **Boarding Accommodations:** The keeping of roomers, boarders or lodgers as an accessory use.
 - (1) No more than two (2) roomers, boarders or lodgers shall be accommodated.
 - (2) Such use shall be permitted only in single-family detached dwellings.
 - (3) The roomers, boarders or lodgers shall live within the principal residential building.
 - (4) No separate cooking facilities or dwelling units may be created.
 - (5) One (1) off-street parking space shall be provided for each roomer, boarder or lodger.
- g. **Swimming Pool:** A structure designed to contain a water depth of twenty-four (24) inches or more and intended for swimming or recreational purposes. A swimming pool shall be permitted as an accessory use to a principal residential use, provided:
 - (1) A zoning permit shall be required to locate, construct or maintain a swimming pool.
 - (2) A swimming pool shall be located no closer to a property line or the street line than the minimum front, side or rear yard requirements or twenty-five (25) feet, whichever is less.
 - (3) An outdoor swimming pool, including an in-ground, above-ground/on-ground pool, and hot tub/spa, shall be provided with a fence or barrier that completely surrounds the pool. The minimum height of the fence/barrier shall be four (4) feet. The maximum distance between the bottom of the fence/barrier and

the grade, pool deck or pool structure directly below the fence/barrier shall be two (2) inches. The fence/barrier shall be constructed of material which inhibits climbing for access to the pool.

- (4) Outside access points shall be provided with gates that comply with the requirements of subsection (3) above. An access gate shall be self-closing and have a self-latching device.
 - (5) There shall be no cross-connection with any public sewerage system.
 - (6) It shall be the property owner's responsibility to ensure the safety of users of the pool.
- h. Tennis Court: One (1) or more tennis courts shall be permitted as an accessory use to a principal residential use, provided:
 - (1) A zoning permit shall be required to locate, construct or maintain a tennis court.
 - (2) A tennis court shall be located no closer to a property line or a street line than the minimum front, side or rear yard requirements or twenty-five (25) feet, whichever is less.
 - (3) Light shall be shielded or otherwise designed to cause no glare or disturbance on neighboring properties.
 - (4) Fences provided to surround a tennis court may be higher than seven (7) feet above the natural grade where the fence is not located in the minimum front, side or rear yard. Fences, greater than seven (7) feet in height above the natural grade, which are located within fifty (50) feet of a property or street line, shall be provided with buffer screening between the fence and the property or street line. One (1) evergreen tree (as specified in Section 505, Table 3.C.) shall be planted on twenty (20) foot centers or one (1) hedge or shrub (as specified in Section 505, Table 3.D or E) shall be planted on four (4) foot centers.
- i. Garage or Yard Sales: The temporary display and sale of goods and craft items on a residentially used property.
 - (1) Such temporary uses shall be limited to occurrences of not more than three (3) days. Such occurrences shall be limited to not more than four (4) occurrences in a calendar year.
 - (2) Signs advertising garage or yard sales shall not be larger than eight (8) square feet in area. Such signs shall be placed not more than forty-eight (48) hours before the sale and shall be removed within forty-eight (48) hours from the end of the sale. Signs shall not be placed on a utility pole. A sign permit is not required, but the requirements of this Ordinance shall be met.
- j. Accessory buildings and structures shall not exceed eighteen (18) feet in height.

H3 Accessory Apartment

A separate dwelling unit subordinate in size to the principal single-family detached dwelling unit. The accessory apartment may be contained in the principal residence or in an accessory building. A mobile home, as defined in Section 245, shall not be used for an accessory apartment.

- a. Not more than thirty (30) percent of the total floor area of the principal residence shall be occupied by the accessory apartment. If the apartment is located in an accessory building, the maximum floor area of the apartment shall be six hundred and fifty (650) square feet.
- b. Not more than one (1) accessory apartment shall be permitted per lot.
- c. The lot must conform to the minimum lot area requirement for Use B1 Single-Family Detached Dwelling in the applicable zoning district.
- d. The single-family detached dwelling or the accessory building in which the apartment is located shall meet the minimum yard requirements for Use B1 Single-Family Detached Dwelling in the applicable zoning district.
- e. The principal residence must maintain the appearance of a detached dwelling with a single front entrance. The dwelling units may share the single front entrance or additional entrances may be placed on the side or rear of the structure. Exterior stairways and fire escapes shall be located on the rear wall in preference to either side wall and in no case on a front wall or on a side wall facing a street.
- f. Separate cooking, sleeping, living and bathroom facilities shall be provided for each dwelling unit.
- g. Trash receptacles shall not be visible from the street or abutting properties except on scheduled pick-up days.
- h. All septic systems must be approved by the Bucks County Department of Health as suitable for the additional dwelling unit. For units served by public sewer, certification should be provided from the servicing authority that adequate service is available for the additional dwelling unit.
- i. Parking: The required off-street parking for the principal dwelling, plus one (1) additional off-street parking space per bedroom shall be provided for the accessory apartment shall be provided.

H4 School Bus Shelter

A structure for the use of students waiting for a bus.

- a. Maximum floor area: 65 square feet.
- b. Such structures shall be located at least five (5) feet from any street line and fifteen (15) feet from any other lot line. In addition, such structures shall meet the requirements of Section 523 of this Ordinance regarding traffic visibility across corners.

H5 Dormitory

An accessory building for the residency of students, religious orders, teachers or others engaged in the primary activity of the institution where individuals need to

live on the site. The density in such areas shall be based on persons per acre since dormitories are not family dwellings.

- a. Each dormitory resident shall have a minimum of one hundred eighty (180) square feet of space within the building.
- b. The density on an institutional site shall not exceed twelve (12) residents per acre.
- c. No more than twenty-five (25) percent of any institutional tract shall be devoted to dormitory use, including required parking areas.
- d. Parking: 0.40 parking spaces per resident shall be provided; however, if the institution has administrative policies which restrict vehicle ownership, the Governing Body shall establish the parking requirement.

H6 Nonresidential Accessory Building, Structure or Use

Accessory buildings, structures, or uses customarily incidental to nonresidential uses, not including outside storage or display. Where a principal use is permitted by special exception or conditional use, any accessory use shall also require a special exception or conditional use.

Parking shall conform to the most closely related use in Section 404.

H7 Outside Storage and Display

Outside storage or display, other than storage as a principal use of the land, necessary but incidental to the normal operation of a principal use.

- a. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas, and no part of the front yard shall be occupied by outside storage or display.
- b. Outside storage and display areas shall occupy an area of less than one-half (0.5) the existing building coverage.
- c. Outside storage areas shall be shielded from view from all public streets, and adjacent lots in residential use.
- d. Uses requiring more substantial amounts of land area for storage or display may be exempt from the provisions of subsection b. above when granted as a special exception by the Zoning Hearing Board.
 - (1) No more than twenty-five (25) percent of the lot area shall be used in outdoor storage or display.
 - (2) Outside storage and display areas shall not encroach upon the front yard or any buffer yard.
 - (3) In particular, uses appropriate under this provision include, but are not limited to, A2 Nursery, A7 Agricultural Retail, E14 Lumber Yard, E18 Automotive Sales, F3 Terminal and G7 Truck Terminal.
 - (4) Among the uses that shall not be appropriate for inclusion under this provision are E1 Retail Shop, E2 Large Retail Store, E7 Repair Shop, E16 Service Station, E19 Automotive Repair, G3

Wholesale Business, Wholesale Storage and Warehousing, G6
Contracting and G8 Crafts.

H8 Temporary Structure or Use

Temporary structure, building or use. A temporary permit shall be required for structures or uses necessary during construction or other special circumstances of a nonrecurring nature.

- a. The time period of the initial permit shall not exceed six (6) months. This permit may be renewed for three (3) month time periods, not to exceed a total of thirty (30) months from the initial permit. Extensions must be approved by the Zoning Hearing Board.
- b. A manufactured or mobile home may be installed during the construction of a principal residence provided the mobile unit will be removed prior to the issuance of an occupancy permit for the permanent dwelling.
- c. A garage or other accessory building, partial structure or temporary structure may be used for dwelling purposes subject to the following:
 - (1) Cooking and sanitary facilities must be provided.
 - (2) Sewage disposal methods must be approved by the Bucks County Department of Health.
- d. Such structure or use shall be removed completely upon expiration of the permit without cost to the municipality.

H9 Temporary Community Event

A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows and suppers for fund raising, and similar organizational events and meetings.

- a. Such temporary uses shall be limited to occurrences of not more than seven (7) days per occurrence. Such occurrences shall be limited to not more than four (4) occurrences in a calendar year for each organization or property. There shall be at least a thirty (30) day period between such occurrences.
- b. Signs advertising a temporary community event shall be permitted in accordance with Article IX.
- c. Such uses may be permitted as conditional uses. The applicant shall provide the Governing Body with plans to ensure adequate parking, emergency access, road access, sanitary facilities, refuse collection, security, lighting, noise control, and clean-up after the event.
- d. The provisions requiring conditional use approval by the Board of Supervisors shall not apply to a governmental or quasi-governmental body.

H10 Air Landing Field

A private, noncommercial air landing field.

- a. Approval of the Pennsylvania Department of Transportation, Bureau of Aviation shall be secured.
- b. No air landing field shall be established if its flight pattern will overlap with the flight pattern of any existing air landing field.
- c. There shall be no rental or hangar space or commercial activities, including storage facilities or instruction in conjunction with this use.
- d. The air landing field shall not be located within the minimum yard setbacks for the applicable district.

H11 Satellite Dish Antenna, Aerials, Masts, Radio and Television Towers and Flagpoles

- a. Such structures shall be set back from all property lines a distance of at least one and one-half (1.5) times the height of the structure.
- b. Such structures shall be anchored to the ground.
- c. Such structures shall not exceed the maximum height limitations for principal buildings in the district.
- d. The following additional regulations shall apply to satellite dish antennas:
 - (1) No more than one (1) satellite dish antenna shall be permitted on any lot.
 - (2) The diameter of a satellite dish antenna shall not exceed nine (9) feet when proposed as an accessory use to a residential use or to any use in RD, RA, RD, FC, VC-1, SRC, SRL, SRM, SRH, VC-2 and URL districts. When separately supported, the total height of the satellite dish antenna shall not exceed twelve (12) feet.
 - (3) The diameter of a satellite dish antenna shall not exceed 23 feet when proposed as an accessory use to any use in the PC, CC, SC, PI and Ext districts.
 - (4) A satellite dish antenna shall not be located in the front yard of a residential structure.
 - (5) When separately supported, the satellite dish antenna shall be screened by staggered plantings of evergreen trees or hedge which present a solid visual barrier to any adjoining residential uses and to the street.
 - (6) Roof mounting of a satellite dish antenna is only permitted by conditional use subject to the following:
 - (a) The applicant must demonstrate that anchoring the antenna to the ground would result in the obstruction of the antenna's reception window; furthermore, such obstruction involves factors beyond the control of the applicant.
 - (b) For residential uses, the antenna shall be located on a portion of the roof sloping away from the front of the lot and no part thereof shall project above the ridge line.

- (c) A satellite dish antenna shall not be mounted on a chimney.
- (d) The applicant must provide a certified statement from a registered engineer that the proposed installation is adequately designed for structural integrity and proper anchoring.

H12 Kennel/Livestock - Hobby

The keeping of dogs, cats and other domestic animals for hunting, training, or exhibition at organized shows and competitions; the keeping of livestock and poultry for private purposes, other than associated with Uses A1 or A3.

- a. Such use shall be accessory to Use B1 Single-Family Detached and shall not be operated as a gainful business.
- b. Minimum lot area: two (2) acres.
- c. No more than five (5) dogs or ten (10) cats or no more than fifteen (15) smaller domestic animals shall be kept under the permanent care of the occupants.
- d. No more than two (2) head of livestock or no more than twenty-five (25) fowl shall be kept under the permanent care of the occupants.
- e. Animal shelters and runs shall not be located closer to the property line than fifteen (15) feet.
- f. Any barn, animal shelter or other building/structure for the keeping of animals or fowl shall be situated not less than fifty (50) feet from any street line, property line, dwelling or well.
- g. Animals shall not be permitted to run at large, except under a managed exercise program.
- h. Animal shelters and runs shall be properly cleaned and maintained to prevent the creation of any nuisance, health hazard or odor.
- i. Except for the sale of young animals born to pets kept under the permanent care of the occupants, no animals shall be sold or offered for sale on the property.

H13 Noncommercial Kennel

The keeping of dogs, cats or other small animals ordinarily kept in the home for private purposes.

- a. A noncommercial kennel shall be established as an accessory use only.
- b. No more than five (5) dogs, ten (10) cats or other small animals ordinarily kept in the home shall be kept under the permanent care of the occupants.
- c. Animal shelters and runs shall not be located closer to the property line than fifteen (15) feet or the minimum yard requirement, whichever is less.
- d. Animals shall not be permitted to run at large.

- e. Animal shelters and runs shall be properly cleaned and maintained to prevent the creation of any nuisance, health hazard or odor.
- f. Except for the sale of young animals born to pets kept under the permanent care of the occupants, no animals shall be sold or offered for sale on the property.
- g. A zoning permit shall not be required for this use.

H14 Bed and Breakfast

The use of a detached dwelling for the accommodation of over night guests for a fee.

- a. Such use shall be accessory to a single-family detached dwelling only.
- b. Minimum lot size
 - (1) In the RP, RA, RD and SRC districts, the minimum lot size shall be three (3) acres.
 - (2) In the FC, VC-1, SRL, SRM, SRH, VC-2, URL and SC districts, the minimum lot size shall be one (1) acre.
- c. The maximum number of guest rooms in the RP, RA, RD and SRC districts shall be six (6). In all other districts, the maximum number of guest rooms shall be four (4).
- d. There shall be no use of show windows for display or advertising visible outside the premises to attract guests, other than a single, non-illuminated sign which may not exceed four (4) square feet.
- e. Nonresident employees shall be limited to two (2) in addition to the resident members of the family.
- f. No external alterations, additions, or changes to the exterior structure shall be permitted, except as required by the Pennsylvania Department of Labor and Industry or for safety reasons as required by any other governmental agency. Fire escapes or external stairways shall be located either to the rear or to the side of the residence.
- g. There shall be no separate kitchen or cooking facilities in any guest room. Food served to guests on the premises shall be limited to breakfast and afternoon tea only. There shall be no restaurant facilities on the premises open to the public.
- h. The maximum, uninterrupted length of stay at a bed and breakfast facility shall be fourteen (14) days.
- i. The use of any outdoor amenities provided on the premises, such as a swimming pool or tennis court, shall be restricted to the resident family and its guests and to the guests of the establishment. If the outdoor amenities are within one hundred (100) feet of a property line, an evergreen hedge or row of evergreen trees shall be planted along the property line, which will block the view of the recreation facilities from the adjacent property.

- j. A zoning permit shall not be granted unless the applicant has obtained a valid Bucks County Department of Health permit for this intended use. If the proposed use is to be served by a public sewage system, the applicant shall submit documentation from the servicing authority that adequate service is available for the proposed use.
- k. There shall be one (1) off-street parking space per guest bedroom provided on the premises, in addition to other off-street parking spaces required by this Ordinance. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway and adjacent properties by fencing or natural vegetation.

H15 Off-Street Parking

Off-street parking subject to the provisions and requirements of Article V.

Parking of commercial vehicles on residential lots shall be subject to the requirements of Section 404.H2.b.

H16 Signs

Signs subject to the provisions and requirements of Article IX.