

Monroe Township Cumberland County, PA

DRAFT – 26 FEB 2024

Monroe Township Zoning Ordinance

ENACTED:
EFFECTIVE:

MONROE TOWNSHIP ZONING ORDINANCE
MONROE TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

ACKNOWLEDGEMENTS

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Philip Kehoe, Chair
A.W. Castle III, Vice Chair
Philip Paetzold, Supervisor
Michael Pykosh, Solicitor
Greg Rogalski, Township Engineer
Michael Pykosh, Solicitor

Planning Commission

Sharon Nelson, Chair
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Mark Swartz, Member
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Sharon Nelson, Planning Commission Chairperson
Karen Lowery, Township Secretary
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ARTICLE 1 GENERAL ZONING PROVISIONS

Section 1.01 Short Title

This Ordinance shall be known and may be cited as the "Monroe Township Zoning Ordinance."

ENACTED: [SPECIFY DATE OF ENACTMENT]
EFFECTIVE: [SPECIFY EFFECTIVE DATE OF ORDINANCE]

Section 1.02 Purpose

- (A) This Ordinance is intended to guide future growth and development by regulating land uses within Monroe Township for the improvement of the health, safety, comfort, and general welfare of its citizens.
- (B) This Ordinance has been enacted after consideration of the community development objectives specified in the Monroe Township Comprehensive Plan, as adopted and amended by the Monroe Township Board of Supervisors.
- (C) In addition to the stated community development objectives, the following items were duly considered in drafting and enacting this Ordinance:
 - 1. To promote, protect, and facilitate any or all of the following:
 - a. The public health, safety, and general welfare;
 - b. The provisions of adequate light and air, access to incidental solar energy,
 - c. The provision of public services and facilities, including vehicle parking, and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable, and adequate sewer and water supply for domestic, commercial, and other public requirements; and
 - d. The preservation of the natural, scenic, cultural, and historic resources and landscapes and the protection of forests, wetlands, aquifers, and floodplains.
 - 2. To provide for the use of land within the Township for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, manufactured housing, provided, however, that this Ordinance shall not be deemed invalid for the failure to provide for any other specific dwelling type.
 - 3. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for the development of a variety of residential dwelling types and nonresidential Uses including agriculture and associated production.

Section 1.03 Authority

This Ordinance is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Act 247, "The Pennsylvania Municipalities Planning Code," July 31, 1968, as amended, hereinafter referred to as "MPC".

Section 1.04 Jurisdiction

This Ordinance shall apply to all properties and uses located within the corporate limits of the Monroe Township, Pennsylvania, hereinafter referred to as the "Township."

Section 1.05 Applicability

- (A) The terms of this Ordinance shall be applied in consideration of the Monroe Township Comprehensive Plan.
- (B) The Township's Subdivision and Land Development Ordinance shall provide design standards and other regulations pertaining to the development of land, whereas the Zoning Ordinance provides parameters on the use of land. Both documents correlate with each other to provide the overall regulations administered by the Township Board of Supervisors, Zoning Officer, Subdivision Administrator, and/or Zoning Hearing Board, as specified in said Ordinances.
- (C) The Township's Official Map has been enacted for the purpose of serving and promoting the public health, safety, convenience and general welfare; to facilitate adequate provision of public streets and facilities; to improve traffic circulation; to provide for the recreational and open space needs of the community; to provide pedestrian ways and easements; to protect and enhance water resources; to provide for flood control basins, floodways and floodplains, stormwater management areas and drainage easements; and to facilitate the subdivision of land and the use of land and watercourses.
- (D) Except as hereinafter specified, no land shall hereafter be used, or developed, and no Building or part thereof or other Structure shall be used, located, erected, constructed, reconstructed, extended, enlarged, converted, or altered, except in conformity with the regulations herein specified for the zoning district in which it is located. Furthermore, any changes created by a subdivision of land shall also be in conformity with the regulations herein specified for the zoning district in which it is located, as reviewed and determined by the Zoning Officer, as defined in Article 1.08.

Section 1.06 Interpretation

- (A) The regulations specified within this Ordinance shall be considered minimum regulations and all provisions shall be applied uniformly for each class of uses or structures as prescribed by Section 605 of the PA Municipalities Planning Code.
- (B) To determine the extent of the restriction upon the use of the property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the Township, in favor of the property Owner and against any implied extension of the restriction.

Section 1.07 Severability

Should a court of competent jurisdiction declare any Article, subsection, or provision of this Ordinance invalid or unconstitutional, this decision shall not affect the validity or constitutionality of this Ordinance as a whole, or any part thereof, other than the particular part so declared to be invalid or unconstitutional.

Section 1.08 Zoning Officer Duties and Powers

- (A) The provisions of this Ordinance shall be administered by the Township's Zoning Officer.

- (B) The Zoning Officer, who shall not hold any elected office in the Township, shall be appointed by the Township Board of Supervisors. The Zoning Officer shall meet qualifications established by the Board and shall be able to demonstrate to the satisfaction of the Board a working knowledge of municipal zoning. The Zoning Officer shall administer this Ordinance in accordance with its literal terms. The Zoning Officer shall ensure compliance with and issuance of all permits required by this Ordinance. The Zoning Officer may institute civil enforcement proceedings as a means of enforcement when acting within the scope of his employment by the Township.
- (C) The administration and enforcement duties and powers of the Zoning Officer shall be as follows:
1. To enforce the provisions of this Ordinance.
 2. Maintain files of all applications for Zoning Permits along with plans submitted therewith as well as final certificates and permits.
 3. Maintain records of every complaint of a violation of the provisions of this Ordinance as well as action taken as a result of such complaints.

Section 1.09 Zoning Permit

(A) General.

1. A Zoning Permit shall be required prior to the following activities:
 - a. The erection, addition, or alteration of any Structure or portion thereof, including decks less than thirty (30) inches above grade.
 - b. The addition of new impervious area that is greater than two hundred (200) square feet in area.
 - c. The erection or alteration of any Signs as specified in Article 5 of this Ordinance as requiring a Zoning Permit.
 - e. The erection of a fence greater than twelve (12) feet in length and/or three (3) feet in height.
 - e. The erection or alteration of retaining walls, as defined by the Pennsylvania Uniform Construction Code Act (UCC) and the regulations promulgated thereunder, as amended from time to time.
 - f. The installation of permanent outdoor residential firepits and associated impervious seating areas.
 - g. The installation of driveways for new construction, widening, and paving. Liquid sealing or bituminous overlay does not require a permit.
2. No Zoning Permit shall be required for Repairs or Maintenance of any Structure or land, provided such repairs do not change the Use or the exterior dimensions of the Structure or otherwise violate the provisions of this Ordinance.
3. It shall be unlawful for any person to commence work for the erection or alteration of any Structure or to engage in the change in land Use, until a Zoning Permit has been duly issued.

- a. Where a permit is required, but the work is commenced or the Use is commenced or changed prior to obtaining such permit, the fees set by ordinance or resolution of the Township Board of Supervisors for such permit shall be doubled.
- b. The doubling of the permit fee shall be required to reflect the additional expense incurred by the Township resulting from the need to inspect the property, issue any enforcement notices and/or process the application as soon as it is received.
- c. The payment of such increased permit fee shall not relieve any person from complying with all requirements of this Ordinance or any other applicable Township ordinances or from any penalties or enforcement actions authorized by this Ordinance.

(B) Application.

1. Every application for a Zoning Permit shall contain, in addition to other applicable requirements that may be specified in this Ordinance, the following information:
 - a. The application shall be made by the Owner or lessee of any Building or Structure, or the agent of either; provided, however, that if the application is made by a person other than the Owner or lessee, it shall be accompanied by a written authorization of the Owner or the qualified person making an application, that the proposed work is authorized by this Owner. The full names and addresses of the Owner, lessee, Applicant, and of the responsible officers, if the Owner or lessee is a corporate body, shall be stated in the application.
 - b. The Property Identification Number as it appears on the latest tax records.
 - c. The required fee as established under Section 1.12 of this Article.
 - d. Site Plan Requirements. A site plan shall be drawn to scale. However, instances when a new Building is proposed and a stormwater plan is required, the site plan shall be prepared by a Professional Engineer, Professional Landscape Architect, or Professional Land Surveyor. In all cases, the site plan shall include the following:
 - (1) The actual shape, dimensions, radii, angles, and area of the Lot on which the Structure is proposed to be erected, or the Lot in which it is situated if in an existing Building.
 - (2) The exact size and locations of the proposed Structure or Structures on the Lot, or Alteration of or Additions to an existing Structure, and of other existing Structure on the same Lot.
 - (3) The dimensions of all yards in relation to the subject Structures and the distances between such Structure and any other existing Structures on the same Lot.
 - (4) The existing and intended use of all Structures, existing or proposed, the use of land, and the number of families or Dwelling Units the Structure is designed to accommodate.

- (5) Such topographic or other information about the Structure, the Lot, or neighboring Lot as may be necessary to determine that the proposed construction will conform to the provisions of this Ordinance.
- (6) Other information as may be necessary to determine compliance with this Ordinance and all other Township ordinances.

2. Additional Requirements for all Non-Residential Uses.

- a. A location map showing the tract to be developed, zone boundaries, adjoining tracts, significant natural features, and Streets for a distance of two hundred (200) feet from all tract boundaries.
- b. A site plan of the Lot, showing the location of all existing and proposed Buildings, driveways, parking lots showing access drives, circulation patterns, curb cut accesses, parking stalls, access from Streets, screening fences and walls, waste disposal fields or other methods of sewage disposal, other construction features on the Lot, including all topographical features.
- c. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, vibration, fire hazards, safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
- d. Evidence that the disposal of materials and wastes will be accomplished in a manner that complies with state and federal regulations. Should the materials used or wastes generated change significantly, either in type or amount, the Owner shall so inform the Zoning Officer and shall provide additional evidence demonstrating continued compliance with the requirements of this Article.
- e. Designation of how sanitary sewage and stormwater shall be disposed, and water supply obtained.
- f. The proposed number of shifts to be worked and the maximum number of employees on each shift.
- g. Where Use by more than one firm is anticipated, a list of firms which are likely to be located in the center, their floor area, and estimated number of employees.
- h. Non-residential site plans shall be prepared by a Professional Engineer, Professional Landscape Architect, or Professional Land Surveyor, and be signed and sealed by the same.

(C) Review and Issuance.

- 1. The Township shall, after the filing of a complete and properly prepared application, either issue or deny a Zoning Permit. If a Zoning Permit is denied, the Township shall state in writing to the Applicant the reasons for such denial, and the Applicant shall be informed of his right to appeal to the Zoning Hearing Board.
- 2. The Zoning Officer may call upon other Township staff and/or Township-appointed consultants in the review of submitted materials for applications.

3. No Zoning Permit shall be issued unless the proposed activity is in full conformity with all the provisions of this Ordinance, and the following:
 - a. Any conditions imposed upon the site or upon the Use by the Zoning Hearing Board or Board of Supervisors;
 - b. Any recorded subdivision or land development plan; and
 - c. The requirements of other applicable Township ordinances and codes.
4. No Zoning Permit shall be issued for the construction or alteration of any Structure upon a Lot without access to a Street or Highway, except as provided for in Section 4.37 of this Ordinance.
5. Conditions of Permit.
 - a. No Zoning Permit shall be issued until the required fees prescribed under Section 1.12 of this Article shall be paid to the Township. The payment of fees under this Article shall not relieve the Applicant or holder of said Zoning Permit from payment of other fees that may be required by this Ordinance or by any other ordinances or law.
 - b. The Zoning Permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of this Ordinance, except as stipulated by the Zoning Hearing Board.
 - c. All work or uses shall conform to the approved application and plans for which the Zoning Permit has been issued, as well as the approved Site Plan or Land Development Plan.
6. Every Zoning Permit shall expire after one (1) year from the date of issuance. If no zoning amendments or other codes or regulations affecting subject property have been enacted in the interim, the Township may authorize in writing the extension of either above periods of an additional six (6) months, following which no further work is to be undertaken without a new Zoning Permit. Such request shall be made in writing to the Zoning Officer.
7. The Applicant shall prominently display all approved Zoning Permits on the subject property during construction, renovation, reconstruction, repair, remodeling, or the conduct of other site improvements. The Applicant shall display the Zoning Permit within five (5) days of permit issuance or prior to the commencement of actual work on the site, whichever occurs first. The Applicant shall continuously display the Zoning Permit until the site receives its Certificate of Occupancy.
8. Revocation of Permit. A Zoning Permit or Certificate of Occupancy for any Structure or Use shall be revoked by the Zoning Officer or authorized representative if the holder of such permit has failed to comply with the requirements of this Ordinance or with any conditions attached to the issuance of the permit. Upon revocation of a permit, the holder may also be subject to the enforcement remedies and penalties provided by this Ordinance, by the other provisions of Township enacted ordinances, and by State and Federal law.

(D) Temporary Use Permits.

1. The Township recognizes that there are certain uses, of a temporary nature, which are generally beneficial to the Township and its residents, such as:

- a. Special events such as auctions, carnivals, and similar fund-raising activities conducted by volunteer fire companies, emergency medical service providers, schools, and similar institutional uses.
 - b. The erection of a seasonal tent from which flowers, plants, produce, Christmas trees or fireworks are sold prior to observed holidays.
 - c. Temporary Signs per Article 5 of this Ordinance.
 - d. Dumpsters or storage pods.
 - e. Job site construction storage or office trailers.
2. It is the intention of the Township to allow such Temporary Uses in accordance with the requirements of this Article.
 3. Where the proposed temporary Use is permitted within the zoning district, the Applicant shall apply to the Zoning Officer for a Zoning Permit. Any Zoning Permit shall specify the dates upon which the temporary Use may be operated, the temporary Structures which may be erected, and the Temporary Signs which may be erected.
 4. The Zoning Hearing Board, by Special Exception, may authorize a Temporary Use in a district where such Use is not authorized if the Applicant meets the general requirements for a Special Exception and demonstrates evidence of the temporary Use requirements. If the Applicant demonstrates to the satisfaction Zoning Hearing Board that its application meets all five (5) of the below criteria, the Zoning Hearing Board may, by Special Exception, authorize each such temporary Use. The decision of the Zoning Hearing Board shall identify the specific dates upon which the Use may be conducted and the specific tract or portion of the tract upon which the temporary Use may be conducted. Temporary Uses may not exceed fifteen (15) days at any single time or thirty (30) days in any calendar year.
 5. The Applicant for a Temporary Use, shall present evidence of the following:
 - a. Adequate off-street parking is provided. Off-street parking for the Temporary Use may be shared with off-street parking for an existing permanent Use.
 - b. Any Signs are temporary in nature and do not exceed the number or area which would be permitted for a permanent use.
 - c. Other facilities, including but not limited to sewage disposal facilities and trash disposal are available for persons reasonably anticipated to attend the temporary Use.
 - d. A plan for addressing traffic to be generated by the Temporary Use. If necessary, the Applicant shall arrange for the provision of fire police or other persons to direct traffic to the temporary off-street parking facilities.
 - e. The Temporary Use shall contribute to the welfare of the Township and its residents, and will not adversely affect the health, safety or welfare of adjoining residents or the uses permitted within the zone in which the temporary Use is proposed.

6. Failure to cease operation on the date specified in the temporary Zoning Permit or failure to remove all temporary Structures and Temporary Signs shall constitute a violation of this Ordinance.

Section 1.10 Zoning Certification Letter

- (A) A zoning certification letter shall be issued upon a request to certify correct zoning classification and if the proposed use is permitted within the zoning district(s).
- (B) Requests for a zoning certification letter shall be accompanied by a site plan, as specified under Section 1.09(B)1.d of this Ordinance and a description of the proposed use,, when, in the opinion of the Zoning Officer, such information is required to accurately certify the requested documentation.
- (C) Payment of Fees. No zoning certification letter shall be issued until the fees prescribed under Section 1.12 of this Article shall be paid to the Township.

Section 1.11 Certificate of Occupancy

- (A) A Certificate of Occupancy, certifying compliance with this Ordinance, shall be obtained from the Zoning Officer for any change of use of a Structure or Land as set forth below before such new Structure or Use or change of Use is occupied or established:
 1. Use of vacant land except for Agricultural Use purposes;
 2. Any change in a conforming use of a Structure or land;
 3. Any change from a nonconforming use of a Structure or land to a conforming Use;
 4. Any change in the use of a Structure or land from that permitted by any variance of the Zoning Hearing Board; or
 5. New business activity or change in business, permitted by Special Exception, variance or Use by right.
- (B) The application for a Certificate of Occupancy shall include a statement of the intended Use and any existing use of the Structure or land. The certificate continues in effect if the use of the Structure or land for which it is granted conforms to this Ordinance.

Section 1.12 Fees

- (A) The Board of Supervisors may, by resolution, establish fees for the administration of this Ordinance. All fees shall be determined by a schedule that is made available to the general public. The Board of Supervisors may reevaluate the fees schedule and make necessary alterations to it. Such alterations shall not be considered an amendment to this Ordinance and may be adopted at any public meeting of the Board of Supervisors.
- (B) Such fees shall be payable to the Township. Until all applicable fees, charges and expenses have been paid in full, the applications shall be considered incomplete, and no action shall be taken on any application or appeal.

Section 1.13 Violations and Penalties

- (A) Any Person, partnership or corporation who or which has violated the provisions of this Ordinance or of the MPC, as amended, upon being found liable thereof in a civil enforcement proceeding commenced by the Township, shall pay a judgment of not less than one hundred dollars (\$100.00) but no more than five hundred dollars (\$500.00) plus court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied, or payable until the date of the Determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the Person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs, and reasonable attorney fees collected for the violation of this Zoning Ordinance shall be paid over to Township.
- (B) The Court of Common Pleas, upon petition, may grant an order to stay, upon cause shown, tolling the per diem fine, pending a final adjudication of the violation and agreement.
- (C) Nothing contained in this Ordinance shall be construed or interpreted to grant any person or entity other than the Township the right to commence any action for enforcement to this Ordinance.

Section 1.14 Appeals and Applications

- (A) An appeal or application for an amendment or variance from the terms of this Ordinance shall be filed with the Zoning Officer and shall contain the following information:
 - 1. The name, address, and contact information of the Applicant.
 - 2. The name, address, and contact information of the Owner of the real estate to be affected by such proposal.
 - 3. A brief description and location of the real estate to be affected by such proposal, including the Property Identification Number
 - 4. A statement of the present zoning classification of the real estate in question, the improvements thereon, and the present Use.
 - 5. A statement of the Article of this Ordinance under which the appeal or application is filed and reasons why it should be granted or a statement of the Article of this Ordinance governing the situation in which the alleged erroneous ruling is being appealed and reasons for the appeal.
 - 6. An accurate description of the present improvements and the additions intended to be made under this application, indicating the size and use of such proposed improvements and general construction thereof. In addition, there shall be attached a site plan of the real estate to be affected, as required to accompany applications for permits as outlined in Section 1.09.

Section 1.15 Zoning Hearing Board

(A) Creation and Appointment.

1. Members. Pursuant to Article IX of the MPC, the Board of Supervisors does hereby create a Zoning Hearing Board and appoint three (3) members who shall be residents of the Township. Members of the Zoning Hearing Board shall be appointed by resolution of the Board of Supervisors. Their terms of office shall be three (3) years and shall be so fixed that the term of office of one (1) member shall expire each year. Members of the Zoning Hearing Board shall hold no other office, elected, or appointed, in the Township.
2. Alternates. Pursuant to Article 903(b) of the MPC, the Township may appoint by resolution at least one (1) but no more than three (3) residents of the Township to serve as alternate members of the Zoning Hearing Board. The term of office of an alternate member shall be three (3) years. Alternates shall hold no other office, elected, or appointed, in the Township.

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

(C) Organization of Zoning Hearing Board. The Zoning Hearing Board shall elect from its own membership its officers who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing and the taking of any action, a quorum shall be not less than a majority of all the members of the Zoning Hearing Board, but where two (2) members are disqualified from acting in a particular matter, the remaining member may act for the Zoning Hearing Board. The Zoning Hearing Board may appoint a hearing officer from its own membership to conduct any hearing on its behalf, and the parties may waive further action by the Zoning Hearing Board as provided in Section 1.15(E). The Zoning Hearing Board may make, alter, and rescind rules and forms for its procedure, consistent with ordinances of the Township and laws of the Commonwealth of Pennsylvania. The Zoning Hearing Board shall keep full public records of its business and shall submit a report of its activities to the Board of Supervisors as requested.

(D) Expenditures for Services. Within the limits of funds appropriated by the Board of Supervisors, the Zoning Hearing Board may employ or contract for secretaries, clerks, legal counsel, consultants, and other technical and clerical services. Members of the Zoning Hearing Board may receive compensation for the performance of their duties, as may be fixed by the Board of Supervisors, but in no case shall it exceed the rate of compensation authorized to be paid to members of the Board of Supervisors.

(E) Hearings. A hearing conducted by the Zoning Hearing Board shall be held within sixty (60) days from the date of the Applicant's request unless the Applicant has agreed in writing to an extension of time. The Zoning Hearing Board shall conduct hearings and make decisions in accordance with the following requirements.

1. Notice. Public Notice shall be given, and written notice shall be given to, the Applicant, the Township Secretary, the Township Planning Commission, and to any person who has made timely request for the same. Written notices shall be given at such time and in such a manner as shall be prescribed by the Zoning Hearing Board and the requirements of the MPC Section 908.1, provided that the notices conform to the following:

- a. Public notice shall be published as required by the MPC and shall state the time and place of the hearing and the particular nature of the matter to be considered.
 - b. Notice of such hearing shall be conspicuously posted on the affected tract of land at least one (1) week prior to the hearing. It is the responsibility of the applicant to ensure that such notice is posted and remains posted until the hearing.
 - c. In addition to the Public Notice requirements specified in paragraphs (E)1 above, the Applicant shall give written notice of the hearing to all landowners and tenants of real estate properties that are Contiguous to the property that is subject to the Conditional Use hearing. Landowner and tenant addresses are determined by the then-current Cumberland County tax records. The Applicant shall issue such written notice by certified mail, which shall be postmarked no less than fourteen (14) calendar days prior to the date of the Public Hearing. Copies of the certified mail return receipts shall be provided to the Township as proof that written notice was duly given. Failure of the Applicant to give the notice as required by this Section shall not invalidate any action taken by the Township Board of Supervisors.
 - d. The Township shall provide written notice to the applicant of the time and place of the hearing. Such notice also shall be given to any other person or group, including civic or community organizations, who has made written timely request for such notice.
 - e. Any such notices should be mailed or delivered to the last known address or sent through electronic mail services.
2. Conduct of Hearing. The hearings shall be conducted by the Zoning Hearing Board or the Zoning Hearing Board may appoint any member as a hearing officer. The decision, or, where no decision is called for, the findings shall be made by the Zoning Hearing Board, but the parties may waive decision or findings by the Zoning Hearing Board and accept the decision or findings of the hearing officer as final.
- a. The parties to the hearing shall be any person affected by the application who has made timely appearance of record before the Zoning Hearing Board, and any other person including civic, or community organizations permitted to appear by the Zoning Hearing Board. The Zoning Hearing Board shall have the power to require that all persons who wish to be considered parties enter appearances in writing.
 - b. The chairperson of the Zoning Hearing Board or the hearing officer presiding shall have the power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
 - c. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
 - d. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.
 - e. The Zoning Hearing Board or the hearing officer shall keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared equally by the Applicant and the Zoning Hearing Board. The cost of the original

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

- f. The Zoning Hearing Board or the hearing officer shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.

3. Decision.

- a. The Zoning Hearing Board or the hearing officer shall render a written decision or, when no decision is called for, make written findings on the application within forty-five (45) calendar days after the last hearing before the Zoning Hearing Board or hearing officer.
- b. Each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons, therefore. Conclusions based on any provisions of this act or of any ordinance, rule, or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found.
- c. If the hearing is conducted by a hearing officer, and there has been no stipulation that the officer's decision or findings are final, the Zoning Hearing Board shall make its report and recommendations available to the parties within forty-five (45) calendar days, and the parties shall be entitled to make written findings to the Zoning Hearing Board prior to final decision or entry of findings, and the Zoning Hearing Board's decision shall be entered no later than thirty (30) calendar days after the decision of the hearing officer.
- d. Where the Zoning Hearing Board has power to render a report and the Zoning Hearing Board or the hearing officer as the case may be, fails to render the same within the period required by this subsection, or fails to hold the required hearing within sixty (60) calendar days from the date of the Applicant's request for a hearing, the decision shall be deemed to have been rendered in favor of the Applicant unless the Applicant has agreed in writing to an extension of time.
- e. When a decision has been rendered in favor of the Applicant because of the failure of the Zoning Hearing Board to meet or render a decision, the Zoning Hearing Board shall give Public Notice of the said decision within ten (10) days from the last day it could have met to render a decision in the same manner as provided in Section 1.15(E)1. If the Zoning Hearing Board fails to provide such notice, the Applicant may do so. Nothing in this subsection shall prejudice the right of any party opposing the application to urge that such a decision is erroneous.
- f. A copy of the final decision, or where no decision is called for, of the findings shall be delivered to the Applicant personally or mailed to them not later than the next

business day following its date. To all other persons who have filed their name and address with the Zoning Hearing Board not later than the last day of the hearing, the Zoning Hearing Board shall provide by mail or otherwise, brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined.

(F) Jurisdiction. The Zoning Hearing Board shall have exclusive Jurisdiction to hear and render final adjudications in the following matters:

1. Substantive challenges to the validity of any Land Use ordinance, except those brought before the Board of Supervisors pursuant to Sections 609.1 and 916.1 of the MPC.
2. Appeals from the Determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefore, the issuance of any cease and desist order or the registration or refusal to register any Nonconforming Use, Structure or Lot.
3. Appeals from a Determination by the Zoning Officer or the Township Engineer with reference to the administration of any floodplain or flood hazard ordinance or such provisions within a land Use ordinance.
4. Applications for variances from the terms of this Ordinance pursuant to Article 910.2 of the MPC.
5. Applications for Special Exceptions under this Ordinance pursuant to Article 912.1 of the MPC.
6. Appeals from the Zoning Officer's Determination under Article 916.2 of the MPC.
7. Appeals from the Determination of the Zoning Officer or the Township Engineer in the administration of any land Use ordinance or provision thereof with reference to sedimentation and erosion control and stormwater management insofar as the same relate to development not involving applications under Article V or VII of the MPC.

(G) Board of Supervisors. The Board of Supervisors shall have exclusive Jurisdiction to and render final adjudications in the following matters:

1. All applications for approvals of planned residential development under Article VII of the MPC pursuant to the provisions of Section 702 of the MPC.
2. All applications pursuant to Section 508 of the MPC, for approval of subdivisions or land developments under Article V of the MPC.
3. Applications for Conditional Use under the express provisions as specified under Subsection 1.16 of this Ordinance.
4. Applications for a curative amendment to this Ordinance or pursuant to Sections 609.1 and 916.1(a) of the MPC.
5. All petitions for amendments to land use ordinances, pursuant to the procedures set forth in Article 609 of the MPC.
6. Appeals from the Determination of the Zoning Officer or the Township Engineer in the administration of any land Use ordinance or provisions thereof with reference to

sedimentation and erosion control and stormwater management insofar as the same relate to applications for land development under Articles V and VII of the MPC. Where such Determination relates only to development not involving an Article V or VII application, the appeal from such Determination of the Zoning Officer or the Township Engineer shall be to the Zoning Hearing Board pursuant to this Article. Where the applicable land Use ordinance vests jurisdiction for final administration of subdivision and land development applications in the Planning Commission, all appeals from determinations under this subsection shall be to the Planning Commission, and all appeals from the decision of the Planning Commission shall be to court.

(H) Zoning Hearing Board Functions.

1. Variances. The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the Applicant. The Zoning Hearing Board may grant a variance provided the following findings are made where relevant in each case.
 - a. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of Lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of this Ordinance in the zoning district in which the property is located.
 - b. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this Ordinance and that the authorization of a variance is, therefore, necessary to enable the reasonable use of the property.
 - c. That such necessary hardship has not been created by the appellant.
 - d. That the variance, if authorized, will not alter the essential character of the zoning district in which the property is located, nor substantially or permanently impair the appropriate Use or development of an adjacent property, nor be detrimental to the public welfare.
 - e. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
 - f. In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and this Ordinance.
2. Special Exceptions. Where the Board of Supervisors has stated Special Exceptions to be granted or denied by the Zoning Hearing Board pursuant to the standards and criteria specified below, the Zoning Hearing Board shall hear and decide requests for such Special Exceptions in accordance with such standards and criteria. In granting a Special Exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of this Ordinance.

- a. Standards and Criteria. In any instance where the Zoning Hearing Board is required to consider a Special Exception to this Ordinance in accordance with the provisions of this Ordinance, the Zoning Hearing Board shall, among other things:
- (1) Consider the suitability of the property for the Use desired and assure itself that the proposed change is consistent with the spirit, purpose, and intent of this Ordinance.
 - (2) Determine that the proposed change will not substantially injure or detract from the use of neighboring property or the character of the neighborhood and that the use of the property adjacent to the area included in the proposed change or plan is adequately safeguarded.
 - (3) Determine that the proposed change will serve the best interests of the Township, the convenience of the community (where applicable), and the public welfare.
 - (4) Consider the effect of the proposed change upon the logical, efficient, and economical extension of public services and facilities such as public water, sewers, police, and fire protection, and public schools.
 - (5) Consider the suitability of the proposed location of a non-residential Use with respect to probable effects upon roadway traffic and assure adequate access arrangements to protect all Streets from undue congestion and hazard.
 - (6) Be guided in its study, review, and recommendation by sound standards of subdivision practice where applicable.
 - (7) Impose such conditions, in addition to those required, as are necessary to assure that the intent of this Ordinance is complied with, which conditions may include, but are not limited to, harmonious design of Buildings, planting and its maintenance as a sight or sound screen, the minimizing of noxious, offensive or hazardous elements, adequate standards of parking and sanitation.
- (I) Appeals. Appeals under Section 1.14 may be filed with the Zoning Hearing Board in writing by the Landowner affected or any officer or agency of the Township, or any person aggrieved. Requests for a variance under Section 1.15, (H)1 and for Special Exceptions under Section 1.15, (H)2 may be filed with the Zoning Hearing Board by any Landowner or any tenant with the permission of such Landowner.
- (J) Time Limitations. The time limitations for raising certain issues and filing certain proceedings with the Zoning Hearing Board shall be the following:
1. No person shall be allowed to file any proceeding with the Zoning Hearing Board later than thirty (30) days after any application for development, preliminary or final, has been approved by an appropriate Township officer, agency, or body if such proceeding is designed to secure reversal or to limit the approval in any manner unless such person alleges and proves that he had no notice, knowledge, or reason to believe that such approval had been given. If such person has succeeded to his interest after such approval he shall be bound by the knowledge of his predecessor in interest.

2. The failure of anyone other than the Landowner to appeal from an adverse decision on a tentative plan, or from an adverse decision by a Zoning Officer on a challenge to the validity of this Ordinance or Zoning Map shall preclude an appeal from a final approval except in the case where the final submission substantially deviates from the approved tentative approval.

(K) Stay of Proceedings. Upon filing of any proceeding with the Zoning Hearing Board and during its pendency before the Zoning Hearing Board all land development pursuant to any challenged ordinance, order or approval of the Zoning Officer or of any agency or body, and all official action thereunder shall be stayed unless the Zoning Officer or any other appropriate agency or body certifies to the Zoning Hearing Board facts indicating that such stay would cause imminent peril to life or property, in which case the development or official action shall not be stayed otherwise than by a restraining order, which may be granted by the Zoning Hearing Board or by the court having jurisdiction of zoning appeals on petition after notice to the Zoning Officer or other appropriate agency or body. When an application for development, preliminary or final, has been duly approved and proceedings designed to reverse or limit the approval are filed with the Zoning Hearing Board by persons other than the Applicant, the Applicant may petition the court having jurisdiction of zoning appeals to order such persons to post a bond as a condition to continuing the proceedings before the Zoning Hearing Board. The question of whether such petition should be granted and the amount of the bond shall be within the sound discretion of the court.

(L) Time Limitation.

1. If a Special Exception is granted, the necessary permit shall be secured and the authorized action begun within two (2) years after the date when the Special Exception is finally granted, and the building or alteration, as the case may be, shall be completed within three (3) years of said date of permit issuance. For good cause, the Zoning Hearing Board may at any time, upon application in writing, extend either of these deadlines.
2. Should the appellant or Applicant fail to obtain the necessary permits within said two (2) year period or having obtained the permit should the fail to commence work thereunder within such two (2) year period, it shall be conclusively presumed that the appellant or Applicant has waived, withdrawn, or abandoned his application, and all approvals and permits granted to him shall be deemed automatically rescinded by the Zoning Hearing Board.
3. Should the appellant commence construction or alternation within said two (2) year period, but should he fail to complete such construction or alteration within said three (3) year period, the Zoning Hearing Board may, upon ten (10) days' notice in writing, rescind or revoke the granted Special Exception, if the Zoning Hearing Board finds that no good cause appears for the failure to complete within such three (3) year period, and if the Zoning Hearing Board further finds that conditions have altered or changed in the interval since the granting of the Special Exception that revocation or rescission of the action is justified.
4. As an alternative to the preceding, an Applicant can request, as part of the original application before the Board, the granting of a timetable associated with the request which would supersede the deadlines imposed in paragraphs (F).1.-3. In so doing, the Applicant shall demonstrate that the times requested are logically related to normal and expected progress of the project. In approving a timetable under this section, the Board shall establish and bind a definite time frame for (1) issuance of a Zoning Permit, and (2) completion of construction of the project.

Section 1.16 Conditional Use Procedures

- (A) Filing of Conditional Use. For any use permitted by Conditional Use, a Conditional Use shall be obtained from the Township Board of Supervisors. In addition to the information required on the Zoning Permit application, the Conditional Use application shall provide the following:
1. Ground floor plans and elevations of proposed structures. This requirement shall not apply for proposed single family dwellings;
 2. Names and addresses of adjoining property owners including properties directly across a public right-of-way;
 3. A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance; and
 4. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of this Ordinance.
 5. Other studies or documentation as determined by the Zoning Officer to demonstrate compliance with this Ordinance.
- (B) General Criteria. Each Applicant shall demonstrate compliance with the following:
1. The proposed use shall be consistent with the purpose and intent of this Ordinance;
 2. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties;
 3. The proposed use will not affect a change in the character of the subject property's neighborhood;
 4. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water, and other utilities, vehicular access, etc.);
 5. The proposed use complies with the Monroe Township Floodplain Ordinance;
 6. The proposed use shall comply with those criteria specifically listed in Article 3 of this Ordinance. In addition, the proposed use shall comply with all other applicable regulations of this Ordinance; and
 7. The proposed use will not substantially impair the integrity of the Township's Comprehensive Plan.
- (C) Conditions. The Board of Supervisors in approving Conditional Use applications, may attach conditions considered necessary to protect the public welfare and the purposes listed above, including conditions which are more restrictive than those established for other uses in the same zone. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this Ordinance and be subject to the penalties described in this Article.
- (D) Site Plan Approval. Any site plan presented in support of the Conditional Use pursuant to paragraph (A) shall become an official part of the record for said Conditional Use. Approval of any Conditional Use will also bind the use in accordance with the submitted site plan; therefore, should a substantive change in the site plan be required as part of the approval of the use, the

Applicant shall revise the site plan prior to the issuance of a Zoning Permit. Any subsequent change to the use on the subject property not reflected on the originally approved site plan, shall require the obtainment of another Conditional Use approval.

(E) Hearing Procedures.

1. Before voting on the approval of a Conditional Use, the Board of Supervisors shall hold a Public Hearing thereon, pursuant to Public Notice. The Board of Supervisors shall submit each such application to the Township Planning Commission at least thirty (30) days prior to the hearing on such application to provide the Township Planning Commission an opportunity to submit recommendations. If, after any Public Hearing held upon an application, the proposed application is revised, the Board of Supervisors shall hold another Public Hearing, pursuant to Public Notice, before proceeding to vote on the application.
2. Public Notice, as defined herein, and written notice shall be given to the Applicant, the Zoning Officer, such other persons as the Board of Supervisors shall designate by ordinance, and to any person who has made timely request for the same. Written notices shall be given at such time and in such manner as shall be prescribed by Ordinance or, in the absence of Ordinance provisions, by rules of the Board of Supervisors. In addition to the written notice provided herein, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one (1) week prior to the hearing.
3. In addition to the Public Notice requirements specified in paragraphs (E)1 and (E)2 above, the Applicant shall give written notice of the hearing to all landowners and tenants of real estate properties that are Contiguous to the property that is subject to the Conditional Use hearing. Landowner and tenant addresses are determined by the then-current Cumberland County tax records. The Applicant shall issue such written notice by certified mail, which shall be postmarked no less than fourteen (14) calendar days prior to the date of the Public Hearing. Copies of the certified mail return receipts shall be provided to the Township as proof that written notice was duly given. Failure of the Applicant to give the notice as required by this Section shall not invalidate any action taken by the Township Board of Supervisors.
4. The Board of Supervisors may prescribe reasonable fees with respect to hearings. Fees for said hearings may include compensation for the secretary, stenographer, notice and advertising costs, legal expenses, expenses for engineering, architectural, or other technical consultants, or expert witness costs, and necessary administrative overhead connected with the hearing. The costs, however, shall not include legal expenses, expenses for engineering, architectural, or other technical consultants, or expert witness costs.
5. The parties to the hearing shall be the Township, any person affected by the application who has made timely appearance of record before the Board of Supervisors, and any other person, including civic or community organizations permitted to appear by the Board of Supervisors. The Board of Supervisors shall have power to require that all persons who wish to be considered parties enter appearance in writing on forms provided by the Board of Supervisors for that purpose.
6. The Chairperson or Acting Chairperson of the Board of Supervisors shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and paper, including witnesses and documents requested by the parties.

7. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
8. Formal rules of evidence shall not apply, but irrelevant, immaterial, or unduly repetitious evidence may be excluded.
9. The Board of Supervisors may keep a stenographic record of the proceedings. The appearance fee for a stenographer shall be shared equally by the Applicant and the Board of Supervisors. The cost of the original transcript shall be paid by the Board of Supervisors if the transcript is ordered by the Board of Supervisors; or shall be paid by the person appealing the decision of the Board of Supervisors if such appeal is made, and in either event, the cost of additional copies shall be paid by the person requesting such copy or copies. In other cases, the party requesting the original transcript shall bear the cost thereof.
10. The Board of Supervisors shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communication, reports, staff memoranda, or other materials, except advice from their solicitor, unless parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.
11. The hearing shall be conducted by the Board of Supervisors or the Board may appoint any member or an independent attorney as a hearing officer. The decision, or, where there is no decision, the findings shall be made by the Board of Supervisors. However, the appellant or the Applicant, as the case may be, in addition to the municipality, may, prior to the decision of the hearing, waive decision or findings by the Board of Supervisors and accept the decision or findings of the hearing officer as final.
12. The Board of Supervisors shall render a written decision or, when no decision is called for, make written finds on the Conditional Use application within forty-five (45) days after the last hearing before the Board of Supervisors. Where the application is contested or denied, each decision shall be accompanied by findings of fact or conclusions based thereon, together with any reasons therefor. Conclusions based on any provisions of this act or of any ordinance, rule or regulation shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found.
13. Where the Board of Supervisors fails to render the decision within the period required by this subsection or fails to commence, conduct or complete the required hearing as provided in Section 1.16(E) of this Ordinance, the decision shall be deemed to have been rendered in favor of the Applicant unless the Applicant has agreed in writing or on the record to an extension of time. When a decision has been rendered in favor of the Applicant because of the failure of the Board of Supervisors to meet or render a decision as hereinabove provided, the Board of Supervisors shall give Public Notice of the decision within ten (10) days from the last day it could have met to render a decision in the same manner as required by the Public Notice requirements of this Ordinance. If the Board of Supervisors shall fail to provide such notice, the Applicant may do so.

(F) Time Limitation.

1. If a Conditional Use is granted, the necessary permit shall be secured and the authorized action begun within two (2) years after the date when the Conditional Use is finally

granted, and the building or alteration, as the case may be, shall be completed within three (3) years of said date of permit issuance. For good cause, the Board of Supervisors may at any time, upon application in writing, extend either of these deadlines.

2. Should the appellant or Applicant fail to obtain the necessary permits within said two (2) year period or having obtained the permit should the fail to commence work thereunder within such two (2) year period, it shall be conclusively presumed that the appellant or Applicant has waived, withdrawn, or abandoned his application, and all approvals and permits granted to him shall be deemed automatically rescinded by the Board of Supervisors.
3. Should the appellant commence construction or alternation within said two (2) year period, but should he fail to complete such construction or alteration within said three (3) year period, the Board of Supervisors may, upon ten (10) days' notice in writing, rescind or revoke the granted Conditional Use, if the Board of Supervisors finds that no good cause appears for the failure to complete within such three (3) year period, and if the Board of Supervisors further finds that conditions have altered or changed in the interval since the granting of the Conditional Use that revocation or rescission of the action is justified.
4. As an alternative to the preceding, an Applicant can request, as part of the original application before the Board, the granting of a timetable associated with the request which would supersede the deadlines imposed in paragraphs (F).1.-3. In so doing, the Applicant shall demonstrate that the times requested are logically related to normal and expected progress of the project. In approving a timetable under this section, the Board shall establish and bind a definite time frame for (1) issuance of a Zoning Permit, and (2) completion of construction of the project.

Section 1.17 Enforcement Notification

- (A) Whenever the Zoning Officer or other authorized Township representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, the Zoning Officer shall initiate enforcement proceedings by sending an enforcement notice as provided in this Article.
- (B) The enforcement notice shall be sent to the Owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the Owner of record.
- (C) An enforcement notice shall state at least the following:
 1. The name of the Owner of record and any other person against whom the Township intends to take action.
 2. The location of the property in violation.
 3. The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance.
 4. The date before which the steps for compliance shall be commenced, not to exceed thirty (30) days from receipt of notice, and the date before which the steps shall be completed.
 5. An outline of remedial action which, if taken, will affect compliance with the provisions of this Ordinance, or any part thereof, and with any regulations adopted pursuant thereto.

6. A statement indicating that the recipient of the notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time, in accordance with procedures set forth elsewhere in this Ordinance.
 7. A statement indicating that failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.
- (D) In any appeal of an enforcement notice to the Zoning Hearing Board, the Township shall have the responsibility of presenting its evidence first.
- (E) Any filing fees paid by a party to appeal an enforcement notice to the Zoning Hearing Board shall be returned to the appealing party by the Township if the Zoning Hearing Board, or any court in a subsequent appeal, rules in the appealing party's favor.
- (F) Causes of Action. In case any Building, Structure, landscaping, or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained, or used in violation of any ordinance enacted by the Township or prior enabling laws, the Board of Supervisors or, with the approval of the Board of Supervisors, an officer of the Township, or any aggrieved Owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such Building, Structure, landscaping or land, or prevent, in or about such premises, any act, conduct, business or Use constituting a violation. When any such action is instituted by a Landowner or tenant, notice of that action shall be served upon the Township at least thirty (30) days prior to the time the action is begun by serving a copy of the complaint to the Board of Supervisors. No such action may be maintained until such notice has been given.
- (G) Supplementary Provisions. No Zoning Permit, Certificate of Occupancy, or any other permit referenced in this Ordinance shall be issued with respect to a property unless the Owner(s) of that property is/are in compliance with all other ordinances, laws, and regulations of federal and state government, and the Township. Additionally, no such permit shall be issued where a charge for drinking water, wastewater, and stormwater Use, real estate taxes, or other municipal charges associated with the Use or ownership of the property have not been paid and are past due.

Section 1.18 Amendments

- (A) General.
1. Board of Supervisors Action.
 - a. The Board of Supervisors may, from time to time, amend, supplement, or repeal any of the regulations and provisions of this Ordinance.
 - b. Before voting on the enactment of an amendment, the Board of Supervisors shall hold a Public Hearing thereon, pursuant to Public Notice. In addition, if the proposed amendment involves a Zoning Map change, notice of said Public Hearing shall be conspicuously posted by the Township at points deemed sufficient by the Township along the perimeter of the tract to notify potentially interested citizens. The affected tract or area shall be posted at least one (1) week prior to the date of the hearing.
 - c. In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Planning

Commission at least thirty (30) days prior to the hearing on such proposed amendment to provide the Planning Commission an opportunity to submit recommendations.

2. Report of the Planning Commission. In making such report on a proposed amendment, the Planning Commission shall make inquiry and recommendation concerning the items specified below:
 - a. Concerning a proposed amendment to or change in the text of this Ordinance:
 - (1) Whether such change is consistent with the aims and principles embodied in this Ordinance as to the particular zoning district(s) concerned.
 - (2) Which areas, land uses, Structures and establishments in the Township will be directly affected by such change, and in what way they will be affected.
 - (3) The indirect implications of such change in its effect on other regulations.
 - (4) Whether such proposed amendment is consistent with the aims of the Township Comprehensive Plan.
 - b. Concerning a proposed amendment involving a change in the Zoning Map:
 - (1) Whether the uses permitted by the proposed change would be appropriate in the area concerned.
 - (2) Whether adequate public school facilities and other public services exist or can be created to serve the needs of any additional residences likely to be constructed because of such change.
 - (3) Whether the proposed change is in accord with any existing or proposed plans in the vicinity.
 - (4) The effect of the proposed amendment upon the growth of the Township is envisaged by the Township's Comprehensive Plan.
 - (5) Whether the proposed amendment is likely to result in an increase or decrease in the total zoned residential capacity of the Township and the probable effect thereof.
3. Referral to County Planning Commission. The Board of Supervisors shall at least thirty (30) days prior to the Public Hearing, refer the proposed amendment to the Cumberland County Planning Commission for recommendations.
4. Board of Supervisors Public Hearing. By resolution adopted at a meeting of the Board of Supervisors, the Board of Supervisors shall fix the time and place of a Public Hearing on the proposed amendment to Public Notice.
5. If, after any Public Hearing held upon an amendment, the proposed amendment is changed substantially, or is revised, to include land previously not affected by it, the Board of Supervisor's shall hold another Public Hearing, pursuant to Public Notice, before proceeding to vote on the amendment.

6. Within thirty (30) days after enactment, a copy of the amendment to this Ordinance shall be forwarded to the county planning agency.

(B) Procedure for Landowner Curative Amendments.

1. A Landowner who desires to challenge on substantive grounds the validity of this Ordinance or the Zoning Map or any provision thereof, which prohibits or restricts the Use or development of land in which he has an interest may submit a curative amendment to the Board of Supervisors with a written request that his challenge and proposed amendment be heard and decided as provided in Article 916.1 of the MPC. The curative amendment and challenge shall be referred to the Planning Commission, and the Cumberland County Planning Commission provided in MPC Section 609 and notice of the hearing thereon shall be given as provided in Articles 610 and 916.1 of the MPC.
2. The hearing shall be conducted in accordance with Article 908 of the MPC and all references therein to the Zoning Hearing Board shall, for purposes of this Article, be references to the Board of Supervisors. If the Township does not accept a Landowner's curative amendment brought in accordance with this subsection and a court subsequently rules that the challenge has merit, the court's decision shall not result in a declaration of invalidity of this Ordinance and Zoning Map, but only for those provisions which specifically relate to the Landowner's curative amendment and challenge.
3. The Board of Supervisors, if it determines that a validity challenge has merit, may accept a Landowner's curative amendment, with or without revision, or may adopt an alternative amendment that will cure the challenged defects. The Board of Supervisors shall consider the curative amendments, plans, and explanatory material submitted by the Landowner and shall consider:
 - a. The impact of the proposal upon roads, sewer facilities, water supplies, schools, and other public service facilities.
 - b. If the proposal is for residential Use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of this Ordinance or Zoning Map.
 - c. The suitability of the site for the intensity of Use proposed by the site's soils, slopes, woodlands, wetlands, floodplains, aquifers, natural resources, and other natural features.
 - d. The impact of the proposed Use on the site's soils, slopes, woodlands, wetlands, floodplains, natural resources, and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development, and any adverse environmental impacts.
 - e. The impact of the proposal on the preservation of agriculture and other land uses, which are essential to public health and welfare.

(C) Procedure for Municipal Curative Amendments.

1. If the Township determines that this Ordinance, or any portion hereof, is substantially invalid, it shall take the following actions:

- a. The Township shall declare by formal action, this Ordinance or portions hereof substantially invalid, and propose to prepare a curative amendment to overcome such invalidity. Within thirty (30) days of such declaration and proposal, the Board of Supervisors shall:
 - (1) By resolution, make specific findings setting forth the declared invalidity of this Ordinance which may include:
 - (a) References to specific uses which are either not permitted or not permitted in sufficient quantity;
 - (b) Reference to a class of Use or uses which requires revision; or,
 - (c) Reference to this Ordinance which requires revisions.
 - (2) Begin to prepare and consider a curative amendment to this Ordinance to correct the declared invalidity.
2. Within one hundred eighty (180) days from the date of the declaration and proposal, the Township shall enact a curative amendment to validate or reaffirm the validity of this Ordinance pursuant to the provisions of Article 609 of the MPC, in order to cure the declared invalidity of this Ordinance.
3. Upon the initiation of the procedures, as set forth in Section 1.17 (C)1, the Board of Supervisors shall not be required to entertain or consider any Landowner's curative amendment filed under Article 609.1 of the MPC, nor shall the Zoning Hearing Board be required to give a report requested under Article 909.1 or 916.1 of the MPC subsequent to the declaration and proposal based upon the grounds identical to or substantially similar to those specified in the resolution required by Section 1.17 (C)1a(1). Upon completion of the procedures as set forth in Section 1.17 (C)1 and Section 1.17 (C)2, no rights to a cure pursuant to the provisions of Articles 609.1 and 916.1 of the MPC shall, from the date of the declaration and proposal, accrue to any Landowner on the basis of the substantive invalidity of the unamended Zoning Ordinance for which there has been a curative amendment pursuant to this Article.
4. The Township, having utilized the procedures set forth in this Ordinance, may not again utilize said procedure for a period of thirty-six (36) months following the date of enactment of a curative amendment or reaffirmation of the validity of this Ordinance. Provided, however, if after the date of declaration and proposal there is a substantially new duty imposed upon the Township by virtue of a change in statute or a Pennsylvania Appellate Court decision to propose a curative amendment to this Ordinance to fulfill said duty or obligation.

ARTICLE 2 ZONING DISTRICTS

Section 2.01 Establishment of Zoning Districts

The following zoning districts are hereby established in the Township.

BASE DISTRICTS	SPECIAL OVERLAY DISTRICT
Conservation Zone (C) Agricultural Zone (A) Residential Open Space Zone (ROS) Suburban Residential Zone (R1) Village Zone (V) Mixed Use Zone (MU) Highway Commercial Zone (HC) Industrial Zone (I)	Floodplain Overlay Zone (FPO)

Section 2.02 Zoning Map

- (A) The zoning districts established by Subsection 2.01 are delineated on the Township’s official Zoning Map, which is adopted, and incorporated herein in its entirety, as part of this Ordinance.
- (B) Promptly following enactment of this Ordinance, the Zoning Officer shall place the following legend on the official Zoning Map adopted as part of this Ordinance, the Township Board of Supervisors Chairperson shall execute the same on behalf of the Board of Supervisors and the Township Secretary shall attest to the same: “On <DATE>, by official action of Township Board of Supervisors, the map bearing this legend was adopted as the official Zoning Map of the Township by enactment of the Zoning Ordinance of Monroe Township, Cumberland County, Pennsylvania.”
- (C) No changes of any nature shall be made in the official Zoning Map except in conformity with the procedures set forth in Section 1.17 Amendments of this Ordinance. Any unauthorized change of whatever kind by any Person or Persons shall be considered a violation of this Ordinance.
- (D) A certified Zoning Map shall be filed with the Township Secretary, Township Planning Commission, and the Cumberland County Planning Commission.

Section 2.03 Rules for Interpretation of Zoning District Boundaries

- (A) Where uncertainty exists as to the boundaries of zoning districts as shown on the official Zoning Map, the following rules shall apply:
 1. Boundaries indicated as approximately following the centerlines of Streets, highways, and Alleys shall be construed to follow such centerlines.
 2. Boundaries indicated as approximately following the center of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
 3. Boundaries indicated as approximately following property lines or platted Lot lines, shall be construed as following such lines.
 4. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
 5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

6. Boundaries that are in un-subdivided property or where a zoning district boundary divides a Lot shall be determined using the map scale as shown thereon.

Section 2.04 Conservation Zone (C)

- (A) Purpose. The Conservation Zone (C) seeks to protect large concentrations of environmentally sensitive features that also have significant value for passive and active recreational pursuits, most specifically, forested areas and steep slopes. Permitted uses within this Zone encourage the most appropriate conservation/recreation activities for these areas; some forms of development are allowed under prescribed criteria. The provisions of this Zone have been specifically formulated to satisfy Section 604. (1) of the Pennsylvania Municipalities Planning Code, which requires local zoning ordinances to “promote, protect and facilitate the preservation of the natural, scenic and historic values in the environment and preservation of forests”.
- (B) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Table 2.04 specifies the district’s bulk and area regulations.
 3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance.
- (C) Woodland Preservation Requirements. See Section 4.41 Woodland Preservation.
- (D) Permit Requirements. In addition to the requirements for Zoning Permit applications set forth in Section 1.09 of this Ordinance, proposed tree removal activities within the Conservation Zone in excess of 1,000 square feet shall be included in the application in the form of a scaled plan prepared by a Professional Land Surveyor illustrating the following:
1. Existing topographic contours at five (5) foot intervals (minimum) and spot elevations at critical locations.
 2. Steep slope areas in excess of fifteen (15) percent.
 3. Location of existing tree masses or existing woodlines.
 4. Location of all trees to be removed with a minimum trunk caliper of six (6) inches or greater.
 5. Proposed grading and spot elevations.
 6. Limit of proposed tree removal with dimensions from existing features to readily locate such line in the field.
 7. Calculations illustrating conformance with the Woodland Preservation criteria specified under Section 4.41(D).
 8. Plans, sections, and details of any proposed retaining wall over four (4) feet in height, signed, and sealed by a Professional Engineer.

Table 2.04, Conservation Zone (C) Bulk and Area Regulations

PERMITTED PRINCIPAL USE STANDARDS	BULK AND AREA REGULATIONS						
	Minimum Lot Size ¹	Minimum Lot Width	Maximum Lot Coverage	Minimum Yard Setbacks			Maximum Building Height
				Front	Side (Both)	Rear	
Agriculture, horticulture, and forestry-related uses	10 acres	See Article 3 Zoning Uses					
Public &/or nonprofit parks and playgrounds, public utilities structures, public uses, natural areas or wildlife refuges	5,400 sq. ft.	60 ft.	50%	50 ft.	20 ft. (40 ft.)	35 ft.	35 ft.
Single-family dwellings and seasonal residences, provided both public sewer & public water are utilized	1 acre	100 ft.	30%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Single-family dwellings, seasonal residences, and other permitted uses	2 acres ¹	150 ft.	20%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Single-family dwellings, seasonal residences, and other permitted uses, if more than 50% of the site possesses slopes in excess of 15% ²	3 acres ²	150 ft.	10%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
All Other Uses	1 acre ¹	100 ft.	30%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Accessory Uses	N/A		Included in Principal Use Lot Coverage	35 ft.	10 ft. (20 ft.)	10 ft.	20 ft.

¹ All uses relying upon on-lot disposal systems shall comply with the Monroe Township On-Lot Management Ordinance.

² For purpose of this section, the ground slope area shall be calculated based upon conditions as they exist as of the effective date of this Ordinance. Where subdivision of a tract is proposed, the calculations shall be performed on the parent lot and the minimum lot area and maximum lot coverage shall apply to all lots subdivided from the parent tract.

Section 2.05 Agricultural Zone (A)

(A) Purpose. The purpose of the Agricultural Zone (A) is to:

1. Protect and stabilize general agriculture as an ongoing economic activity within Monroe Township by encouraging those land uses and activities that are agricultural in nature or act in direct support thereof;
2. Discourage development from occurring on productive farmlands, including those parcels designated as "Agricultural Security Areas" that are ultimately intended for placement in the "Preserved Farm" status through the Cumberland County Agricultural Conservation Easement Program and those prime agricultural soils that are conducive to high crop yields;
3. Protect agriculture uses from incompatible uses that may conflict or interfere with normal and customary agricultural practices within that zoning district;
4. Minimize the amount of land consumed for nonagricultural purposes by encouraging nonagricultural development to occur on smaller parcels;
5. Provides for the continuation of Agricultural Use operations; and
6. Retain the core area of farmland in the Township that strongly contributes to its rural character.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. Table 2.05 specifies the district's bulk and area regulations.
3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance.
4. Conservation Plan. Any agriculture, horticulture or forestry-related uses which involves earthmoving activities, or the commercial harvesting or timbering of vegetation, shall follow the current Chapter 102 and NPDES Phase II Requirements for Construction Activities (Chapter 102 Erosion Control of Title 25 Rules and Regulations, Department of Environmental Protection).

(C) Pennsylvania Right to Farm Law Notice. All lands within the Agricultural Zone are located within an area where land is used for commercial agricultural production. Owners, residents and other users of this property may be subjected to inconvenience and discomfort arising from normal and accepted agricultural practices and operations, including, but not limited to, noise, odors, the operation of machinery of any kind, including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of this property should be prepared to accept such inconveniences and discomfort from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982, "The Right to Farm Law", may bar them from obtaining a legal judgement against such normal agricultural operations. From the effective date of this Ordinance, all subsequent subdivision plans submitted with this zone shall require a note which duplicates this Section, and which shall be transferred to the purchaser by the seller.

Table 2.05, Agricultural Zone (A) Bulk and Area Regulations

PERMITTED PRINCIPAL USE STANDARDS	BULK AND AREA REGULATIONS							
	Min. Lot Size	Min. Lot Width		Max. Lot Coverage	Min. Yard Setbacks			Max. Building Height
		At Building Setback	At Lot Frontage		Front	Side (Both)	Rear	
Agriculture, horticulture, and forestry-related uses	20 acres	200 ft.	N/A	10%	60 ft.	25 ft. (50 ft.)	50 ft.	150 ft. ¹
Single-Family Detached Dwellings and other Principal Permitted Uses	130,000 sq. ft. ³	200 ft.	150 ft. ²	30%	75 ft.	40 ft. (80 ft.)	75 ft.	35 ft.
Public and Nonprofit Parks and Public Utilities underground structures	5,400 sq. ft.	60 ft.	60 ft.	40%	25 ft.	20 ft. (40 ft.)	35 ft.	35 ft.
All Other Uses	87,000 sq. ft.	150 ft.	100 ft. ²	25%	50 ft.	30 ft. (60 ft.)	50 ft.	35 ft.
Accessory Uses	N/A			To be included in the Primary Structure's Max. Lot Coverage	Not permitted in Front Setback	10 ft. (20 ft.)	10 ft.	20 ft.
Agricultural Setback Requirement	No poisonous plant or tree shall be planted within ten feet (10') and twenty feet (20'), respectively, of any parcel within the Agricultural Zone.							

¹ Provided each structure is set back a distance at least equal to its height from each property line.

² Only applicable on properties with cul-de-sac streets. See Section 4.05 for Flag Lot requirements.

³ Two (2) acres for subdivisions pursuant to PA Title 7, Chapter 138e, Agricultural Conservation Easement Purchase Program

Section 2.06 Residential Open Space Zone (ROS)

(A) Purpose. The Residential Open Space Zone (ROS) is intended to:

1. To allow for greater flexibility and creativity in the design of residential developments.
2. To encourage the permanent preservation of open space, natural resources including waterbodies and wetlands, and historical and archeological resources;
3. To encourage a less sprawling and more efficient form of development that provides for open land and conforms to existing topography and natural features better than a conventional or grid subdivision;
4. To minimize the total amount of disturbance on the site;
5. To further the goals and policies of the Township Comprehensive Plan and Official Map; and
6. To facilitate the construction and maintenance of structures, streets, utilities, and public service in a more economical and efficient manner.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. Table 2.06 specifies the district's bulk and area regulations.
3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance, including the Open Space Development Requirements specified under Section 4.22.
4. All developments within the Zone shall be serviced by public sewer.

(C) Minimum Acreage. The minimum acreage required for a ROS development is twenty (20) acres. Subdivision of lots less than twenty (20) acres shall follow the Agricultural Zone dimensional standards.

Table 2.06, Residential Open Space Zone (ROS) Bulk and Area Regulations

PERMITTED PRINCIPAL USE STANDARDS	BULK AND AREA REGULATIONS							
	Min. Lot Size	Min. Lot Width	Min. Open Space	Max. Lot Coverage	Min. Yard Setbacks			Max. Building Height
					Front	Side (Both)	Rear	
Agriculture, horticulture, and forestry-related uses	10 acres	200 ft.	N/A	10%	60 ft.	25 ft. (50 ft.)	50 ft.	150 ft. ¹
Single-Family Detached Dwelling	80,000 sq. ft.	100 ft.	50%	30%	50 ft.	30 ft. (20 ft.)	50 ft.	35 ft.
Single-Family Semi-Attached Dwelling	20,000 sq. ft.	50 ft.	50%	30%	50 ft.	20 ft. (40 ft.)	30 ft.	35 ft.
Public and nonprofit parks and public utilities underground structures	5,400 sq. ft.	60 ft.	N/A	50%	25 ft.	20 ft. (40 ft.)	35 ft.	35 ft.
All Other Uses	43,560 sq. ft.	100 ft.	30%	30%	50 ft.	30 ft. (20 ft.)	50 ft.	35 ft.
Accessory Uses	N/A			To be included in the Primary Structure's Max. Lot Coverage	Not permitted in Front Setback	10 ft. (20 ft.)	10 ft.	20 ft.

¹ Provided each structure is set back a distance at least equal to its height from each property line.

Section 2.07 Suburban Residential Zone (R1)

- (A) Purpose. The Suburban Residential Zone accommodates low density suburban detached residential growth within the Township. Higher densities may be achieved through the application of Open Space Development subdivision plans using public sewer or acceptable alternative systems for sewage disposal.
- (B) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Table 2.07 specifies the district's bulk and area regulations.
 3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance.

Table 2.07, Suburban Residential Zone (R1) Bulk and Area Regulations

AVAILABLE PUBLIC UTILITIES	BULK AND AREA REGULATIONS							
	Min. Lot Size ¹	Min. Lot Width		Max. Lot Coverage	Min. Yard Setbacks			Max. Building Height
		At Building Setback	At Lot Frontage		Front	Side (Both)	Rear	
Single Family Residential with On-lot Sewage	43,560 sq. ft.	180 ft.	80 ft.	25%	35 ft.	20 ft. (40 ft.)	35 ft.	35 ft.
Single Family Residential with Public Sewer and No Public Water	32,000 sq. ft.	160 ft.	80 ft.	30%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Single Family Residential with Both Public Sewer and Public Water	20,000 sq. ft.	120 ft.	80 ft.	35%	35 ft.	10 ft. (20 ft.)	35 ft.	35 ft.
Manufactured Housing Park	4,250 sq. ft. ²	50 ft.		75%	Front – 15 ft. from the edge of the Street Cartway where no right-of-way exists. No building, manufactured house, or other structure shall be located closer than forty feet (40') from the street right-of-way of a street that is not internal to the manufactured housing park Side – 5 ft. from the side lot/space lines, except that such setback shall be increased to 30 ft. where it abuts the outside boundary of the manufactured housing park Other – Regardless of the above setback requirements, each manufactured house shall be located at least 15 ft. from the closest point of any other manufactured house.			15'
All Other Uses	32,000 sq. ft.	160 ft.	80 ft.	30%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Accessory Uses	N/A		To be included in the Primary Structure's Max. Lot Coverage		Not permitted in the Front Setback	3 ft. (6 ft.)	3 ft.	20 ft. (except for Manufactured Housing Parks where the maximum accessory use height is 15 ft.)
Agricultural Setback Requirement	No poisonous plant or tree shall be planted within ten feet (10') and twenty feet (20'), respectively, of any parcel within the Agricultural Zone.							

¹ All uses relying upon on-lot sewers shall comply with the Monroe Township On-Lot Management Ordinance.

² Maximum permitted density is five (5) manufactured housing units per acre.

Section 2.08 Village Zone (V)

- (A) Purpose. The Village Zone (V) preserves the quality and historic character of the Village of Churchtown and provides for the continuation of the existing development to uphold the compact character of this traditional village development pattern. Churchtown has developed into an historic setting that consists primarily of residences, but also includes some limited commercial and civic uses. Site designs vary with the “village-core”, but they predominantly consist of tightly knit buildings located on deep and narrow lots with small setbacks.
- (B) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Table 2.08 specifies the district’s bulk and area regulations.
 3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance, including the Village District Design Standards specified in Section 4.38 thereunder.

Table 2.08, Village Zone (V) Bulk and Area Regulations

PERMITTED PRINCIPAL USE STANDARDS	BULK AND AREA REGULATIONS						
	Min. Lot Size ¹ (Max Lot Size)	Min. Lot Width Frontage	Max. Lot Coverage	Min. Yard Setbacks ³			Max. Building Height
				Front Build to Line ²	Side (Both)	Rear	
Single Family Detached Dwellings	6,000 sq. ft.	40 ft.	55%	10 ft. OR the front setback line shall be no greater than the Average of Depth of Existing Front Yards located within the same block on both sides of the Street.	10 ft. (20 ft.)	20 ft.	35 ft.
Single Family Semi-Attached	3,000 sq. ft. per Dwelling Unit	35 ft.	55%		10 ft. (20 ft.)	20 ft.	35 ft.
Two Family Dwelling	3,000 sq. ft. per Dwelling Unit	60 ft. per lot	70%		10 ft. (20 ft.)	20 ft.	35 ft.
Multi-Family Dwelling	2,000 sq. ft.	30 ft. per unit	70%		10 ft. end units	20 ft.	35 ft.
Multi-Family Conversion	2,000 sq. ft. per Dwelling Unit	30 ft. per unit	70%		10 ft. end units	20 ft.	35 ft.
Townhouses ⁴	1,250 per Dwelling Unit	18 ft. per unit	70%		10 ft. end units	20 ft.	35 ft.
Non-Residential and All Other Uses	No Minimum (Maximum Lot Size is 15,000 sq. ft. and Max. Floor Area 2,000 sq. ft.)	75 ft.	80%	10 ft	Abutting Residential Uses = 15 ft. (30 ft.) Abutting Non-Residential Uses = 0 ft.	Not Permitted	35 ft.
Permitted Accessory Uses	N/A		To be included in the Primary Structure's Max. Lot Coverage	Not permitted in Front Setback	3 ft. (6 ft.)	3 ft.	20 ft. for residential 30 ft. for non-residential

¹ All uses relying upon on-lot sewers shall comply with the Monroe Township On-Lot Management Ordinance.

² No less than seventy (70) percent of a building's front facade (including the front facade of any covered or uncovered porches) shall be located on the front build-to-line; except, however, no less than fifty percent (50) of any townhouse or quadraplex building shall be located on the front build-to-line. Front build-to-lines shall be measured between the edges of the street right-of-way and the closest facade to the building, including porches. No part of any building shall extend closer to a street than the front build-to-line.

³ No townhouse shall contain more than five (5) units. For each townhouse building containing more than four (4) units, no more than sixty-seven (67) percent of such units shall have the same front yard setbacks; the minimum variation of setback shall be five (5) feet. In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any interior access drives, or parking facilities contained on commonly held lands. All townhouse buildings shall be set back at least thirty (30) feet from any perimeter boundary of the development site. In those instances where several townhouse buildings are located on the same lot, the following separation distances will be provided between each building. Additional bulk and area provisions for Townhouses are as follows:

a. Front to front, rear to rear, or front to rear parallel buildings shall have at least fifty (50) feet between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten (10) feet at one end if increased by similar or greater distance at the other end.

- b. A minimum yard space of thirty feet (30') is required between end walls of the building may be reduced to angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty (20). feet
- c. A minimum yard space of thirty feet (30) is required between end walls and front or rear faces of buildings.
- d. All townhouse buildings shall be set back a minimum of fifteen (15) feet from any interior access drives or parking facilities contained on commonly held lands.

Section 2.09 Mixed Use Zone (MU)

(A) Purpose. The Mixed Use Zone (MU) provides for a compatible mixture of uses as part of a coordinated and integrated master planned development intended to achieve the following development objectives:

1. Allow a mixture of well-designed and integrated land uses that include housing, retail, office, commercial services, and civic uses, to create economic and social vitality, and provides market flexibility;
2. Ensure flexibility exists in the distinction of alternative housing to meet the varied needs of the population of the Township, including provisions for commercial, institutional, and recreational activities;
3. Allow vertical mixed-use buildings that contain commercial and residential uses;
4. Discourage sprawling suburban strip development along existing public roadways by establishing a master planned approach based on design standards that promote a more sustainable pattern of growth and development;
5. Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians, bicyclists, and transit users of all ages and abilities;
6. Encourage efficient land use by facilitating compact development and minimizing the amount of land that is needed for surface parking;
7. Design buildings to a human scale for aesthetic appeal, pedestrian comfort, and computability with other land uses;
8. Reinforce streets as public places that encourage pedestrians and bicycle use; and
9. Achieve connectivity with adjacent developments and neighborhoods.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. Table 2.09 specifies the district's bulk and area regulations.
3. All uses permitted within this Zone shall also comply with the Supplemental Regulations contained in Article 4 of this Ordinance, including the Mixed Use Design Standards specified thereunder in Section 4.16.
4. Single Use project proposals are permitted on tract sized five (5) acres or less.
5. The maximum percentage of units types included in a mixed use project shall be as follows:
 - a. Single Family Detached Dwellings = 100%
 - b. Single Family Semi-Detached / Two Family = 20%
 - c. Multi-family Dwelling / Townhouse = 20%
 - d. Non-residential = 10%

Table 2.09, Mixed Use Zone (MU) Bulk and Area Regulations

AVAILABLE PUBLIC UTILITIES	BULK AND AREA REGULATIONS							Max. Building Height
	Min. Lot Size ¹	Min. Lot Width		Max. Lot Coverage	Min. Yard Setbacks			
		At Building Setback	At Lot Frontage ²		Front	Side (Both)	Rear	
Single Family Residential with On-lot Sewage	43,560 sq. ft. ¹	150 ft.	120 ft.	20%	35 ft.	20 ft. (40 ft.)	35 ft.	35 ft.
Single Family Residential with Public Sewer and No Public Water	32,000 sq. ft.	100 ft.	80 ft.	30%	35 ft.	15 ft. (30 ft.)	35 ft.	35 ft.
Mixed Use Development served by Public Sewer and Public Water Utilities								
Single Family Residential	10,000 sq. ft.	40 ft.	40 ft.	35%	25 ft. OR The front setback line shall be no greater than the Average of Depth of Existing Front Yards located within the same block on both sides of the Street.	At least 5 ft. on one side. (15 ft. total)	20 ft.	35 ft.
Single Family Semi-Attached	3,500 sq. ft. per Dwelling Unit	35 ft.	35 ft.	35%			20	35 ft.
Two Family Dwelling	2,500 sq. ft. per Dwelling Unit	25 ft.	35 ft.	35%			20	35 ft.
Multi-Family	3,000 per Dwelling Unit	50 ft.	50 ft.	40%		15 ft. (30 ft.)	20	35 ft.
Townhouse Dwelling	1,250 per Dwelling Unit	18 ft.	18 ft.	40%		5 ft. (10 ft.)	20	35 ft.
Non-Residential and All Other Uses	20,000 sq. ft.	75 ft.	75 ft.	60%	10 ft.	15 ft. 20 ft. when abutting a residential use (30 ft. and 40 ft., respectively)	25 ft. 30 ft. when abutting a residential use	45 ft.
Permitted Accessory Uses	N/A	N/A		To be included in the Primary Structure's Max. Lot Coverage	Not permitted in Front Setback	3 ft. (6 ft.)	3 ft.	20 ft. for residential 30 ft. for non-residential

¹ All uses relying upon on-lot sewers shall comply with the Monroe Township On-Lot Management Ordinance.

² Only applicable on properties with cul-de-sac streets.

Section 2.10 Highway Commercial Zone (HC)

- (A) Purpose. The Highway Commercial Zone (HC) provides suitable locations for highway-oriented retail, service and entertainment businesses. The uses typically involve outdoor activities and/or storage areas like automobile, boat and trailer sales and service establishments. The uses provided in this zone are meant to serve local residents as well as those motorists passing through the Township. Access to these areas is provided by adjoining major roads.
- (B) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Table 2.10 specifies the district's bulk and area regulations.

Table 2.10, Highway Commercial Zone (HC) Bulk and Area Regulations

AVAILABLE PUBLIC UTILITIES	BULK AND AREA REGULATIONS							
	Min. Lot Size ¹	Min. Lot Width Frontage	Max. Lot Coverage	Min. Yard Setbacks				Max. Building Height
				Front	Side	Rear	Residential Buffer ²	
None	43,560 sq. ft.	200 ft.	45%	See requirements below				45 ft.
Public Water or Public Sewer	30,000 sq. ft.	150 ft.	55%					45 ft.
Both Public Sewer and Public Water	15,000 sq. ft.	100 ft.	70%					45 ft.
All Other Uses	30,000 sq. ft.	150 ft.	55%	See requirements below				45 ft.
Buildings/Structures				25 ft.	15 ft.	25 ft.	25 ft.	
Off-street Parking				Not permitted	10 ft.	15 ft.	25 ft.	
Off-street Loading					10 ft.	15 ft.	25 ft.	
Outdoor Storage				Not permitted	10 ft.	20 ft.	25 ft.	
Outdoor Display				20 ft.	15 ft.	20 ft.	25 ft.	
Dumpsters				Not permitted	25 ft.	25 ft.	25 ft.	

¹ All uses relying upon on-lot sewers shall comply with the Monroe Township On-Lot Management Ordinance.

² The residential buffer shall be measured to the closest point of any adjoining residential Use or Lots in the A, C, R1, V, ROS and MU districts. The residential buffer shall also include a screen as defined herein.

Section 2.11 Industrial Zone (I)

- (A) Purpose. The Industrial Zone (I) provides for a wide range of industrial activities that contribute to the Township's well-being by diversifying its economy and providing valuable employment opportunities. The required lot sizes have been kept small to accommodate the start-up industries that are likely to emerge; however, larger and heavier industries are permitted. The Industrial Zone areas are located near existing public utility services and along arterial and collector roads. Design standards have been imposed to create attractive site designs and moderate the objectionable impacts associated with industrial uses. Substantial setbacks are used to protect adjoining residences.
- (B) Use Regulations.
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
 2. Table 2.11 specifies the district's bulk and area regulations.

Table 2.11, Industrial Zone (I) Bulk and Area Regulations

AVAILABLE PUBLIC UTILITIES	BULK AND AREA REGULATIONS							
	Min. Lot Size ¹	Min. Lot Width Frontage	Max. Lot Coverage	Min. Yard Setbacks				Max. Building Height
				Front	Side (Both) ²	Rear	Residential Buffer ³	
With or without public sewer and water	43,560 sq. ft.	150 ft.	70%	See requirements below				45 ft.
All Other Uses	43,560 sq. ft.	150 ft.	70%	See requirements below				45 ft.
Buildings/Structures				25 ft.	30 ft. (60 ft.)	25 ft.	75 ft.	
Off-street Parking				Not permitted	20 ft. (40 ft.)	25 ft.	50 ft.	
Off-street Loading					20 ft. (40 ft.)	25 ft.	50 ft.	
Outdoor Storage				Not permitted	20 ft. (40 ft.)	25 ft.	25 ft.	
Outdoor Display				20 ft.	20 ft. (40 ft.)	25 ft.	25 ft.	
Dumpsters				Not permitted	25 ft. (50 ft.)	50 ft.	25 ft.	

¹ All uses relying upon on-lot sewers shall comply with the Monroe Township On-Lot Management Ordinance.

² Side, or the rear yard setbacks are not required solely for joint parking and/or loading spaces where two, or more adjoining uses share such parking and/or loading spaces.

³ The residential buffer shall be measured to the closest point of any adjoining residential Use or Lots in the A, C, R1, V, ROS and MU districts. The residential buffer shall also include a screen as defined herein.

Section 2.12 Floodplain Overlay Zone (FPO)

- (A) Purpose. The purpose of the Floodplain Overlay (FPO) Zone is to:
1. Regulate the permitted use of flood-prone areas.
 2. Where there happens to be any conflict between the provisions or requirements of any of the floodplain districts and those of any underlying district the more restrictive provisions and/or those pertaining to the floodplain districts shall apply.
 3. In the event any provisions concerning a floodplain district is declared inapplicable, as a result of any legislative or administrative actions or judicial discretion, the basic underlying district provision shall remain applicable.
 4. Require the utilization of appropriate construction practices and design standards in order to prevent or minimize flood damage in the future.
 5. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing the unwise Use and development of property in areas subject to flooding.
- (B) Authority. Subsections 604 and 605 of the MPC and the Pennsylvania Floodplain Management Act (Act 166-1978) grant municipalities the authority to identify flood-prone areas subject to periodic flooding and regulate with specific control the Permitted Use, type of construction and Height of floor levels above base flood elevation permitted in the area to lessen or avoid the hazards to persons and damage to property resulting from the accumulation of storm or flood waters.
- (C) Application. Except as modified by the FPO, the provisions of the applicable base zoning district(s) shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable FPO regulations shall prevail. Whenever the FPO Zone is established, any subsequent application to change the base zoning district shall not be construed to be an application to eliminate the FPO district for the property covered by the application. An intent to eliminate the FPO district on a given property shall be expressly stated to be part of the application.
- (D) Floodplain Ordinance. The Monroe Township Floodplain Ordinance establishes requirements for floodplain management including general provisions, interpretations and definitions, establishes floodplain areas, boundary disputes, alternations, criteria for Building and site plan approval, administration, appeals and penalties, government actions, and municipal liability.
- (E) Boundaries of Zone.
1. To the extent the Zoning Map and the Monroe Township Floodplain Ordinance identifies areas prone to or otherwise at risk of flood, including without limitation by reference to a Flood Insurance Rate Map or FEMA Flood Insurance Study, such areas shall be deemed identified as flood-prone areas for purposes of this Ordinance and included within the FPO Zone.
 2. Boundaries indicated as approximately following the center lines of Street or Alley rights-of-way shall be construed to follow such center lines;
 3. Boundaries indicated as parallel to, or extensions of features indicated in the above shall be so construed; and
 4. Where physical or cultural features existing on the ground are different with those shown on the Flood Insurance Rate Map, or in other circumstances not covered by the above, the

Zoning Officer shall interpret the FPO Zone boundaries and a map revision completed and submitted to FEMA to modify the floodplain.

ARTICLE 3 ZONING USES

Section 3.01 General Provisions

The following general provisions apply to the uses outlined in this Article.

- (A) In the MU, HC, I and Zones, more than one (1) principal non-residential use may be erected on a single lot provided that all lot and yard requirements, standards and other requirements of this Ordinance, including minimum lot area, minimum lot frontage, required setbacks, and maximum impervious coverage shall be met for each structure, as though it were on an individual lot that could be subdivided in compliance with these Ordinance provisions.. In addition, such proposals shall gain approval for a Land Development plan and provide individually approved methods of sewerage disposal. A Subdivision plan will be required where a lease arrangement exists.
- (B) No Building, Structure, or Land shall be used in any way other than the uses permitted in the zoning district in which the Building, Structure, or Land is located, with the exception of the Continuation of Existing Uses specified in Paragraph (C) below.
- (C) Continuation of Existing Uses. The continuation of any Use existing and permitted at the time of adoption of these regulations is permitted, subject to the nonconforming Use standards specified below under Section 3.04, Nonconformities.

Section 3.02 Applicability

- (A) Table 3.01, Permissible Uses, identifies the Principal, Accessory, and Temporary Uses allowed in each zoning district and are defined in this Ordinance.
- (B) Principal, Accessory, and Temporary Uses are given one of the following designations specified in Table 3.01.
 - 1. Permitted by Right ("R"). These Uses are permitted automatically by right in the zoning districts in which they are listed are subject to the general regulations under this Ordinance.
 - 2. Permitted by Special Exception ("SE"). These Uses are not permitted by right but are subject to the Special Exception standards and criteria specified in Section 1.15, Paragraph (H)2, of this Ordinance.
 - 3. Permitted by Conditional Use ("C"). These Uses are permitted subject to specific standards and more detailed and formal review procedures as specified under Section 1.16 of this Ordinance.
 - 4. Non-Permitted Uses. Uses not permitted (whether expressly permitted or permitted upon interpretation and classification by the Zoning Officer) within a zoning district shall be deemed excluded. The Zoning Officer shall make a Determination of the classification of all land Uses within the context and intent of this Ordinance and may issue a Decision regarding whether a particular Use is permitted or excluded in a zoning district, all in accordance with this Ordinance.
- (C) Permissible Uses are grouped into general categories, which are further broken into subcategories and specific Use types that are specifically defined in this Ordinance.

Section 3.03 Unlisted Uses

- (A) If a Use is clearly not provided for in this Section, whether as Permitted by Right, Permitted by Special Exception, or Permitted by Conditional Use, within any Zoning District within the Township, then the proposed Use shall be considered a Conditional Use and shall be approved pursuant to the requirements specified under Section 1.16 Conditional Uses of this Ordinance. In addition to such requirements, the proposed Use shall also be approved based on the following Use character eligibility standards:
1. The proposed Use shall be consistent with and meet the stated purpose and intent of the zoning district within which the Use is being proposed.
 2. The proposed Use shall be consistent with and uphold the general form, function, and design character of the neighborhood within which the Use is being proposed.
 3. The Use shall be similar to and compatible with the permitted uses in the zone in which the subject property is located, is not permitted in any other zone under the terms of this Ordinance, and in no way is in conflict with the general purposes and intent of this Ordinance.
- (B) The burden of proof shall be upon the Applicant to demonstrate that the proposed Use meets the foregoing criteria and would not be detrimental to the public health, safety, and welfare of the Township and its residents.
- (C) For the purposes of this section, a specifically denied Use shall be considered a Use that is not a permitted Use in the zone in question but is a permitted Use in another zoning district.

Section 3.04 Nonconformities

(A) General Regulations.

All lawful uses of land or of a Building, Sign or other Structure existing on the effective date of this Ordinance may be continued, altered, restored, reconstructed, changed, sold or maintained even though such Use may not conform to the Use, Height, area, Yard and other regulations of the zoning district in which it is located, provided such nonconforming conditions shall comply with the following requirements.

(B) Nonconforming Structures.

1. Continuation. Any nonconforming Structure existing on the effective date of this Ordinance or created by an amendment to this Ordinance may continue although such Structure does not conform to the dimensional requirements of this Ordinance.
2. Restoration. A nonconforming Structure, which has been damaged or destroyed by fire, explosion, windstorm, or other natural or criminal acts, shall meet the following restoration requirements:
 - a. A nonconforming Structure with damage may be reconstructed providing the Structure is restored to meet the following requirements:
 - (1) The restored Structure shall not exceed the Height, area, and volume of the original damaged Structure.

- (2) The restoration of the Structure shall commence within one (1) year from the date the Structure was damaged and shall be continue uninterrupted, otherwise the nonconforming Structure status shall be void.
3. Demolition. In the event any nonconforming Building is destroyed or partially destroyed, and the Owner has determined reconstruction/restoration infeasible, the Owner will be responsible for the complete removal of the Structure and debris as well as the filling of any excavated areas.
4. Expansion or Alteration. The following requirements shall apply to the expansion or alteration of nonconforming Structures or Buildings:
 - a. The Lot on which the expansion or alteration is proposed shall be limited to only that Lot on which the Building or Structure existed at the time it became nonconforming. Expansion onto adjoining Lot is prohibited.
 - b. A nonconforming Building or Structure may be extended or expanded on the same Lot, provided that the extension or alteration shall:
 - (1) Be limited to fifty (50) percent of the Gross Floor Area of the Building existing at the time the Building became nonconforming.
 - (2) Conform to all dimensional requirements and all other applicable regulations of this Ordinance.
 - c. The Applicant shall furnish conclusive evidence as to the extent of the nonconformity when it was created. The above maximum increase shall be measured in aggregate over the entire life of the nonconformity.
 - d. Extension Along a Nonconforming Setback. If an existing Building has a lawfully nonconforming Building setback, additions may occur to increase the Height above such setback or to extend other portions of the Building out to the nonconforming side or rear setback line, provided that:
 - (1) The Structure shall not be extended beyond the existing nonconforming setback line.
 - (a) No extension shall be permitted with five (5) feet of any Street right-of way or property lines.
 - (b) No extension shall be permitted which may cause danger to vehicular or pedestrian traffic on a street by obscuring a view.
 - (2) No additional nonconformity shall be created.
 - (3) The new nonconforming extension shall not be greater than fifty (50) percent of the existing length of the nonconforming portion of the Building.
 - (4) All other requirements of this Ordinance, including but not limited to provisions regarding Height restrictions, shall be met.
 - (5) Such addition shall not be permitted for a nonresidential Building that abuts an existing primarily residential Use.

- e. In the case of a nonconforming Building or Structure which is used by a nonconforming Use, any expansion or alteration shall also meet the requirements of and is subject to the additional restrictions of Section 3.04, Paragraph (D)2, concerning the expansion or alteration of nonconforming uses.
- f. Provision for vehicular access, off-street parking and off-street loading shall be consistent with standards required by this Ordinance.
- g. Provisions for Yards, Building Height, and Building area shall be consistent with the standards required for permitted uses in the zone in which the nonconformity in question is located.
- h. The expansion shall not create new dimensional nonconformities or further increase existing dimensional nonconformities.
- i. Appearance should be harmonious with surrounding properties; this feature includes but is not limited to landscaping, enclosure of principal and accessory uses, height control, sign control, architectural control, and maintenance of all improvements and open spaces.
- j. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings, and open spaces.
- k. No expansion of a nonconforming Structure or a nonconforming Building located outside of a Structure existing on the effective date of this Ordinance shall be permitted in any Floodplain area except in accordance with the Monroe Township Floodplain Ordinance, which is incorporated herein by reference as specified under Section 2.12 Floodplain Overlay Zone.
- l. Excluding expansion, any modification, alteration, repair, reconstruction or improvement of any kind to a nonconforming Building or Structure located in the Floodplain area shall be permitted when either elevated above the base flood elevation or floodproofed. In no case shall any modification, alteration, repair, reconstruction or improvement cause unacceptable increases in flood height, velocities or frequencies.

(C) Nonconforming Lots.

- 1. Continuation. Any nonconforming Lot, due to its Lot area or Lot width, existing as of the effective date of this Ordinance or created by an amendment to this Ordinance may be continued although such Lot does not conform to the Lot requirements for the district in which it is located.
- 2. Development. The following requirements apply to the development and use of the nonconforming Lot:
 - a. All the requirements of this Ordinance shall be met with the exception of Lot area and Lot width. Furthermore, no Lot shall be developed unless the following requirements are met:
 - (1) Each Lot shall have an approved on-lot water and wastewater system or access to public water and public sewer. Additionally, for those Lots

utilizing on-lot water the minimum required isolation distance between the well and the on-lot wastewater system shall be provided.

- (2) In residential districts, only one single family dwelling may be erected and the following minimum side yards shall be provided.
 - i. Interior Lots with a width of fifty (50) feet or more, two side yards shall be provided as required by the district regulations.
 - ii. Corner Lots with a width of fifty (50) feet or more, two front yards shall be provided. The front yard opposite the interior side yard may be reduced by the required number of feet the Lot width is less than the district requires but may not be reduced to less than the minimum side yard. The side yard shall be provided as required by the district regulations.
 - iii. On Lots not less than fifty (50) feet but not less than twenty-five (25) feet in width, two side yards shall be provided, each equaling twenty (20) percent of the Lot width.
- (3) On a Lot in a commercial or industrial district, the required side yards shall be determined by the Zoning Hearing Board upon application for a Variance based on the same criteria as above for residential Structures.

- b. Where possible, Contiguous tracts under common ownership shall be replatted to create conforming Lots.

(D) Nonconforming Uses.

1. Continuation.

- a. Any nonconforming Use existing on the effective date of this Ordinance or created by an amendment to this Ordinance may be continued although such Use does not conform to the provisions of this Ordinance. Change in ownership or possession of the Use or property shall not prevent the continuance of the nonconforming Use.
- b. Any planned residential developments or portions thereof that were approved or completed prior to September 17, 1998, shall continue to operate under this Ordinance in effect when they were approved.

2. Expansion or Alteration. Any nonconforming Use may be expanded or altered only through the obtainment of a Special Exception from the Zoning Hearing Board and subject to the following criteria:

- a. The Lot on which the expansion or alteration of a nonconforming Use is proposed shall be limited to only that Lot on which the Use existed at the time it became nonconforming. Expansion onto adjoining Lots is prohibited. Any portion of the parent Lot with a nonconforming Use on part of the Lot which is subdivided after September 17, 1998, and to which subdivided Lot the nonconforming Use has not been extended before subdivision shall, after subdivision, be used only in conformity with all the provisions of this Ordinance.
- b. The total of all such expansions or alterations of Use shall not exceed an additional fifty (50) percent of the actual area of those Buildings or Structures or portion of

the land devoted to and used by the nonconforming Use, whichever is more restrictive, as they existed on the date such Use first became nonconforming. All expansions of the nonconforming Use and/or Building(s) that occurred since the Use originally became nonconforming shall count toward the above maximum increase.

- c. The nonconforming use of a Building may be expanded within the Building, provided that the expansion is limited to fifty (50) percent of the Gross Floor Area occupied by the nonconforming Use at the time the Use became nonconforming.
- d. The Applicant shall furnish conclusive evidence as to the extent of the nonconformity and lawfulness in all respects when it was created.
- e. Provision for vehicular access, off-street parking and off-street loading shall be consistent with standards required by this Ordinance.
- f. Provision for yards, Building Height and Building area shall be consistent with the standards required for permitted uses in the district in which the nonconformity in question is located.
- g. Appearance of expansions should be harmonious with surrounding properties; this feature includes, but is not limited to, landscaping, enclosure of principal and accessory uses, Height control, Sign control, architectural control and maintenance of all improvements and open spaces.
- h. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes, but is not limited to, fences, walls, plantings, and open spaces.
- i. No expansion of a nonconforming Use located outside of a Structure existing on the effective date of this Ordinance shall be permitted in any Floodplain area except in accordance with Section 2.14 Floodplain Overlay Zone.
- j. Excluding expansion, any modification, alteration, repair, reconstruction or improvement of any kind to a nonconforming Use located in the Floodplain area shall be permitted when either elevated above the base flood elevation or floodproofed to the extent required in Section 2.14 Floodplain Overlay Zone.
- k. The expansion shall not create new dimensional nonconformities or further increase existing dimensional nonconformities.
- l. The proposed expansion or alteration will not cause an increased detrimental effect on the surrounding neighborhood.

3. Change of Use. The following regulations shall apply to the change of nonconforming uses:

- a. A nonconforming Use changed to a conforming Use shall not be permitted to be changed back to a nonconforming Use.
- b. A nonconforming Use shall be permitted to be changed to another nonconforming Use upon application to the Zoning Hearing Board for a Special Exception and in accordance with Section 1.15, Paragraph (H)2 of this Ordinance and the following standards:
 - (1) The Applicant shall show the nonconforming Use cannot be changed reasonably to a Permitted Use.

- (2) The Applicant shall demonstrate the change will be less objectionable in external effects than the existing nonconforming Use including, but not limited to:
 - (a) Traffic impact;
 - (b) Environmental impact (e.g., noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration);
 - (c) Solid waste disposal; and
 - (d) Appearance.
- (3) The Applicant shall demonstrate the change will meet other requirements of this Ordinance, including parking and loading, buffering, and signage.

4. Abandonment, Discontinuance and Delinquency.

- a. The ceasing of a nonconforming Use in a Building or Structure for a continuous period of one (1) year or more shall be considered the abandonment of the nonconforming Use. Subsequent use of such Building or Structure shall be in conformity with the provisions of this Ordinance.
- b. The ceasing of a nonconforming use of land for a continuous period of one (1) year or more shall be considered the abandonment of the nonconforming Use with the exception of normal agricultural practices, such as, the rotation of crops. Subsequent use of such land shall be in conformity with the provisions of this Ordinance.
- c. In the case of the death of the Landowner and/or settling of an estate the discontinuance of the nonconforming Use shall not be considered an abandonment of the Use in accordance with Paragraphs (D)(1) and (2) above until the estate is settled or a court order has been entered regarding the estate's disposition. A one (1) year grace period after such settlement or court order shall apply.
- d. A nonconforming Use shall be deemed abandoned in the event the Township or County acquires an unredeemed, tax delinquent property and sells said property. Subsequent use of the land shall be in conformity with the provisions of this Ordinance.

(E) Documentation of the Nonconformance.

- 1. It shall be the right of the Landowner to provide evidence of the nonconformance. At the request of the Landowner and based on evidence provided to the Zoning Officer as authorized by the Township Board of Supervisors, the Zoning Officer shall issue a Certificate of Nonconformance, which shall be for the purpose of insuring to the Owner the right to continue a nonconforming Building or Use. If no documented evidence is produced, it shall be assumed that the nonconformance is not a preexisting condition.
- 2. The Certificate of Nonconformance shall set forth in detail all of the nonconforming conditions of said property.
- 3. The Township shall retain a copy of the Certificate of Nonconformance.

Table 3.01, Permissible Uses.

MONROE TOWNSHIP ZONING ORDINANCE DISTRICT USE TABLE Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.	MAPPED ZONING DISTRICTS								
	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
PRINCIPAL USES (SECTION 3.05)									
<i>RESIDENTIAL AND LODGING USES [SECTION 3.05 PARAGRAPH (A)]</i>									
Dwelling, Single Family Detached	R	R	R	R	R	R			
Dwelling, Single Family Semi-Attached			R	R	R	R			
Dwelling, Two-Family			R	R	R	R			
Dwelling, Multi-Family				R	R	R			
Dwelling, Townhouse				R	R	R			
Dwelling, Multi-Family Conversion		R		R		R			
Bed and Breakfast		SE	SE	SE	SE				
Short-Term Rental	SE	SE	SE	SE	SE	SE			
Community Residence, Halfway House								C	
Community Residence, Sober Living Facility/Recovery House	C	C	C	C	C	C			
Community Residence, Group Home	R	R	R	R	R	R			
Hotel/Apartment Hotel						C		R	
Motel								R	
Manufactured Home Community			SE	SE					
Mixed Use Building (infill or reuse)					SE*	SE			
Mixed Use Building (new development)					R*	R			
Resort Community						R			
Rooming House and Boarding House					SE	SE			
Temporary Shelter Facility								SE	
<i>CIVIC AND INSTITUTIONAL USES [SECTION 3.05 PARAGRAPH (B)]</i>									
Assembly, Neighborhood	SE	SE	SE	SE	SE*	SE		SE	

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	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
Assembly, General						SE		SE	
Cemetery	SE	R			SE*	SE			
Houses of Worship, Small (equal to or <10,000 sq. ft.)	C	C			C*	C		R	
Houses of Worship, Large (>10,000 sq. ft.)	C	C			C*	C		R	
Government Facility	R	R	R	R	R*	R		R	R
Higher Education						SE		SE	
Hospital						C		C	
Library/Museum					SE*	SE			
Long-Term Care Facility					C*	C		R	
Police/Fire/EMS	R	R	R	R	R*	R		R	R
School, Small (equal to or <13,000 sq. ft.)	C	C			C*	C		R	
School, Large (>13,000 sq. ft.)					C*	C		R	
Stadium/Arena								C	
AGRICULTURE, FORESTRY, AND OPEN SPACE USES [SECTION 3.05 PARAGRAPH (C)]									
Agricultural Use	R	R	R	R	R	R		R	R
Commercial Stock Yards and/or Feedlots		C						C	C
Community Garden	R	R	R	R	R	R			
Equine Activities		R							
Forestry Operation	R	R	R	R	R	R		R	R
Commercial Recreation				C	C*	C		C	C
Nature Preserve	R	R	R						
Outdoor Shooting Range	C	C							
Park	R	R	R	R	R	R		R	R

MONROE TOWNSHIP ZONING ORDINANCE DISTRICT USE TABLE Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.	MAPPED ZONING DISTRICTS								
	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
RETAIL USES [SECTION 3.05 PARAGRAPH (D)]									
Any Retail Use that Serves or Sells Alcohol regulated by the Pennsylvania Liquor Control Board					C*	C		C	C
Neighborhood Retail					R*	R			
General Retail					SE*	SE		R	
Grocery Store					SE*	R		R	
Public Market		R			R*	R			
Commercial Equipment and Supply								R	R
Convenience Store						R		R	
Medical Marijuana Dispensary								R	
Outdoor Sales Lot								R	R
SERVICE USES [SECTION 3.05 PARAGRAPH (E)]									
Any Service Use that Serves or Sells Alcohol regulated by the Pennsylvania Liquor Control Board					C*	C		R	
Neighborhood Service					R*	R			
General Service					SE*	SE		R	R
Medical Clinic					SE*	SE		SE	
Methadone Treatment Facility								C	C
Drug and Alcohol Treatment Facility								C	C
Adult Day Care Center					SE*	SE		SE	
Assisted Living Facility					SE*	SE			
Automobile Fueling and Limited Repair Service						SE		R	R
Automobile Service/Car Wash						SE		R	R

MONROE TOWNSHIP ZONING ORDINANCE	MAPPED ZONING DISTRICTS								
	DISTRICT USE TABLE								
Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
Automobile, Truck, Limousine Rental Service								R	R
Bail Bonds Agency								SE	
Child Care Center						SE		SE	
Group Child Care Home	SE	SE	SE	SE	SE*	SE			
Family Child Care Home	SE	R	R	SE	SE*	SE			
Community Service					SE*	SE		R	
Drinking Places					C*	C		R	
Eating Places					C*	C		R	
Brew Pub					C*	C		R	
Microbrewery, Microdistillery, Microwinery					C*	C		R	
Electronic Cigarette / Vaporizer Store								R	
Entertainment Assembly								C	
Kennel		C						C	
Pawn Shop/Check Cashing Establishment								R	
Private Club	SE				SE*	SE		SE	
Recreational Campground	C								
Smoking Places								R	
Tattoo/Piercing Parlor								R	
Self-Storage Facility								SE	SE
ADULT USES [SECTION 3.05 PARAGRAPH (F)]									
Adult Establishments								C	C
EMPLOYMENT USES [SECTION 3.05 PARAGRAPH (G)]									
Office Uses						R		R	R

MONROE TOWNSHIP ZONING ORDINANCE	MAPPED ZONING DISTRICTS								
	DISTRICT USE TABLE								
Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
Craftsman Industrial						SE		R	R
Medical Marijuana Grower / Processor Facility		C						C	C
INFRASTRUCTURE USES [SECTION 3.05 PARAGRAPH (H)]									
Parking as a Principal Use						R		R	R
Collocated Wireless Communications Facilities	R	R						R	R
Tower-Based Wireless Communications Facilities	C	C						C	C
Non-Tower Wireless Communications Facilities	C	C						C	C
Small Wireless Communications Facilities Inside the Public Rights-of-Way	R	R	R	R	R	R		R	R
Small Wireless Communications Facilities Outside the Public Rights-of-Way		R				R		R	R
Transportation and Utilities	R	R	R	R	R	R		R	R
Transit Facility								R	R
Transit Bus Stops					R	R		R	R
Public Utilities	R	R	R	R	R	R		R	R
Principal Solar Energy Systems									C
Principal Wind Energy Systems (PWES)									C
INDUSTRIAL USES [SECTION 3.05 PARAGRAPH (I)]									
Heavy Industry									R
Meat Processing Establishment		C							R
Mining and Mineral Extraction	C								
Automotive Dismantler and Recycler									R
Junkyards									R
Solid Waste Disposal Facility									R

MONROE TOWNSHIP ZONING ORDINANCE DISTRICT USE TABLE Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.	MAPPED ZONING DISTRICTS								
	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
Light Industry								R	R
Brewery, Distillery, Winery		C						R	R
Outdoor Storage Yard								R	R
Airport		C							
Heliprot								R	R
Helistop								R	R
Yard Waste Composting Facility		C							
Warehouse / Distribution								C	C
ACCESSORY USES (SECTION 3.06)									
Accessory Dwelling Unit	SE	R	SE	SE	SE	SE			
Accessory Solar Energy Systems	R	R	R	R	R	R		R	R
Accessory Wind Energy Systems	R	R	R	R	R	R		R	R
Agricultural Commercial Enterprise		R	R			R			
Agritourism Marketing Enterprise		R	R			R			
Carport, Portable or Temporary	R	R	R	R	R	R			
Community Garden	R	R	R	R	R	R			
Drive-Through Facility					C*	SE		R	
Electric Vehicle Charging Station – Levels 1 & 2	R	R	R	R	R	R		R	R
Electric Vehicle Charging Station – Level 3					SE*	SE		R	R
Farm Occupation	SE	R	SE			SE			
Home Occupation	SE	R	SE	R	SE	R		SE	SE
Heliprot		C						R	R
Helistop		C						R	R

MONROE TOWNSHIP ZONING ORDINANCE	MAPPED ZONING DISTRICTS								
	DISTRICT USE TABLE								
<p style="text-align: center;">Key: R = Permitted by Right SE = Permitted by Special Exception C = Permitted by Conditional Use Blank Cell = Non-Permitted Use * = Village uses permitted only in areas governed by a Master Plan specified under Article 4, Section 4.38(A)3.</p>	Conservation	Agriculture	Residential Open Space	Suburban Residential	Village	Mixed Use		Highway Commercial	Industrial
USES	C	A	ROS	R1	V	MU		HC	I
Keeping of Poultry	R	R	SE	SE	SE	SE			
Keeping of Honeybees	R	R	SE						
Keeping of Exotic Wildlife		C							
Keeping of Livestock		R	SE		SE				
Manure Storage Facility		R							
No-Impact Home-Based Business	R	R	R	R	R	R		R	R
Outdoor Café		R			R	R		R	
Outdoor Display and Sales		R				C		R	R
Outdoor Wood-Fired Boilers	R	R	R					R	R
Parking	R	R	R	R	R	R		R	R
Short-Term Rental	SE	SE	SE	SE	SE	SE			
Signs	See Section 5, Signs								
TEMPORARY USES (SECTION 3.07)									
Farmers Market	SE	R	SE	SE	SE	SE			
Mobile Food Facility	SE	SE	SE	SE	SE	SE		SE	
Model Home and/or Subdivision Sales Office		SE	SE	SE	SE	SE			
Open Air Market	SE	SE	SE	SE	SE	SE			
Temporary Construction Site Trailer	R	R	R	R	R	R		R	R
Temporary Food Service Facility	R	R	R	R	R	R		R	R
Temporary Outdoor Event	SE	SE	SE	SE	SE	SE		SE	SE

Section 3.05 Principal Uses

(A) Residential and Lodging Uses. A category of Uses for residential and overnight accommodations.

1. Dwelling. A Building or portion thereof arranged or designed for occupancy by a single family and having both cooking and sanitary facilities. A physical separation between units is not required to constitute a Dwelling Unit. The term “Dwelling” or any combination thereof shall not be deemed to include Hotel, Rooming House/Boarding House, Hospital, or other accommodations used for transient occupancy.

a. Single-Family Detached Dwelling. A Building used by one (1) Family, having only one (1) Dwelling Unit and surrounded by open space or yards and which is not attached to any other dwelling by any means. Only one (1) single-family detached Dwelling shall be permitted for each legally subdivided Building Lot.

b. Single-Family Semi-Attached Dwelling. One of two Buildings arranged or designed as a Dwelling, located on abutting Lots and separated from each other by a solid partition—without openings—extending from the Basement floor to the highest point of the Roof along the dividing Lot line and separated from any other Building or Structures by space on all sides.

c. Two-Family Dwelling. A Building located on one Lot containing not more than two Dwelling Units, arranged one above the other or side by side, and not occupied by more than two families.

d. Multi-Family Dwelling. A Building containing three (3) or more Dwelling Units with the units stacked one above another (i.e., Apartment house) and occupied by more three (3) or more families.

e. Townhouse Dwelling. One of a series of three (3) and a maximum of eight (8) attached Dwelling Units separated from one another by continuous vertical solid partitions without openings from Basement floor through the underside of the Roof.

f. Multi-Family Conversion. An existing Single-Family Detached Dwelling that has been converted or will be converted to individual dwellings for more than one (1) family, without substantially altering the exterior of the Building. The following supplemental Use regulations shall apply:

(1) Minimum apartment size shall conform to the following scale:

(a)	Number of Bedrooms	Usable Living Area
	1	500 Square Feet
	2	650 Square Feet
	3	850 Square Feet

(2) Only existing, single-family detached dwellings may be converted for conversion apartment Use.

(3) A maximum of three (3) Dwelling Units may be created by the conversion of a single-family detached Structure.

(4) Access to each unit shall be reviewed and approved by an appropriate local fire protection official pursuant to the UCC. The property Owner

shall provide each unit with smoke alarms and ensure each alarm is kept in working condition by the property Owner at all times.

- (5) The property Owner shall provide exit Signs in all hallways leading to and from second and third floor apartments. In addition, the property Owner shall provide each hallway serving independent units with smoke alarms and ensure each alarm is kept in working order by the property Owner at all times.

2. Bed and Breakfast. A private residence providing temporary lodging to the public consisting of no more than ten (10) sleeping rooms and in which breakfast is the only meal served and is included in the lodging charge. The following supplemental Use regulations apply:

- a. Shall not alter the residential nature of the neighborhood and/or the character of the Dwelling as a residence.
- b. Kitchen facilities shall comply with 7 PA Code Ordinance 46, Pennsylvania Food Code, as administered by the Pennsylvania Department of Agriculture.
- c. Access to guestrooms shall be via a main entrance, lobby, or foyer within the Building. No guestroom shall have a separate exterior access, except as may be required by applicable fire or Building codes.
- d. No employees who are not otherwise eligible to be a member of the same household with the Owner of the Bed and Breakfast may live on-site.
- e. A Bed and Breakfast may have a Sign in accordance with Section 5 of this Ordinance.

3. Short-Term Rental. The Principal Use of a Building (except a Hotel, Motel or Bed and Breakfast) where, for compensation, temporary – i.e., less than thirty consecutive (30) days – lodging is provided for the transient guests and meals are not provided. The following Use regulations shall apply:

a. Permit Required.

(1) No Owner of any property in the Township shall operate a Short-Term Rental in the Township without obtaining a Zoning Permit from the Zoning Officer. Operation of a Short-Term Rental without a permit is a violation of this Ordinance. Permits may be transferable to any new Owner of the property provided an application with updated contact information is submitted to the Township and all prior violations of this Ordinance have been remedied.

(2) The issuance of a Zoning Permit is not a warranty that the premise is lawful, safe, habitable, or in compliance with this Ordinance.

(3) Permit Application Requirements. Short-Term Rental permit applications shall contain the following information:

- (a) The name, address, telephone number and email address of the Owner.

- (b) The name, address and 24-hour telephone number of the designated Local Property Representative as required by Subsection (3)b.(1) of this Section.
 - (c) Floor plan identifying rooms on all floors, specific location of bedrooms, and location of any pools labeled as either in-ground or above-ground.
 - (d) The total number of bedrooms.
 - (e) If the Building is a multi-unit Structure, the total number of Dwelling Units in the Structure and identification of the Dwelling Units being used as the Short-Term Rentals. Only one (1) Dwelling Unit of a multi-unit structure may be used as a Short-Term Rental.
 - (f) A diagram or aerial photograph showing the location and number of on-site parking spaces.
 - (g) Copy of current Cumberland County Hotel Room Excise Tax Certificate.
 - (h) Copy of current Pennsylvania Sales and Use Tax Permit or signed attestation that a third party collects this on behalf of the Short-Term Rental Owner.
 - (i) Signatures of the Owner and the designated Local Property Representative.
 - (j) By signing the Short-Term Rental application, the Owner gives authorization to the Township to enter onto the property to inspect and ensure compliance with this Ordinance and all applicable ordinances and regulations administered and enforced by the Township.
 - (k) Written notice to an applicable homeowners' association, indicating the intent to make application for and Use the subject residential property for a Short-Term Rental, when applicable.
- (4) A separate Short-Term Rental Zoning Permit is required for each Dwelling Unit.
 - (5) A Short-Term Rental Zoning Permit is effective for a period of one (1) annual term calendar year, or until any of the conditions of the Short-Term Rental which are governed by this Ordinance are changed, whichever shall first occur. Permits shall be renewed annually. Short-Term Rental permits may be applied for up to ninety (90) days before the start of the annual term expiration of a Short-Term Rental Permit.

b. Operating Standards.

- (1) Local Property Representative. The Property Owner shall designate a Local Property Representative who shall be available twenty-four (24) hours per day, seven (7) days per week, for the purpose of (1) responding within one hour to complaints regarding the condition, operation, or conduct of

occupants of the Short-Term Rental, and (2) taking remedial action to resolve any such complaints. The name, address, and telephone contact number of the Property Owner and the Local Property Representative shall be kept on file at the Township. The failure to provide the contact information, failure to keep the contact information current, failure to respond in a timely manner to complaints, or the occurrence of repeated complaints may result in the suspension or revocation of approval and/or civil or criminal penalties.

- (2) Occupancy. Maximum daytime and overnight occupancy of the rental shall be based on the UCC standards. The Property Owner and/or Local Property Representative shall be responsible for ensuring that the Dwelling Unit is in conformance with its maximum occupancy.
- (3) Restrictions on Use. A renter may not use a Short-Term Rental for a purpose not incidental to its Use for lodging or sleeping purposes. This restriction includes using the rental for a wedding, banquet, reception, bachelor or bachelorette party, concert, fundraiser, sponsored event, family party or any similar group activity.
- (4) Parking. The following minimum number of parking spaces shall be provided for Short-Term Rental uses:
 - (a) A minimum of one (1) parking space for a Short-Term Rental in a studio or one (1) bedroom unit;
 - (b) A minimum of two (2) parking spaces for Short-Term Rentals with two (2) to four (4) bedrooms; and
 - (c) A minimum of three (3) parking spaces for Short-Term Rentals with five (5) or more bedrooms.
 - (d) Permitted garages and driveways on the property shall be unobstructed and made available for renter parking.
- (5) Signage. No outdoor advertising Signs related to the rental dwelling shall be allowed on the site.
- (6) Access. A Short-Term Rental Driveway shall have direct access to a public road or public street.
- (7) Informational Packet. A packet of information shall be provided to renters and posted conspicuously in the common area of the Short-Term Rental summarizing guidelines and restrictions applicable to the Short-Term Rental Use, including:
 - (a) Information on maximum occupancy;
 - (b) Applicable noise and Use restrictions;
 - (c) Location of designated off-street parking;

- (d) Direction that trash shall not be stored within public view, except within proper containers for the purpose of collection, and provision of the trash collection schedule;
 - (e) Contact information for the local property representative;
 - (f) Evacuation routes;
 - (g) The renter's responsibility not to trespass on private property or to create disturbances; and
 - (h) Notification that the renter is responsible for complying with this Ordinance and that the renter may be cited or fined by the Township for violating any provisions of this Ordinance.
- (8) Insurance. The Property Owner shall maintain on file at the Township an up-to-date certificate of insurance documenting that the dwelling is insured as a short-term or vacation rental.
- (9) Inspection. The Property Owner and/or the Local Property Representative shall maintain on file at the Township an up-to-date certificate of inspection documenting that the dwelling complies with the provisions for transient accommodations in the UCC as adopted by the Township and shall obtain an appropriate certificate of occupancy. It shall be the responsibility of the Property Owner and/or Local Property Representative to schedule and pass an annual safety inspection.
- (10) Outdoor parking for overnight and day guests shall be limited to available parking areas on the Short-Term Rental property. Parking for Short-Term Rental guests shall not include spaces in any private, community, or public Street right-of-way or on any lawns or vegetated areas.
- (11) Short-Term Rental occupants or guests shall not engage in disorderly conduct or disturb the peace and quiet of any nearby neighborhood or person by loud, unusual or excessive noise, by tumultuous or offensive conduct, public indecency, threatening, traducing, quarreling, challenging to fight, or fighting, or creating a dangerous or physically offensive condition.
- (12) The Owner and/or Local Property Representative shall use best efforts to assure that the occupants or guests of the Short-Term Rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or otherwise violate provisions of this Ordinance (or any other Township ordinance) and state law pertaining to noise or disorderly conduct including, but not limited to, notifying the occupants of the rules regarding Short-Term Rentals and responding when notified that occupants are violating laws, ordinances or regulations regarding their occupancy.
- (13) The Owner and/or Local Property Representative shall, upon notification that occupants or guests of the Short-Term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct or otherwise violated provisions of this Ordinance or other applicable laws and regulations pertaining to noise or disorderly conduct, promptly Use

best efforts to prevent a recurrence of such conduct by those occupants or guests.

- (14) Overnight occupancy of recreational vehicles, camper trailers, and tents at the property where the Short-Term Rental is located is prohibited. Outdoor overnight sleeping of occupants or guests of the Short-Term Rental is prohibited.
- (15) A Short-Term Rental shall not have any outside appearance indicating a change of Use.
- (16) Fireworks and floating lanterns are prohibited.
- (17) Subleasing all or a portion of the Dwelling Unit is prohibited.
- (18) All Short-Term Rentals shall have a clearly visible and legible notice posted within the Dwelling Unit containing the following information:
 - (a) The name of the Owner of the unit and and/or the Local Property Representative and a telephone number at which that party can be reached on a twenty-four (24) hour basis.
 - (b) The physical Street address of the property.
 - (c) The maximum number of occupants permitted to stay in the Dwelling Unit and the maximum number of day guests permitted at any one time.
 - (d) The maximum number of all vehicles allowed to be on the property and the requirement that all guest parking shall be in the available parking areas on the property and not in or along any private, community or public Street right-of-way or on any lawn or vegetated area on the property.
 - (e) The trash pick-up day and notification that trash and refuse shall not be left or stored outside of designated receptacles on the exterior of the property.
 - (f) Notification that an occupant or guest may be cited and fined for creating a disturbance or for violating other provisions of Township Ordinances, including parking and occupancy limits.
 - (g) Notification that Short-Term Rental occupants and guests are required to make the property available for inspection by the Township upon request.
 - (h) A copy of the Township Short-Term Rental Permit.

- 4. Community Residence, Halfway House. A dwelling occupied by not more than eight (8) transitionally institutionalized individuals that are inmates in prerelease status and inmates granted parole by the Pennsylvania Board of Probation and Parole who need specialized housing, treatment and/or counseling that provides supervised housing as an alternative to imprisonment, including but not limited to pre-release, work-release, probationary programs, or active criminal rehabilitation for the supervision of who have violated the law

and who are sent to a halfway house upon release from, or in lieu of being sent to, a penal institution or juvenile detention center. The following supplemental Use regulations shall apply.

- a. A halfway house must be licensed where required by an appropriate government agency (agencies) and shall comply with all applicable rules and regulations of the licensing body (bodies). A copy of any required license must be delivered to the Township before beginning the use.
 - b. A halfway house shall be directly affiliated with a parent institution or organization that shall provide full-time supervision and administration to the residents of the house.
 - c. A common cooking and eating area must be provided; no cooking or dining facilities shall be provided in individual rooms or suites.
 - d. The residents of the halfway house shall reside on-premises to benefit from the services provided.
 - e. Property shall be served by public water and public sewer.
 - f. The halfway house shall not be located within 1,000 feet of any religious structure, public recreation facility, school facility, daycare center, or public library.
 - g. The halfway house shall not be located with 1,000 feet of another halfway house.
 - h. A minimum of four hundred (400) square feet of outdoor open space shall be provided per each resident.
 - i. In addition to the Special Exception review requirements specified under Section 1.15 of this Ordinance, each application shall be accompanied by a statement describing the following:
 - (1) The character of the halfway house;
 - (2) The policies and goals of the halfway house and the means proposed to accomplish those goals;
 - (3) The characteristics of the residents and the number of residents to be served;
 - (4) The operating methods and procedures to be used; and
 - (5) Any other facts relevant to the proposed operation of the halfway house.
 - j. Any Special Exception granted for the halfway house shall be bound to the type and number of offenders listed on the application. Any change in the type or number of offenders being housed shall require a new Special Exception.
5. Community Residence, Sober Living Facility/Recovery House. A residential facility used by four (4) or more individuals residing together voluntarily or by court requirement to recover from drug, alcohol, and/or substance abuse and that does not include the current illegal use of or addition to a controlled substance as defined in 21 U.S. Code §802. Such facility must also serve as a transitional environment between rehabilitation facilities and

reintegration into their future lives. This definition shall include sober houses, recovery houses, or sober living environments, but are not required to be licensed by Pennsylvania Department of Drug and Alcohol Programs. This term specifically excludes individuals and groups occupying: a boarding or rooming house, a lodging house; a club; a group home; a fraternity; a hotel; or a similar living environment. The maximum number of residents for a “sober living home” as defined herein shall not exceed the maximum number of occupants as set forth by the applicable building code, fire code, and any other similar code that sets forth a maximum occupancy limit for a Dwelling or Building. The following supplemental Use regulations shall apply.

- a. Registration with the Commonwealth and compliance with all regulations for licensure or certification as promulgated by the Department of Drug and Alcohol Programs in accordance with 71 P.S. § 613.13, as amended, or such other commonwealth agency or department as authorized by law. In the event that the Sober Living Facility/Recovery House is not registered and is not required to be licensed or certified by the Commonwealth, then the Sober Living Facility/Recovery House shall provide either:
 - (1) Documentation that it would comply if subject to licensure and certification; or
 - (2) Documentation that the Sober Living Facility/Recovery House is a member in good standing and in compliance with all rules and/or regulations of a recognized countywide, statewide, or nationwide Association of Recovery Homes or equivalent professional accrediting organization.
- b. Prior to issuance of a Certificate of Occupancy by the Building Code Official, proof of licensure must be provided to the Zoning Officer. Additionally, and annually on January 31st of each year thereafter each operator must provide similar proof of Commonwealth registration and compliance or continued status as a member in good standing and in compliance with all the rules and/or regulations of a recognized county, state, or national professional association.
- c. Residents of a Sober Living Facility/Recovery House shall maintain a single housekeeping unit with shared use of living areas, eating areas, bathrooms, food preparation, and serving areas and shall share mealtimes and housekeeping responsibilities.
- d. A Sober Living Facility/Recovery House shall be directly affiliated with a parent institution or organization who shall provide full-time supervision and administration to the residents of the house.
- e. Property shall be served by public water and public sewer.
- f. Accommodations in a Sober Living Facility/Recovery House shall be provided for no more than the maximum number of occupants or residents as permitted by the applicable building code, fire code, and any other similar code that sets forth a maximum occupancy limit for a dwelling or building. Applications for a Sober Living Facility/Recovery House shall specify the maximum number of residents or occupants to be housed or cared for at the facility.
- g. Off-street parking must be adequate to accommodate the needs of the residents and staff of the Sober Living Facility/Recovery House. Parking shall be provided in accordance with the Part 5 of this Chapter.

- h. A Sober Living Facility/Recovery House shall not alter the essential character of the neighborhood or district in which it is located.
 - i. A minimum of four hundred (400) square feet of outdoor open space shall be provided per each resident.
 - j. In addition to the Special Exception review requirements specified under Section 1.15 of this Ordinance, each Special Exception application shall be accompanied with a statement describing the following:
 - (1) The nature and character of the Sober Living Facility/Recovery House;
 - (2) The policies and the goals of the Sober Living Facility/Recovery House;
 - (3) The management and administration structure;
 - (4) The history of the parent institution and the characteristics of the residents, along with the number of residents to be served; and
 - (5) All other facts relevant to the operation of the Sober Living Facility/Recovery House.
6. Community Residence, Group Home. A residential facility, also sometimes referred to as a “community living arrangement,” licensed by the Commonwealth of Pennsylvania, that provides a home for not more than eight (8) handicapped, as defined by the Fair Housing Amendments Act, 42 U.S.C. §§ 3601 *et seq.*, or elderly individuals, excluding staff who do not reside on the property, who live and cook together as a single housekeeping unit. This definition shall not include a facility housing persons released from or under the jurisdiction of a government bureau of corrections or similar institution. This definition does not include persons occupying a hotel, dormitory, lodge, halfway house, sober living facility/community residence, boarding house or institution. A Group Home shall be a stable living environment which anticipates, contemplates, expects, and projects that occupants thereof shall reside in the group home for a term of not less than one (1) year in duration. The following supplemental Use regulations shall apply:
- a. In a narrative form, a statement of the proposed use, including its location, number of residents, name, telephone number, and contact person of the sponsoring agency.
 - b. A statement that all required approvals, permits, and licenses have been granted from the Federal, State, and County governments or other public agencies.
 - c. Accommodations in a Group Home shall be provided for no more than the maximum number of occupants or residents as permitted by the applicable building code, fire code, and any other similar code that sets forth a maximum occupancy limit for a dwelling or building. Applications for a sober living home shall specify the maximum number of residents or occupants to be housed or cared for at the facility.
 - d. The Group Home shall comply with all zoning regulations in the district in which the Group Home is located.

- e. All other information that is required by the PA Uniform Construction Code Official prior to issuing a building permit shall also be provided to the Township.
 - f. The Group Home shall maintain a similar appearance, condition, and character to the existing dwellings in the immediate vicinity of the Group Home.
 - g. Occupants of the Group Home facilities shall live as a single housekeeping unit.
 - h. Under no circumstances shall any uses qualifying for or falling under the definition of halfway house or Sober Living Facility/Recovery House/recovery house be considered a Group Home.
7. Hotel/Apartment Hotel. A lodging establishment offering temporary lodging to the public consisting of eight (8) or more sleeping rooms with a bathroom for each room and providing daily room cleaning services and other guest services. In-room kitchen facilities may or may not be provided. Includes apartment or residential hotels. Secondary service uses may also be provided, such as restaurants and meeting rooms. The following supplemental Use regulations apply:
- a. Hotel/Apartment Hotel Building shall be located within one thousand (1,000) feet of an arterial collector road.
 - b. A private lobby shall be included.
 - c. Rooms shall be accessed from the interior of the Building, including from interior courtyards, lobbies, or halls.
8. Motel. A Building or group of Buildings, whether detached or in connected units, used as individual sleeping or Dwelling Units, designed with separate entrances, and designed for year round occupancy, primarily for transient automobile travelers and providing for accessory off-street parking facilities. The term "motel" includes Buildings designated as tourist courts, tourist cabins, motor lodges and similar terms.
9. Manufactured Home Community. A parcel or Contiguous parcels of land that has been so designed and improved that it contains three or more manufactured home spaces for the placement thereon of manufactured homes. A Manufactured Home Community shall be developed pursuant to the design standards specified in the Monroe Township Subdivision and Land Development Ordinance.
10. Mixed Use Building. A Mixed Use Building integrates non-residential and residential uses within the same Building Structure where non-residential Uses are permitted on the first floor of the Building and Multi-family Dwelling Unit(s) are permitted on the upper floor(s). These buildings shall comply with all standards for non-residential buildings plus the following supplemental Use regulations:
- a. Uses permitted on first floor:
 - (1) Civic and Institutional Uses.
 - (2) Retail Uses.
 - (3) Services Uses.
 - b. Uses permitted on upper floor(s):

(1) Multi-Family Dwelling

11. Resort Community. An integrated and cohesive mixed-use development providing lodging, dining, leisure time, recreation, entertainment or educational uses, activities and amenities serving as one of the primary attractions, as well as permanent residential dwellings and other complementary and compatible uses. The following supplemental Use regulations apply:
- a. Notwithstanding the provisions of Section 3.01(A) of this Ordinance, more than One Principal Use on a Lot), the following lot area, dimensional and other requirements shall be applicable to the entire development on the subject property, rather than individual uses or buildings.
 - (1) Required Frontage and Access. The subject property shall front on, and have two points of direct vehicular access onto, an arterial road as defined by the Monroe Township Comprehensive Plan.
 - (2) Water and Sewer Requirements. The subject property shall be connected to both public sewer and public water utilities.
 - (3) Minimum Lot Area. The subject property shall have a minimum lot area of twenty-five (25) acres.
 - (4) Maximum Height. Buildings on the subject property shall have a maximum permitted height of fifty (50) feet.
 - (5) Minimum Yard Setbacks. The subject property shall have the minimum required Yard Setbacks as set forth in Section 2.09 of this Ordinance measured from the exterior Lot lines of the subject property, except that the minimum residential buffer shall be fifteen (15) feet. All Buildings and Structures shall comply with the minimum Building separation distances required by the Pennsylvania Uniform Construction Code.
 - (6) Maximum Density. The subject property shall have a maximum net density of ten (10) dwelling units per net acre, exclusive of any public or private streets, private access agreements, and public utility rights-of-way or easements.
 - b. Permitted Uses. The following uses shall be permitted by right as part of the development on the subject property:
 - (1) Natural areas or wildlife refuges;
 - (2) Public parks and playgrounds, public uses and public utilities;
 - (3) Hotels, motels and similar lodging facilities;
 - (4) Delicatessens, bakeries, ice cream shops, caterers, restaurants, drive-thru and/or fast-food restaurants, taverns and brew-pubs (excluding nightclubs);
 - (5) Theatres, auditoriums and convention centers;

- (6) Commercial recreation facilities;
 - (7) Health and fitness clubs;
 - (8) Amusement arcades;
 - (9) Retail sales and/or rental of goods;
 - (10) Retail services, including barber/beauty salons; music, dance, art or photographic studios;
 - (11) Offices;
 - (12) Churches and related uses;
 - (13) Commercial day-care facilities;
 - (14) Family day care facilities;
 - (15) Historic structures conversions;
 - (16) Residential dwelling units (including all forms and types of single-family detached, duplex (two-family and single-family semi-detached), multiple family, townhouse, manufactured house, quadraplex, seasonal residence and other dwellings);
 - (17) Agriculture;
 - (18) Aquaculture and fisheries;
 - (19) Horticulture and Forestry;
 - (20) Riding stables;
 - (21) No-impact home-based businesses;
 - (22) Other uses similar to and compatible with the uses permitted in the Resort Community and in no way in conflict with the general purposes and intent of the MU Zone; and
 - (23) Accessory uses customarily incidental to permitted uses.
- c. A single entity shall be responsible for the overall unified general management of the Resort Community, but common ownership for the types of buildings and uses shall be permitted pursuant to the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. §§ 3101 et seq., or the Pennsylvania Planned Community Development Act, 68 Pa. C.S.A. §§ 5101, et seq..
- d. All uses, development and open areas must be designed, constructed, or operated as coordinated, cohesive and integral components of the Resort Community. Accordingly, the subdivision/land development plan for the Resort Community shall include a plan sheet conceptually depicting the proposed or anticipated ultimate build-out and development of the Resort Community (i.e., “Conceptual Master Plan”). The Conceptual Master Plan shall show relationships among the various

proposed or anticipated lots, uses, buildings, parking areas, vehicle and pedestrian routes, open areas, landscaping and amenities. The Conceptual Master Plan must show the approximate locations and uses of buildings, as well as the approximate locations of parking areas, vehicle and pedestrian routes, open areas, and generalized landscaping and amenities. The Conceptual Master Plan may include a range of permitted uses, as opposed to identifying each specific use; however, the Conceptual Master Plan shall show proposed uses in enough detail to verify that the ultimate build-out and development of the Resort Community is intended to function cohesively as an integrated development. Subsequent subdivision/land development plans for the Resort Community shall generally be consistent with the Conceptual Master Plan. Where a subsequent subdivision/land development plan is not generally consistent with the Conceptual Master Plan, the Conceptual Master Plan shall be revised provided that it still complies with the applicable provisions of this Ordinance.

- e. All uses, buildings, activities and parking facilities within the Resort Community shall be accessed from interior access drives or driveways, rather than from exterior streets bordering the subject tract.
 - f. Off-street parking shall be provided in accordance with the applicable provisions of Section 4.21 of this Ordinance (Off-Street Parking and Loading Requirements), except that in lieu of the minimum parking space requirements for Single Family Dwelling, parking may be provided to meet the demand for the Resort Community in accordance with the following:
 - 1. The applicant shall calculate the demand based on the standards specified under Section 4.21(B) of this Ordinance.
 - 2. The applicant shall conduct a shared parking analysis that projects parking needs based on the peak hour of parking demand. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted standards, such as published in the most recent Parking Generation Manual, the Urban Land Institute Shared Parking study, or another acceptable standard.
17. Accessory uses customarily incidental to the above permitted uses.

12. Rooming House and Boarding House.

- a. Rooming House. A residential Structure whose Principal Use is to provide lodging, but not meals, for compensation by prearrangement for definite periods, to between three (3) and six (6) roomers, wherein no dining facilities are maintained for the roomer and in which bathrooms may or may not be shared.
- b. Boarding House. A residential Structure where lodging and meals are provided for compensation to between three (3) and six (6) persons by pre-arrangement for indefinite periods.
- c. Rooming House and Boarding House are distinguished from Hotels/Apartment Hotels and Bed and Breakfast facilities by the following:

- (1) The length of stay is typically longer (typically a minimum of two weeks) for Rooming House and Boarding House;
 - (2) Roomers and boarders often have personal household appliances (such as toaster ovens and mini refrigerators);
 - (3) There is no daily room cleaning or other guest services provided for rooming or Boarding House; and
 - (4) The architectural character of a Rooming House or Boarding House Structure is primarily residential in nature.
13. Temporary Shelter Facility. A public or non-profit facility providing temporary, emergency housing, and social, health, and related services for families and/or individuals eighteen (18) years of age or older, who are without resources and access to shelter. The following regulations apply:
- a. The Use shall only be operated by or in conjunction with a governmental, non-profit, welfare or charitable service.
 - b. The maximum number of residents of the lodging shall be based upon a ratio of one Person for every fifty (50) square feet of interior space devoted to sleeping area, not to exceed one hundred (100) residents total.
 - c. The facility shall have staffing on-site during all hours of operation.
 - d. At least one toilet and shower shall be provided for every fifteen (15) shelter beds.
 - e. New Temporary Shelter facilities shall not be located within two thousand (2,000) feet of another Temporary Shelter, Group Home, Halfway House / Recovery Community, Rooming House/Boarding House, Medical Clinic, Hospital, School, or Park.
 - f. The Temporary Shelter facility shall be open to the individuals it serves for twenty-four (24) hours per day, including the provision of an indoor waiting area for Use by individuals when a portion of the facility is not open for operation. Lodging shall be provided on a reservation or referral basis so that clients will not be required or allowed to queue for services outdoors.
 - g. All functions associated with the Temporary Shelter facility, except for children's play areas, outdoor recreation areas, and parking shall take place within the Building housing the shelter.
 - h. Operators of Temporary Shelters shall comply with the following:
 - (1) Annually submit to the Zoning Officer copies of the organization's updated program description.
 - (2) Annually submit updated listing of organization board members, staff, proprietors, and affiliated organizations.
 - (3) When there are no changes since the previously filed documents, a statement to this effect is sufficient.

- (4) An annual review will occur at the anniversary of the date upon which approval was originally granted.
- (B) Civic and Institutional Uses. A category of Uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and Hospitals.
 1. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Includes such uses as community centers, auditoriums, civic centers, convention centers, performing arts facilities, private functional gatherings, and recreation centers. Assembly does not include Houses of Worship.
 - a. Assembly, Neighborhood. An assembly Use that occupies a Building with less than five thousand (5,000) square feet of Gross Floor Area.
 - b. Assembly, General. An assembly Use that occupies a Building with five thousand (5,000) square feet or more Gross Floor Area.
 2. Cemetery. Land used or intended to be used for the burial of the deceased, including columbariums, crematoria, mausoleums, and mortuaries when operated in conjunction with the cemetery and within the boundaries thereof. The following performance standards apply:
 - a. All burial plots or structures shall be located at least twenty feet (20') from any property line or street line.
 - b. Assurances shall be provided that water supplies of surrounding properties will not be contaminated by burial activity within the proposed cemetery.
 - c. No burial plots or facilities are permitted in flood plain or flood fringe areas.
 3. House of Worship. A small (i.e., equal to or <10,000 sq. ft. of total gross floor area) or large (i.e., >10,000 sq. ft. of total gross floor area) Building or Structure, or group of buildings or structures, that is/are: used primarily by groups of persons organized as a nonprofit organization recognized by the Federal Internal Revenue Service as a 501c(3) organization; and used primarily for organized religious services and the accessory uses associated therewith. This definition shall include, but not be limited to, chapels, churches, congregations, temples, mosques, shrines, and similar structures. A House of Worship may include accessory buildings for related religious activities, including Child Care, but it does not include kindergarten through grade 12 school facilities. The following Use regulations apply:
 - a. Minimum Lot Area. One (1) acre (Small); Three (3) acres (Large).
 - b. Minimum Lot Width. Two hundred (200) feet.
 - c. All houses of worship shall have vehicular access to an arterial or collector highway.
 - d. Side Yard Setback. Fifty (50) feet on each side.
 - e. All off-street parking areas shall be in the rear yard, set back at least ten (10) feet from the closest property line and screened from adjoining properties.

f. House of Worship-Related Residences (Rectories and Convents).

- (1) All residential uses shall be accessory and located upon the same lot or directly adjacent to a lot containing a House of Worship.
- (2) All residential uses shall be governed by the location, height and bulk standards imposed upon other residences within the (R-1) Zone, except that any number of persons of a convent and/or seminary may share group quarters.

(3) House of Worship-Related Cemeteries.

- (a) All burial plots or structures shall be located at least twenty (20) feet (20) from any property line or street line.
- (b) Assurances shall be provided that water supplies of surrounding properties will not be contaminated by burial activity within the proposed cemetery.
- (c) No burial plots or facilities are permitted in flood plain or flood fringe areas.

4. Government/Higher Education/Hospital Facilities. Large-scale community-serving facilities associated with healthcare, universities, colleges, or government functions. Includes such uses as universities, theological schools, government offices, and Hospitals. Does not include vocational or trade schools.

a. Government Facility. A single-purpose public facility used for civic functions, which includes a place for public assembly in a portion of the facility, for the executive, legislative, or judicial branches of the State or a political subdivision thereof. Includes Township Hall, Board of Supervisors chambers, and courts. Does not include office Buildings occupied by a government entity that are also utilized by private or non-governmental occupants.

b. Higher Education Facility. A non-profit or profit institution for post-secondary education, public or private, for higher education that grants associate or bachelor's degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees.

c. Hospital. A Pennsylvania Department of Health-licensed institution providing medical care and health services to the community, primarily ill or injured patients. These services may be located in one Building or clustered in several Buildings, one of which shall provide emergency services, and may include additional hospital-affiliated Accessory Uses such as laboratories, in- and out-patient facilities, training facilities, medical offices, staff sleeping quarters (but not full-time residences), food service, heliports, pharmacies, laundry facilities, florists, vendors of medical equipment, opticians, and gift shops. The following performance standards shall apply:

- (1) Minimum Lot Area shall be five (5) acres.
- (2) Where more than one Building occupies a Lot, the interior Yard requirements specified under Section 4.42 of this Ordinance shall apply.

- (3) A traffic study shall be prepared by a Professional Engineer, in accordance with the traffic impact study requirements specified in the Monroe Township Subdivision and Land Development Ordinance. The traffic study shall include the following additional traffic study elements and requirements for the institution.
 - (a) The property shall front on an arterial road or major collector roadway.
 - (b) The roadway network shall be sufficient to accommodate the predicted vehicular traffic and to ensure safe and efficient vehicular access for emergency management equipment.
 - (c) Emergency entrances shall be located on a Building wall which faces away from adjoining residences or residential zones or is set back a minimum of five-hundred (500) feet from the residences or residential zones.
 - (d) The institution shall submit a copy of its emergency operations plan (EOP) to the Township Emergency Management Agency or Coordinator. The EOP shall include detailed information regarding solid, medical and hazardous materials and waste handling including a listing of all medical and hazardous materials and wastes used and generated on site and evidence indicating the disposal of all materials and wastes will be accomplished in a manner that compiles with State and Federal regulations.
 - (e) Buffers and screens shall be in accordance with Buffer and Screening Standards of the Monroe Township Subdivision and Land Development Ordinance.

- 5. Library/Museum. A Structure open to the general public housing educational, cultural, artistic, or Historic information, resources, and exhibits. Includes such uses as libraries, museums, aquariums, planetariums, and exhibitions. May also include theater space, food service, and a gift shop.

- 6. Long-Term Care Facility. A facility that provides rehabilitative, restorative, and/or ongoing skilled nursing care to patients and residents in need of assistance with activities of daily living. Long-term care facilities include nursing homes, rehabilitation facilities, in-patient behavioral health facilities, and long-term chronic care hospitals.

- 7. Police/Fire/EMS. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included.

- 8. School. A small (i.e., less than or equal to 13,000 sq. ft. of total gross floor area or large (i.e., greater than 13,000 sq. ft. of total gross floor area) public or private education facility(ies) equal to or with classrooms and offices, which may also include associated indoor and outdoor facilities such as ball courts, gymnasium, theater, food service, and athletic fields. The following Use regulations apply:
 - a. The Applicant shall meet all requirements of the Commonwealth of Pennsylvania Code, Title 25, Ordinance 171, Schools and State and Federal requirements for the construction, remodeling or alteration, or conversion of an existing property to an educational facility.

- b. All off-street parking shall be set back at least 50 feet and screened from adjoining property lines. All lighting shall be directed downwards and screened from adjacent properties.
 - c. Passenger drop off areas shall be provided and arranged so that passengers do not have to cross traffic lanes on or adjacent to the site.
 - d. A traffic study is required. A traffic study shall be submitted by the applicant in accordance with the Township Subdivision and Land Development Ordinance. The traffic study shall include, at a minimum, the following study elements:
 - (1) A study of the internal traffic patterns in the off-street parking area to ensure the safe movement of traffic for pedestrians and vehicles and convenient access to the development and nearby areas.
 - (2) A study of the surrounding roadway network including the closest major intersections to the proposed access point(s).
 - (3) A description of the location of bus drop off areas to be conveniently accessible for students traveling to and from the site by bus.
 - e. Activities normal and customary to a School use shall be permitted as Accessory Uses. No for profit commercial activities shall be permitted.
 - f. No outdoor assembly shall take place after 9:00 P.M. or before 6:00 A.M., prevailing time.
 - g. Coverage Requirements
 - i. Maximum building coverage: 20%.
 - ii. Maximum lot impervious coverage: 60%.
 - h. Lot Dimensions
 - i. Minimum Lot Size: 3 Acres (Small) or 10 acres (Large)
 - ii. Lot Width: 200 feet
 - iii. Yards
 - 1. Front: 100 Feet
 - 2. Side: 100 Feet
 - 3. Rear: 100 Feet
 - iv. Max Building Height: 35 Feet
 - i. No part of a public/nonpublic school property shall be located within 1,000 feet of a property containing an adult-related facility (as defined herein), nor 300 feet of a property containing an automobile or gasoline service station.
 - j. Buffer Yards with a minimum width of fifty (50) feet shall be provided with screening where the subject property abuts existing single family residential uses. Buffers and screens shall be in accordance with Buffer and Screening Standards of the Monroe Township Subdivision and Land Development Ordinance.
9. Stadium/Arena. A Building or Structure seating more than one thousand (1,000) spectators in tiered seating at sporting events, concerts, meetings, and gatherings of large groups. A

stadium/arena may be open air or covered by either a fixed or retractable Roof. The following supplemental Use regulations apply:

- a. Major Entrances. A stadium/arena shall have multiple public entrances, including one major entrance on the Facade designated by the property Owner as the front setback. Such entrances shall be well-marked to cue access and Use through means of enhancement that may include but are not limited to architectural, landscape, or graphic treatments. Where possible, major entrances shall take advantage of prominent intersection locations.
- d. School Stadium. A Stadium/Arena is a permitted Accessory Use to a School, large.

(C) Agriculture, Forestry, and Open Space Uses. A category of Uses generally applicable to the use of the land and may not require Buildings or other facilities uses for agriculture, active or passive, public, or private, outdoor recreation, education, or entertainment.

1. Agricultural Use. Land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal Government. The term includes: (1) any farmstead land on the tract; (2) a woodlot; (3) any land which is rented to another person and used for the purpose of producing an Agricultural Commodity; and (4) any land devoted to the development and operation of an alternative energy system, if a majority of the energy annually generated is utilized on the tract. Agricultural Commodity includes any of the following transported or intended to be transported in commerce: (1) Agricultural, aquacultural, horticultural, floricultural, viticultural or dairy products. (2) Livestock and the products of livestock. (3) Ranch-raised fur-bearing animals and the products of ranch-raised fur-bearing animals. (4) The products of poultry or bee raising. (5) Forestry and forestry products. (6) Any products raised or produced on farms intended for human consumption and the processed or manufactured products of such products intended for human consumption.

a. Commercial Stockyards and/or Feedlots. An Agricultural Operation that collects and temporarily stores livestock. The following Use regulations apply:

- (1) All live animals held outside shall be within secure holding pens or runways.
- (2) No exterior animal holding pens and/or areas devoted to loading/unloading of animals shall be located within two hundred (200) feet of any property line nor five hundred (500) feet of any land within residential zone.
- (3) All animal holding pens and/or areas used for the loading/unloading of animals shall be screened from all adjoining properties and shall include a minimum fifty (50) foot wide landscape strip.
- (4) All access drives onto the site shall be provided in a dust and mud-free manner for a distance of at least two hundred (200) feet from the street right-of-way line.
- (5) The Owner and/or operator shall be responsible for removing any mud from public roads caused by persons traveling to and from the site.

- (6) Adequate off-street parking and loading areas shall be provided. No parking or loading/unloading shall be permitted on or along any public road.
 - (7) Soil erosion, sedimentation and storm water runoff shall be controlled in accordance with all applicable laws and regulations.
 - (8) All outdoor loudspeaker and lighting systems shall be designed, arranged and operated to prevent objectionable impact on adjoining parcels and roads.
 - (9) The applicant shall furnish evidence of any needed Nutrient Management Plan approved by the appropriate agency.
 - (10) All facilities shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations.
2. Community Garden. A space used to grow plants for personal Use, education, recreation, community distribution, or beautification by members of the neighboring community. Community Gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by community group members. The following supplemental Use regulations apply:
- a. Requirements for Food Production.
 - (1) The Site shall have reliable and legal access to an onsite source of water. use of water storage systems for non-potable uses are permitted.
 - (2) The Site shall be operated in a manner that prevents the drainage of water or chemicals onto any neighboring property.
 - (3) Site operators shall ensure that soils are suitable for food production and shall obtain any permits for operation required by law.
 - (4) Tools, supplies, and machinery shall be stored in an enclosed Structure or removed from the property daily. All chemicals and fuels shall be stored off the ground in an enclosed, locked Structure when the Site is unattended.
 - (5) The Site shall be maintained using organic agricultural practices, including the use of organic chemicals, when applicable. use of pesticides shall be in accordance with the Pennsylvania Pesticide Control Act of 1973 (Act of Mar. 1, 1974, P.L. 90, No. 24).
 - (6) At the end of the growing season (and no later than December 15 of each year), all plant material shall be cut to no more than 6 inches in Height, unless there is an agricultural reason for keeping the plant materials uncut.
 - (7) One identification Sign containing the name and phone number of the contact Person for the Site is required. The Sign shall be designed in accordance with Section 5, Signs of this Ordinance. The Sign shall be visible from the most active adjacent Street.

- b. Operating Rules. Applicants shall establish operating rules addressing the governance Structure of the Community Garden, hours of operation, maintenance, assignment of garden plots when applicable, and security requirements.
 - c. Garden Coordinator. Applicants shall identify a garden coordinator to manage the garden and act as the point of contact with the Township. The coordinator shall be an employee or volunteer of a public entity, non-profit organization, or other community-based organization. Applicants shall file the name and telephone number of the garden coordinator and a copy of the operating rules with the Zoning Officer.
3. Equine Activities. Includes the following activities as prescribed by the Pennsylvania Equine Activity Immunity Act, Act of Dec. 22, 2005, P.L. 472, No. 93:
- a. Equine training, teaching, riding instruction, shows, fairs, parades, competitions or performances which involve breeds of equine participating in an activity. This includes, but not be limited to, dressage, hunter and jumper shows, Grand Prix jumping, three-day eventing, combined training, rodeos, reining, cutting, team penning and sorting, driving, pulling, barrel racing, steeple chasing, English and Western performance riding and endurance and nonendurance trail riding. This paragraph shall also include Western games, gymkhana, hunting, packing, therapeutic riding and driving and recreational riding.
 - b. Equine or rider and driver training, teaching, instruction, or evaluation. This paragraph includes clinics, seminars and demonstrations.
 - c. Boarding equines, including normal daily care.
 - d. Recreational rides or drives which involve riding or other activity involving the use of an equine.
 - e. Placing, removing, or replacing of horseshoes or the trimming of an equine's hooves.
 - f. The following performance standards apply to all Equine Activities:
 - (1) Minimum Lot Size. One (1) acre.
 - (2) Number of Horses Permitted. Maximum one (1) per acre. In calculating the number of horses permitted by any section of this Ordinance, a horse shall not be counted if under one (1) year of age.
 - (3) Events. Special events, including training, where horse trailers or similar vehicles will be parked in the right-of-way shall be regulated by Temporary Use Zoning Permit issued by the Zoning Officer, and shall be subject to an approved parking and staging plan.
 - (4) Fences. All turnouts shall be enclosed by an adequate fence that complies with the provisions of this Ordinance.
4. Forestry Operation. The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes, which does not involve any land development. The following Use regulations apply:

- a. To encourage maintenance and management of forested or wooded open space and promote the conduct of forestry as a sound and economically viable use of forested land and forestry activities, including, but not limited to timber harvesting, and to be in compliance with the MPC, as amended, forestry shall be a permitted Use by right in all zoning districts. The following standards apply to all timber harvesting within the Township where the value of trees, logs, or other timber products removed exceed one thousand dollars (\$1,000). These provisions do not apply to the cutting of trees for the personal use of the Landowner or for pre-commercial timber stand improvement.
- b. Policy and Purpose. In order to conserve forested open space and the environmental and economic benefits they provide, is the policy of Monroe Township to encourage the owners of forestland to continue to Use their land for forestry purposes, including the long-term production of timber, recreation, wildlife, and amenity values. The timber harvesting regulations are intended to further this policy by promoting good forest stewardship, protecting the rights of adjoining Property Owners, minimizing the potential for adverse environmental impacts, and avoiding unreasonable and unnecessary restrictions on the right to practice forestry.
- c. Notification and Compliance with Law.
 - (1) Notification. For all timber harvesting operations, the Landowner shall notify the Zoning Officer at least ten (10) business days before the operation commences and within ten (10) business days before the operation is complete. No timber harvesting shall occur until the notice has been provided. Notification shall be in writing and shall specify the land on which harvesting will occur, the expected size of the harvest area, and, as applicable, the anticipated starting or completion date of the operation.
 - (2) Compliance with Law. The applicant shall address and comply with the requirements of all applicable municipal, state and federal statutes and regulations, including, but not limited to, the following:
 - (a) Erosion and sedimentation control regulations contained in 25 Pa. Code, Chapter 102, promulgated pursuant to the Clean Streams Law (35 P.S. § 691.1 et seq.);
 - (b) Stream crossing and wetlands protection regulations contained in 25 Pa. Code, Chapter 105, promulgated pursuant to the Dam Safety and Encroachments Act (32 P.S. § 693.1 et seq.); and
 - (c) Stormwater management plans and regulations issued pursuant to the Stormwater Management Act (32 P.S. § 680.1 et seq.).
 - (d) The logging plan shall contain a notarized statement by the Landowner and operator that all legal compliance requirements have been met.
 - (h) Copies of any permits, including the PA DEP-approved Erosion and Sedimentation Pollution Control Plan, shall be attached to and become part of the applicant's zoning permit application.

- d. Forest Practices. The following requirements shall apply to all timber harvesting operations in the Township.
- (1) No timber remove shall occur within two hundred (200) feet of lands owned by the U.S. Department of the Interior, National Park Service.
 - (2) Felling or skidding on or across any public thoroughfare is prohibited without the express written consent of the Township or the Pennsylvania Department of Transportation, whichever is responsible for maintenance of the thoroughfare.
 - (3) No tops or slash shall be left within fifty (50) feet of any public thoroughfare or private roadway providing access to adjoining residential property.
 - (4) All tops and slash between fifty (50) feet and one hundred (100) feet of any public roadway or private roadway providing access to adjoining residential property or within fifty (50) feet of adjoining residential property shall be lopped to a maximum height of four feet above ground.
 - (5) No tops or slash shall be left on or across the boundary of any property adjoining the operation without the consent of the Owner thereof.
 - (6) Litter resulting from a timber harvesting operation shall be removed from the site before it is vacated by the operator.
- e. Responsibility for Road Maintenance and Repair: Road Bonding. Pursuant to Title 75 of the Pennsylvania Consolidated Statutes, Ordinance 49; and Title 67 Pennsylvania Code, Ordinance 189, the Landowner and the operator shall be responsible for repairing any damage to Township roads caused by traffic associated with the timber harvesting operation to the extent the damage is in excess of that caused by normal traffic and may be required to furnish a bond to guarantee the repair of such damages.
- f. Enforcement. The Zoning Officer shall be the enforcement officer for the standards set forth herein.
- g. Inspections. The Zoning Officer may go upon the site of any timber harvesting operation before, during, or after active logging to review the logging plan or any other required documents for compliance with the standards and inspect the operation for compliance with the logging plan and other on-site requirements of these regulations.
- h. Violations Notices; Suspensions. Upon finding that a timber harvesting operation is in violation of any provision of these standards and regulations, the Zoning Officer shall issue the operator and the Landowner a written notice of violation describing each violation and specifying a date by which corrective action shall be taken. The Zoning Officer may order the immediate suspension of any operation upon finding that corrective action has not been taken by the date specified in a notice violation; the operation is proceeding without a logging plan; or the operation is causing immediate harm to the environment. Suspension orders shall be in writing, shall be issued to the operator and the Owner, and shall remain in effect until, as determined by the Zoning Officer, the operation is brought into compliance with

the regulations herein or other applicable statutes or regulations. The Landowner or the operator may appeal an order or decision of an enforcement officer with 30 days of issuance to the Township Board of Supervisors.

5. Commercial Recreation. Recreation use facilities that are operated as a business and open to the public for a fee. These uses may include Private Clubs as defined herein.
6. Nature Preserve. Areas in which human activities are very limited and where the natural environment is protected from man-made changes by a conservancy or conservation easement. The nature preserve includes woodland preservation, game preserves, and wildlife sanctuaries.
7. Outdoor Shooting Range. A place where firearms and other projectile-type weapons (e.g., guns, rifles, shotguns, pistols, air guns, archery crossbows, etc.) can be shot for recreation, competition, skill development, training, or any combination thereof. The following performance standards apply:
 - a. Lot Area. Minimum Lot Area shall be ten (10) acres.
 - b. Location.
 - (1) No part of a shooting range, to include the safety fan, shall be located within one-quarter (1/4) mile of any land within the R-1 or V Zones or any residential structure within the C Zone.
 - (2) Adjacent areas shall be predominantly undeveloped, and the range area shall be at least two hundred (200) feet from any property or Street right-of-way line. The Use shall also be located at least five hundred (500) feet from any existing residential Dwelling.
 - c. Lot Width. Minimum Lot width shall be three hundred (300) feet.
 - d. Design Safety.
 - (1) A Safety Fan shall be provided for each firing range. The Safety Fan shall include the area necessary to contain all projectiles, including direct fire and ricochet. The Safety Fan configuration shall be based upon qualified expert testimony regarding the trajectory of the bullet and the design effectiveness of berms, overhead baffles, or other safety barriers to contain projectiles to the Safety Fan.
 - (2) The entire firing range area, including the entire Safety Fan, shall be enclosed with a six foot (6') high non-climbable fence to prevent unauthorized entry into the area. Range caution Signs with eight (8) inch tall, red letters on a white background shall be posted at a maximum of one hundred (100) foot intervals around the range perimeter. Signs shall read "SHOOTING RANGE AREA. KEEP OUT!"
 - (3) Range flags shall be displayed during all shooting activities. Range flags shall be located in a manner visible from entrance drives, target areas, range floor, and the perimeter of the Safety Fan.

- (4) All surfaces located within the Safety Fan, including the backstop, overhead baffles, berms, and range floor, shall be free of hardened surfaces, such as rocks or other ricochet-producing materials.
- (5) All shooting range facilities, including buildings, parking, firing range, and Safety Fan shall be set back a minimum of one hundred feet (100') from the property line and street right-of-way.
- (6) Sound abatement shields or barriers shall be installed on shooting ranges.
- (7) An earthen background berm shall be provided within twenty (20) feet of the farthest target post to prevent wild or ricocheting bullets or wild or stray arrows. The berm shall meet the following requirements.
 - (a) The earthen berm shall have a slope of not less than one vertical to two horizontal and shall extend at least eight feet above the ground level of the highest target.
 - (b) The crest of the earthen berm at the eight (8) foot minimum Height limit shall be at least four (4) feet in width as measured between the wall of the berm facing the range and the opposite wall.
 - (c) Earthen side berms shall be provided immediately adjacent to the range and shall extend from the firing line to the background berm.
- (8) The firing range shall be free of gravel and other hard surface materials and be adequately drained.
- (9) Adult supervision shall be provided for children under sixteen (16) years of age.

e. Shooting Range Operations.

- (1) May not damage the health, safety or welfare of the Township or its residents and property owners.
- (2) Shall comply with all applicable State and local laws, rules and regulations regarding the discharge of a firearm.
- (3) Shall limit the storage of ammunition to only that utilized for each day's activity, and in no event shall ammunition remain on the property for greater than twenty-four (24) hours. The storage of live ammunition may only occur indoors in an area secured from general access.
- (4) Shall limit the number of active shooters to the number of firing points or stations identified on the development plan.
- (5) Shall limit firing to the hours between two (2) hours after dawn and one (1) hour preceding dusk.
- (6) Alcoholic beverages are prohibited.

- (7) Only targets mounted on target posts shall be permitted. No targets of any kind shall be set directly on the ground.
- f. Parking. Off-street parking facilities shall be provided in the rear yard with a ratio of one and one-half (1/2) spaces per firing station, but not less than one (1) space for each four (4) seats.
- 8. Park. A use of land for active or passive, public, or private, outdoor space, including such uses as parks, plazas, greens, parkettes, playfields, playgrounds, recreation centers, trails, and tot lots for general recreation, athletics, and leisure. May include Historic Structures/monuments, botanical gardens, ornamental gardens, or arboretums. Accessory Uses may include picnic areas, fishing, ziplines, and Swimming Pools. The following supplemental Use regulations apply:
 - a. Hours of Operation. Park hours of operation shall be determined by the Township and such hours of operation shall be conspicuously posted at Park entrances.
 - b. Site Design Components, Landscape Furnishings and Art.
 - (1) The Township shall review and approve the design of any and all pieces of furniture (including but not limited to benches, chairs, and tables), trash receptacles, drinking water fountains, lighting fixtures, fencing, Buildings, Structures, Historic and monument sites, playground equipment, athletic equipment, decorative fountains, man-made ponds and water features, sculpture, signage programs, and artwork within any park, prior to such items being installed.
 - (2) Notwithstanding the preceding subsection, the Township may adopt a schedule of approved site furniture, drinking water fountains, lighting fixtures, and fencing for each park or group of parks, and any item on the approved schedule may be installed for the relevant park without requiring additional Township review.
 - c. Events. Park uses may be utilized to host temporary festivals, events, and farmers markets pursuant to Section 3.07 Temporary Uses of this Ordinance.
 - d. Park Buildings. A limited number of park Buildings may be located in a park per the following regulations:
 - (1) All Buildings shall be located in areas that do not obstruct open space viewsheds and enjoyment of the park open space area. Such locations shall be approved by the Township Board of Supervisors.
- (D) Retail Uses. A category of Uses involving the sale of goods and provision of services to the public for personal or household consumption. Visibility and accessibility are important to these uses, as most businesses typically rely heavily on walk-in customers or clients and rarely utilize scheduled appointments.
 - 1. Neighborhood Retail. A retail Use with a Gross Floor Area of less than four thousand (4,000) square feet and outdoor sales limited to no more than ten (10) percent of the indoor Gross Floor Area of the retail Use. Neighborhood retail includes such uses as those listed in Table 3.02, Typical Retail Uses. In the event a specific Neighborhood Retail Use is not identified in Table 3.02, the Zoning Officer shall have the authority to review the proposed Use and the Applicant shall submit to the Zoning Officer such additional

information as the Zoning Officer deems necessary to render an official Determination under this Ordinance.

Table 3.02, Typical Retail Uses.

Typical Neighborhood Retail Uses	Typical General Retail Use
Antique Shop	All "Typical Neighborhood Retail Uses" 4,000 sf and over Appliance Sales Automotive Supply (no service) Computer Software Sales and Leasing Department Store Medical Supply Store Motorcycle and Motor Scooter Sales, limited outdoor display Nursery Outdoor Recreation Equipment Public Market
Apparel, Shoes, and/or Accessory Store	
Small Appliance Store	
Art Gallery and Sales	
Art and/or Education Supplies Bakery with no distribution	
Beer/Wine/Liquor Sales	
Bicycle and Accessory Sales	
Book &/or Video Store	
Camera and Photo Supply Store	
China and/or Glassware	
Cigar, Cigarettes, Tobacco Shop	
Coin and/or Philatelic Store	
Craft Store	
Discount Variety Store (e.g., dollar stores or five and dime stores)	
Drug and/or Cosmetics Store, except Medical Marijuana Dispensary	
Electronics Sales	
Fabric and Sewing Supply Store	
Florist	
Framing Shop	
Furrier Shop, no storage	
Garden Supply and/or Nursery	
Gift, Novelty and Souvenir Shop	
Grocery Store	
Hardware Store	
Home Furnishings and Accessories	
Jewelry and/or Gem Store	
Luggage and/or Leather Goods	
Medical Marijuana Dispensary	
Magazine and/or Newspaper Store	
Music and/or Musical Instruments	
Office Machines and Supply	
Optical Goods	
Paint and Wallpaper Store	
Parts Supply Shop	
Pet and/or Pet Supplies Shop	
Public Market	

Secondhand sales of any item permitted for sale new Specialty Food (Candy, Fish, Produce, Prepared Foods, etc.) Sporting Goods Stationery and Paper Store Toy and/or Baby Supplies	
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2. **General Retail.** A retail Use with a Gross Floor Area of four thousand (4,000) square feet or greater and outdoor sales limited to no more than twenty (25) percent of the indoor Gross Floor Area of the retail Use. General retail includes such Uses as those listed in Table 3.02, Typical Retail Uses.
 - a. **Grocery Store.** Any store commonly known as a supermarket, food store, or grocery store, with at least sixty (60) percent of gross square footage dedicated to the retail sale of fresh and/or frozen meat, seafood, poultry, fruits, and vegetables; and dairy and bakery products.
 - b. **Public Market.** An indoor or covered, open-air permanent Structure dedicated to the sale of local and regional food, flowers, baked goods, and small crafts, excluding secondhand goods.

3. **Commercial Equipment and Supply.** A Use involving the large-scale sale of goods to residents or businesses within the region. The goods or merchandise sold may be of the same type or a variety of types and typically occupy a space greater than twenty thousand (20,000) square feet. This Use may include bulk sales and typically involves frequent commercial vehicle and consumer traffic. This Use is primarily located indoors but may also include accessory outdoor storage of goods. This includes such uses as those listed in Table 3.03, Typical Commercial Equipment and Supply Uses.

Table 3.03, Typical Commercial Equipment and Supply Uses.

Bottled Gas (such as propane) Sales and Supply Heating & Air Conditioning Supply, Sales and Service Building Materials, Hardware, and Lumber Supply Machine Sales and Rental Cabinet Supply (display only) Electrical Supply Plumbing Sales and Service Farm Equipment and Supply Wholesale Trade

4. **Convenience Store.** Any retail store with a wide mix of goods typically used daily, including household goods, personal health items, cosmetics, candy, and tobacco products, and food. The following supplemental Use regulations apply:
 - a. No Convenience Store shall be located within fifteen hundred (1,500) feet radii of another Convenience Store or Grocery Store.

5. **Medical Marijuana Dispensary.** A Person, including a natural Person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Pennsylvania Department of Health to dispense medical marijuana pursuant to the Pennsylvania Medical Marijuana Act, Act of April 17, 2016, P.L. 84, No. 16.

6. Outdoor Sales Lot. A Use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor Sales Lot include such uses as: the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the outdoor sale of Building materials, landscape materials, and garden supplies. The following supplemental Use regulations apply:
- a. An Outdoor Sales Lot shall include permanent construction of a Building utilizing one of the permitted Building types in the district.
 - b. Any site used for the sale, parking and/or storage of more than twenty (20) vehicles shall front solely upon collector or arterial roads.
 - c. All exterior areas used for the sale, parking and/or storage of automobiles shall be completely enclosed by a minimum six (6) foot high fence, which shall be subject to the Industrial Zone's setback requirements imposed upon off-street parking lots.
 - d. Access drives shall be governed by Section 605 of the Monroe Township Subdivision and Land Development Ordinance for a distance of one hundred (100) feet from the edge of the street right-of-way. Beyond this all areas used for vehicle sales, parking or storage shall not be governed by Sections 605 and 607 of the Subdivision and Land Development Ordinance; however, these areas shall be a non-paved all-weather, dust-free surface.
 - e. Vehicles may be parked and/or stored in a horizontally-stacked configuration; however, no vehicles shall be located more than one hundred (100) feet from a minimum eighteen (18) foot wide on-site access drive.
 - f. All lighting shall be designed and constructed so as not to cast glare on adjoining road and/or properties.
 - g. The sales area shall be considered to be that of the smallest rectangle, or other regular geometric shape which encompasses all display areas, stands, booths, tables, or stalls, plus any adjoining aisles and/or walkways from which consumers can inspect items for sale.
 - h. The retail sales area shall be set back at least fifty (50) feet from all property lines, and shall be calculated as part of the maximum permitted lot coverage, regardless of its surface treatment.
 - i. Any exterior lighting and amplified public address system shall be arranged and designed to prevent objectionable impact on adjoining properties.
 - j. Exterior trash receptacles shall be provided amid any outdoor sales area. Such trash receptacles shall be routinely emptied to prevent the scattering of litter and debris. All applications shall include a description of a working plan for the cleanup of litter.
 - k. The servicing, reconditioning, demolition, or junking of vehicles is prohibited.
 - l. The applicant shall furnish evidence that the disposal of all materials will be accomplished in a manner that complies with all applicable State and Federal regulations.

- m. No part of the auction shall be located within six hundred (600) feet of any land within the (R-1) and (V) Zones.
- n. All Outdoor Sales Lots shall comply with applicable state laws including 49 Pa. Code § 19.19. Standards of Licensure for Retail or Public Auction.

(E) Service Uses. A category of Uses that provide patrons services and limited retail products related to those services.

1. Neighborhood Service. A service Use with a Gross Floor Area of less than three thousand (3,000) square feet. Neighborhood Service includes such uses as those listed in Table 3.04, Typical Service Uses.
2. General Service. A Service Use with a Gross Floor Area of three thousand (3,000) square feet or greater as well as larger scale indoor and outdoor entertainment Uses. General Service includes such Uses as those listed in Table 3.04 Typical Service Uses.

Table 3.04, Typical Service Uses.

Typical Neighborhood Service Uses	Typical General Service Uses
Arcades and Billiards	All Neighborhood Services over 3,000 square feet Animal Boarding, Daycare, & Training (interior only) Aquatic Facilities Archery Ranges (indoor only) Batting Cages Bowling Alleys Miniature Golf Courses Motion Picture Theaters Recreation, Commercial Indoor Rental of any good permitted to be sold in the district Repair of any good permitted to be sold in the district Skating Rink
Barber Shop, Beauty Salon, and Spas	
Coffee Shop	
Dry Cleaning (pick-up/outlet only)	
Financial Depository Institutions/Banks, chartered and excluding Check Cashing Establishments	
Fitness Club, Athletic Club, Dance Studio, Yoga Studio and Gym	
Funeral Home	
Home Furniture and Equipment Repair	
Laundromat	
Locksmith	
Mailing and Delivery Services	
Medical Clinic	
Pet Grooming	
Phone Sales and Service	
Photocopying and Printing	
Photography Studio with Supplies	
Post Office, limited distribution	
Rental of any good permitted to be sold in the district	
Repair and/or servicing of any good permitted to be sold in the district	
Tailor or Seamstress	

Tanning Salon Therapeutic Massage establishment, licensed proprietor Travel Agency, Ticketing, and Tour Operator Veterinary Services/Animal Hospital (no outdoor Kennels)	
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3. *Medical Clinic.* Medical Clinic means a licensed institution providing same-day, walk-in, or urgent medical care and health services to the community, primarily ill or injured out-patients, which is not a hospital, and which is not a medical office, and which shall not include a Methadone Treatment Facility or Drug and Alcohol Treatment Facility.. Provision of an indoor waiting area for use by individuals when a portion of the facility is not opened for operation is required, so that clients will not be required or allowed to queue for services outdoors.

4. *Methadone Treatment Facility.* A facility licensed by the Pennsylvania Department of Health to use the drug methadone in the treatment, maintenance, or detoxification of persons. The following use regulations apply:
 - a. For any building (or portion thereof) which is proposed to contain a methadone treatment facility, the lot upon which such building (or portion thereof) sits shall not be located closer than 500 feet (or the then current Pennsylvania statutory-provided distance, whichever is greater) to a lot utilized for an existing school, public playground, public park, residential housing area, residential lot, single-family dwelling, child care facility, church, meeting house or other actual place of regularly scheduled religious worship established prior to the proposed methadone treatment.

 - b. Notwithstanding the aforementioned paragraph, a methadone treatment facility may be established and operated closer than five-hundred (500) feet (or the then current Pennsylvania statutory-provided distance, whichever is greater) to a lot utilized for an existing school, public playground, public park, residential housing area, residential lot, single-family dwelling, child care facility, church, meeting house or other actual place of regularly scheduled religious worship established prior to the proposed methadone treatment, if, by majority vote, the governing body approves a use for said facility at such location. At least fourteen (14) days prior to any such vote by the governing body, one or more Public Hearings regarding the proposed methadone treatment facility location shall be held within the municipality pursuant to public notice. All owners of real property located within five hundred (500) feet of the proposed location shall be provided written notice of said Public Hearing(s) at least thirty (30) days prior to said Public Hearing(s) occurring.

 - c. All buildings proposed to contain a methadone treatment facility shall fully comply with the requirements of the PA UCC.

 - d. In addition to spaces provided for other uses within the same building, additional parking shall be required specifically for the Methadone Treatment Facility at a rate of one (1) additional parking space for each two hundred (200) feet of area devoted to the Methadone Treatment Facility.

- e. Each building or portion thereof proposed for use as a Methadone Treatment Facility shall have a separate and distinct entrance utilized solely for direct entrance into the Methadone Treatment Facility. Such separate and distinct entrance shall face the roadway frontage upon which the facility is located. Access to the Methadone Treatment Facility shall not be permitted via a shared building entrance or from a shared interior corridor within the building in which it is located.

- 5. Drug and Alcohol Treatment Facilities. A structurally distinct public or private health care establishment, institution or facility, primarily constituted, staffed and equipped to deliver substance abuse treatment and/or rehabilitative services to the general public and known by such terms as: general residential facility, outpatient clinic, chemical dependency program, community residence, day/evening treatment program, narcotic treatment program, extended residential care, social setting detoxification facility, medical detoxification facility, halfway house, three-quarter house, transitional care facility, therapeutic community, or long term care which is not a part of a hospital. The use regulations specified for Methadone Treatment Facilities shall apply.

- 6. Adult Day Care Center. Any Premises operated for profit in which Adult Day Care is simultaneously provided for four (4) or more adults who are not relatives of the operator. Adult Day Care is care given for part of the twenty-four (24) hour day to adults requiring assistance to meet personal needs and who, because of physical or mental infirmity, cannot themselves meet these needs, but who do not require nursing care.

- 7. Assisted Living Facility. Any Premises in which food, shelter, assisted living services, assistance or supervision and supplemental health care services are provided for a period exceeding twenty-four (24) hours for four (4) or more adults who are not relatives of the operator, who require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation from the residence in the event of an emergency or medication prescribed for self-administration.

- 8. Automobile Fueling and Limited Repair Service. A business involving the sale and distribution of fuel, electric vehicle battery exchange stations, and/or limited repair service for vehicles to residents of the community and region. A convenience store may also be included as a secondary Use, as well as the sale of propane and kerosene. The following supplemental Use regulations apply:
 - a. Proximity Restriction. No Automobile Fueling and Limited Repair Service Use shall be located within a twelve hundred (1,200) foot radii of another Automobile Fueling and Limited Repair Service Use.

 - b. Permitted Types of Repair Service. Repairs include minor engine repairs and repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers. Engine rebuilding, bodywork, and painting are not included in this definition.

 - c. Outdoor Storage. Disabled or inoperable Vehicles and those awaiting pick-up may be stored outdoors if all of the following occur:
 - (1) No more than four (4) Vehicles are stored for no more than twelve (12) consecutive business days each.

- (2) The storage area is located in the Rear Yard and screened from view of the front Lot line. The screening shall be a minimum of eight (8) feet high and shall be a galvanized chain link fence with privacy slats.
- (3) The storage area shall also be screened from adjacent uses through a continuous four (4) foot wide opaque evergreen planting located on the Side and Rear Yard areas. The planting shall be a minimum of ten (10) feet high at maturity.
- (4) The Vehicles shall be stored in a legitimate parking space, and not in the public right of way or in a part of the Lot not specifically designated as a parking space.
- (5) All ventilation associated with fuel storage tanks shall be setback one hundred (100) feet from any adjoining property within the R-1, ROS, V, and MU zoning districts and oriented away from such property.
- (6) The applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with all applicable state and federal regulations.

d. Outdoor Activities.

- (1) All repairs or washing activities shall occur inside a Structure.
- (2) Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours adjacent to the principal Structure.

e. Bathroom Facilities. At least one (1) bathroom shall be provided and open during regular business hours for customers.

9. Automobile Service/Car Wash. A business involving the servicing of Vehicles and/or the sale and distribution of fuel to residents of the community and region. A Convenience Store may also be included as a secondary Use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. Engine rebuilding, bodywork, and painting are included in this definition. The following supplemental Use regulations apply:

a. Use Limitation. Repair and wash facilities for Vehicles that are not automobiles are not permitted.

b. Outdoor Storage. Disabled or inoperable Vehicles and those awaiting pick-up may be stored outdoors under all of the following conditions:

- (1) No more than six (6) Vehicles are stored for no more than twelve (12) consecutive business days each.
- (2) The storage area is located in the Rear Yard and screened from view of the front Lot line. The screening shall be a minimum of eight (8) feet high and shall be a galvanized chain link fence with privacy slats.
- (3) The storage area shall also be screened from adjacent uses through a continuous four (4) foot wide opaque evergreen planting located on the

Side and Rear Yard areas. The planting shall be a minimum of ten (10) feet high at maturity.

- (4) The Vehicles shall be stored in a legitimate parking space, and not in the public right of way or in a part of the Lot not specifically designated as a parking space.
- (5) All ventilation associated with fuel storage tanks shall be setback one hundred (100) feet from any adjoining property within the R-1, ROS, V, and MU zoning districts and oriented away from such property.

c. Outdoor Activities.

- (1) All repairs or washing activities shall occur inside a Structure.
- (2) Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours adjacent to the principal Structure.

d. Environmental Controls.

- (1) Car washes shall include a water reclamation system for the purpose of recycling water to the maximum degree possible given the equipment to be used in conducting car wash activities.
- (2) Filtration of wastewater shall be conducted before discharge to a sanitary sewer system.
- (3) A National Pollutant Discharge Elimination System (NPDES) permit from PA DEP is required to discharge wastewater directly into a surface water body or to a storm sewer that discharges to a surface water body.
- (4) Residual sludge shall be disposed of in accordance with PA DEP requirements and standards.
- (5) The applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with all applicable state and federal regulations.

10. Automobile/Truck/Limousine Rental Service. A commercial facility that offers automobiles, trucks, and/or limousines for rent or lease for specific periods of time, including a stand-alone facility for automobile leasing services associated with an off-site automobile dealership.

11. Bail Bonds Agency. An entity that charges a fee or premium to release an accused defendant or detainee from jail and/or engages in or employs others to engage in any activity that may be performed only by a licensed and appointed bail bond agent.

12. Child Care Facilities. A Child Care Center, Group Child Care Home, or Family Child Care Home that provides services for which the Pennsylvania Department of Human Services (DHS) has promulgated licensure or approval regulations.

- a. Child Care Center. A commercial facility in which seven (7) or more children unrelated to the operator receive child care services.

- b. Group Child Care Home. A facility in which seven (7) to twelve (12) children unrelated to the operator receive child care services.
- c. Family Child Care Home. A facility in which four (4), five (5) or six (6) children unrelated to the operator receive child care services. A family care home shall be located in a habitable residential home structure.
- d. In addition to the requirements specified in DHS licensure or approval regulations, the additional performance standards apply to all Child Care Facilities:
 - (1) Outdoor play areas shall not be located in the Front Yard.
 - (2) Play areas shall be located and designed so as not to disrupt normal activities of adjoining uses permitted within the zoning district(s) identified in Table 3.01.
 - (3) Outdoor play areas shall be screened from adjoining residentially zoned properties.
 - (4) Any vegetative materials located within the outdoor play areas shall be of a non-poisonous and non-invasive type.
 - (5) All outdoor play areas shall provide a means of shade, such as shade trees or pavilions.
- 13. Community Service. A public or not-for-profit service or activity undertaken to advance the welfare of citizens in need that provides food and goods distribution to private citizens.
- 14. Drinking Places. Any established licensed and permitted under the Pennsylvania Liquor Control Board to sell alcoholic beverages, including beer, wine, and liquor for on-site consumption. Drinking Place are required to have a door that opens directly onto the adjacent public Right-of-Way during all hours of operation.
- 15. Eating Places. An establishment selling prepared foods for on-premises consumption and carry-out. Includes such uses as restaurants, cafes, coffee shops, diners, delis, fast-food establishments, lunch counters, and cafeterias. Eating Places, which do not include Brew Pubs, may sell alcoholic beverages, including beer, wine, and liquor for on-site consumption as permitted through the Pennsylvania Liquor Control Board. Eating Places are required to have a door that opens directly onto the adjacent public Right-of-Way during all hours of operation.
- 16. Brew Pub. An Eating Place, as defined herein, that includes as an accessory use the on - premises production of alcoholic beverages—including beer, wine, cider and distilled liquors—which produces less than 100,000 gallons of such beverages per year, and primarily sells its beverages on- site, either for on- or off -premises consumption. The area used for brewing, distilling, bottling, and kegging shall not exceed thirty (30) percent of the total gross leasable floor area. The Brew Pub shall be licensed by the Pennsylvania Liquor Control Board and any successor agency of the Commonwealth.
- 17. Microbrewery, Microdistillery, Microwinery. A facility for the production, packaging and sampling of alcoholic beverages—including beer, wine, cider, mead, and distilled liquors—for retail or wholesale distribution, for sale or consumption on- or off -premises, and which produces less than 100,000 gallons of such beverages per year. It may include

a restaurant (i.e., Eating Place), tasting room and retail space to sell the product on site. "Nanobreweries" shall be included under this definition. The Microbrewery / Microdistillery / Microwinery shall be licensed by the Pennsylvania Liquor Control Board and any successor agency of the Commonwealth.

18. Electronic Cigarette / Vaporizer Store. A business establishment for which more than fifty (50) percent of the Gross Floor Area is dedicated to the storage, mixing, display, on-site consumption, and/or retail sale of electronic cigarette devices, nicotine-enriched solutions, and/or liquid products that are manufactured for Use with electronic cigarettes.

19. Entertainment Assembly. A property or facility, other than a Stadium/Arena or Adult Establishment, for holding events, indoors or outdoors, to which members of the public are invited with or without charge. Any Building that is used for the Entertainment Assembly use shall be fully enclosed on all sides and insulated to prevent noise transmission from the structure. Events may include theatrical performances; live music performances; dances, balls; shows or exhibitions; or live or broadcasted wrestling, boxing/sparring matches, or other sporting events. The following performance standards apply:
 - a. Parking. Eleven (11) spaces per 1,000 sq. ft. GFA and 0.3 spaces per seat.
 - b. Sewage Disposal. The premises upon which Entertainment Assembly uses are conducted shall have an on-lot disposal system, holding tank, or be serviced by public sewer system. No portable toilets are permitted.
 - c. Buildings and Structures within which Entertainment Assembly uses are conducted shall be in compliance with the PA UCC.
 - d. Noise. Noise emanating from an Entertainment Use shall not exceed 65 decibels from the use's property line.
 - e. Operating Hours. The operating hours shall be limited to:
 - (1) Monday through Thursday: 10 AM to 10 PM Eastern Standard Time (EST)
 - (2) Fridays and Saturdays: 9 AM to 11 PM EST
 - (3) Sundays: 12 noon to 10 PM EST
 - f. Outdoor live music or broadcasts shall not be amplified.
 - g. Location. Entertainment Assembly uses shall not be located within five hundred (500) feet from any residential use.
 - h. Access. Access must be through a designated and permitted access drive that is either paved or has a dust-free surface.

20. Kennel. Any Lot on which animals that are older than six months (except relating to a farm or domestic pets) that are kept, boarded, raised, bred, treated, or trained, including but not limited to dog or cat kennels. The following performance standards apply:
 - a. All Kennels shall be licensed by the Pennsylvania Department of Agriculture and shall be constructed and maintained in accordance with the Pennsylvania Dog Law,

- Act 119 of 2008. The applicant shall demonstrate compliance with all State requirements.
- b. Minimum Lot Area. Each site shall contain at least five (5) acres.
 - c. All animal boarding Buildings that are not completely enclosed, and any outdoor animal Pens, stalls or runways shall be located within the rear yard and screened from adjoining properties and shall be a minimum of two hundred (200) feet from all property lines.
 - d. All outdoor recreation areas shall be enclosed to prevent the escape of animals. All such enclosures shall be set back a minimum of two hundred (200) feet from all property lines.
 - e. The Applicant shall furnish evidence of effective means of animal and veterinary waste collection and disposal which shall be continuously implemented.
 - f. The subject property shall be located no closer than five hundred (500) feet from the Residential zoning districts listed in Table 2.01.
 - g. Yard areas or Pens shall be fenced with wire mesh fencing and located at least one hundred fifty (150) feet from any Lot line.
 - h. Maximum Number of Animals. The total number of animals housed in the Kennel shall not exceed a density of five (5) animals per acre, not to exceed fifty (50) animals).
21. Pawn Shop/Check Cashing Establishment. An establishment primarily engaged in the businesses of lending money on the security of pledged goods left in pawn; purchasing tangible personal property to be left in pawn on the condition that it may be redeemed or repurchased by the seller; or providing cash to patrons for, payroll, personal, and bank checks.
22. Private Club. An establishment that operates for the good of the club's membership for legitimate purposes of mutual benefit, entertainment, fellowship, or lawful convenience. A Private Club shall reserve its facilities for members and shall have genuinely exclusive membership criteria. A Private Club shall adhere to its constitution and bylaws, hold regular meetings open to its members, conduct its business through officers who are regularly elected, admit members by written application, investigation and ballot, charge and collect dues from elected members, and maintain records as required by law. The sale of alcohol shall be secondary to the actual reason for the club's existence and be licensed by the Pennsylvania Liquor Control Board. The Township may conduct routine inspections of the Premises to ensure the absence of illegal activity on the Premises, adequate maintenance of the interior and exterior of the Premises, the absence of public disturbance or Nuisance, and compliance with the zoning and other applicable regulations. The following performance standards apply:
- a. All Private Clubs shall front and have access to an arterial or collector road.
 - b. All off-street parking shall be set back twenty-five (25) feet from the right-of-way line of adjoining road(s). Parking lots will also be set back a minimum of fifty (50) feet the side and rear Lot lines and screened from any lot lines of adjoining residences.

- c. All outdoor recreation/activity areas shall be set back at least fifty (50) feet from any property line.
 - d. Screening shall be provided along any adjoining land within the R-1, V, ROS, and MU zoning districts.
23. Recreational Campground. A lodging establishment organized to accommodate two (2) or more separate, designated campsites for shelter in either privately owned or campground-owned lodging. The property may include amenities, such as site-specific electric and sewer hookups, public bath houses, convenience stores, recreational areas and pools. The campground may permit seasonal sites. Seasonal guests shall not be required to have month-to-month agreements. Approved guests may leave their trailer on the site throughout the year but may not maintain a permanent residence. The term shall not include a recreational vehicle or tent campsite in a Pennsylvania State Park facility. The following performance standards shall apply:
- a. Setback. No camping site shall be located within one hundred (100) feet of a public right-of-way or within one hundred (100) feet of any property line or within three hundred (300) feet of a nonaffiliated residence. No part of any setback shall be used for any other required area for a campground, service buildings, drives or water and sewage facilities which are located aboveground except to contain the required buffer yard.
 - b. Buffer Yard. There shall be a planted buffer yard of at least fifty (50) feet along the side and rear yards that shall contain evergreen shrubs at least four feet in height when planted, to provide a visual buffer.
 - c. Campground. A campground shall have a minimum lot size of five (5) acres. If a campground is being developed on the same parcel as another use, for example a home or agricultural use, the parcel shall have enough acres to delineate the minimum five (5) acres to the campground while reserving the minimum acres required for the existing principal use.
 - d. Campsites. Individual campsites shall contain a minimum of 2,000 square feet with a minimum width of forty (40) feet. Each campsite shall provide a clear, level, well-drained, mud-free pad for accommodating trailers and campers. A maximum of ten (10) campsites per acre is permitted.
 - e. Parking. Parking shall be provided within the campground pursuant to the following requirements.
 - (1) Camping site parking shall provide a clean, mud-free and well-drained area.
 - (2) No on-street parking shall be permitted within the campground.
 - (3) Off-street parking spaces for at least two (2) motor vehicles shall be provided for each camping site and sized for the anticipated largest towing vehicle.
 - f. Streets and Roads. Each camping site shall front upon an approved street or road.
 - (1) One-way streets and roads with camping site parking shall have an improved surface of no less than twelve (12) feet.

- (2) Two-way streets and roads with camping site parking shall have an improved surface of no less than twenty (20) feet.
 - (3) One-way streets and roads with on-street parking on one side shall have an improved surface of no less than twenty (20) feet, and twenty-eight (28) feet for parking on both sides.
 - (4) Two-way streets and roads with on-street parking shall have an improved surface of no less than twenty-eight (28) feet for one-side parking, and thirty-six (36) feet for both-side parking.
 - (5) Streets and roads shall be graded to provide positive drainage from the road surface. Drains and culverts shall be provided as necessary to maintain proper drainage.
24. Smoking Places. Establishments for which the sale of tobacco products for on-site consumption yields at least seventy five (75) percent of gross revenues, including such Uses as hookah lounges.
25. Tattoo/Piercing Parlor. Establishments primarily in the business of applying lettering, art, and other images with permanent and semi-permanent inks, paints, pigments, or piercings to the body of patrons. The following Use regulations apply:
- a. Proximity to Certain Uses. No Building or Premises shall be used, and no Building shall be erected or altered, which is arranged, intended or designed to be used for an Adult Establishment if any part of such Building or Premises is situated on any part of a Lot within a two hundred fifty foot (250) foot radius in any direction of any Building or Structure used for, or upon which is located any Building or Structure used for any household living Use; Religious Institution, Medical Clinic, medical office, Hospital, school, facility attended by Persons under the age of eighteen (18) (including but not limited to school programs, children’s museums, camps, and athletic leagues), Park, or other Adult Establishment.
26. Self-Storage Facility. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such space for the purpose of storing and removing personal property. No occupant shall use a self-service storage facility for residential purposes.
- a. Minimum lot area shall be not less than one (1) acre.
 - b. At least forty (40) feet of clear, unobstructed driveway depth will be provided from the road to the primary access gate or principal entry point of the facility.
 - c. Interior drive aisle widths shall be not be less than twenty-five (25) feet.
 - d. Buildings shall be designed and located so that overhead doors and the interior driveways within such facilities are not visible from the adjacent public right-of-way. This provision does not apply to overhead doors that are within an enclosed self-storage building and that are visible only through windows of the building.
 - e. No door openings for any storage unit shall be visible at ground level from any residentially zoned property.

- f. All fences or walls visible from the public right-of-way shall be constructed of decorative building materials such as slump stone masonry, concrete block, wrought iron, or other similar materials.
- g. Boats, campers, recreational vehicles, and travel trailers may be stored outside of an enclosed building, but only in the rear Yard and in an area designated for such outside storage on an approved site plan and not visible from the public right-of-way or adjacent property when viewed from the ground level.
- h. The following uses are prohibited and all Self-Storage Facilities' rental and/or use contracts shall specifically prohibit the same:
 - (1) Residential use and/or occupancy.
 - (2) Bulk storage of flammable, combustible, explosive, or hazardous materials. Nothing in this Section is meant to prohibit the storage of motor vehicles, motor craft, or equipment that contain a normal supply of such fuels for their operation.
 - (3) Repair, construction, reconstruction, or fabrication of any item, including but not limited to, any boats, engines, motor vehicles, lawn mowers, appliances, bicycles, or furniture.
 - (4) Auctions, except as provided for the in Self-Service Storage Facilities Act (Act of Dec. 20, 1982, P.L. 1404, No. 325), commercial wholesale or retail sales not related to the storage activity on the premises or garage sales. Retail sales of supplies associated with the rental of storage units and/or rental of vehicles shall be permitted, such as boxes, packing tape, locks, and similar items.
 - (5) The operation of power tools, spray-painting equipment, compressors, welding equipment, kilns, or other similar tools or equipment.
 - (6) Any business activity within the storage units.
- i. On-site management shall be provided for a minimum of twenty (20) hours per week, during the hours of 8:00 AM and 7:00 PM EST. Contact information for management during the remaining hours of the day shall be prominently posted on the premises.
- j. The maximum size for any storage unit shall be twenty (20) feet by forty (40) feet for a total maximum of eight hundred (800) square feet.

(F) Adult Uses.

- 1. Adult Establishments. Shall be defined as any of the following:
 - a. Any commercial establishment, including but not limited to Adult Book Stores, Adult Motion Picture Theaters, Adult Mini-Motion Picture Theaters, Adult Entertainment Cabaret, or other adult entertainment establishments, in which is offered for sale as a substantial or significant portion of its stock in trade video cassettes, movies, books, magazines, or other periodicals or other media which are distinguished or characterized by their emphasis on nudity or sexual conduct or activities which if presented in live presentation would constitute adult entertainment.

- (1) Adult Bookstore. An establishment having as a substantial or significant portion of its stock in trade motion pictures, video recordings, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to obscene activities for observation by patrons thereof or an establishment with a segment or section devoted to the sale, rental or display of such material.
 - (2) Adult Cabaret. A nightclub, bar, Restaurant or similar establishment that regularly features live performances that are characterized by the exposure of specific anatomical areas or by Specified Sexual Activities, or films, motion pictures, video cassettes, slides or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by any emphasis upon the depiction or description of specified activities or anatomical areas.
 - (3) Adult Mini-Motion-Picture-Theater. An enclosed Building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to obscene activities for observation by patrons therein.
 - (4) Adult Motion Picture Theater. An enclosed Building with a capacity of fifty (50) or more Persons used for presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to obscene activities for observation by patrons therein.
- b. Any commercial establishment that offers for a consideration physical contact in the form of wrestling or tumbling between Persons of the opposite sex.
 - c. Any commercial establishment that offers for consideration activities between male and female Persons and/or Persons of the same sex when one or more Persons are nude or Semi-Nude.
 - d. Any commercial establishment that offers for a consideration nude human modeling.
 - e. Proximity to Certain Uses. No Building or Premises shall be used, and no Building shall be erected or altered, which is arranged, intended or designed to be used for an Adult Establishment if any part of such Building or Premises is situated on any part of a Lot within a five hundred (500) foot radius in any direction of any Lot used for, or upon which is located any Building used for any Residential Use; Religious Institution, Medical Clinic, medical office, Hospital, school, facility attended by Persons under the age of eighteen (18) (including but not limited to school programs, children's museums, camps, and athletic leagues), Park, or other Adult Establishment.
 - f. The additional Use regulations apply to all Adult Establishments:
 - (1) No more than five (5) percent of the Lot may be covered by Buildings or accessory Buildings.
 - (2) A buffer strip shall be provided which shall be not less than one hundred (100) feet in width encompassing the entire perimeter of the Lot, which

buffer strip shall be planted with evergreen, shrubs or other screening vegetation, provided that on the side of such Lot fronting on the Street, the buffer strips shall be no closer than fifty (50) feet to the Street.

- (3) A single unlighted Sign, not more than twenty (20) square feet in size shall be provided and shall face the Street, set back not less than fifty (50) feet from the Right-of-Way line of the Street. Sign message shall be limited to verbal descriptions of material and services available on the Premises. Sign messages shall not include any graphic or pictorial description of material or services available on the Premises.
- (4) Parking shall be provided for not less than one motor vehicle per two hundred (200) square feet of Building area.
- (5) The Lot of such business shall not be located within five hundred (500) feet of any residential Use or residential zoning district.
- (6) No material, merchandise, film or service offered for sale, rent, lease, loan or for view shall be exhibited, displayed or graphically represented outside of a Building or Structure or that can be seen from the exterior of the Building.
- (7) Any Building or Structure used and occupied as an adult regulated facility shall be windowless or have an opaque covering over all windows or doors of any area in which materials, merchandise, film, service, or entertainment are exhibited or displayed.
- (8) No Sign shall be erected upon the premises depicting or giving a visual representation of the type of materials, merchandise, film, service, or entertainment offered therein.
- (9) Each and every entrance to the Structure shall be posted with a notice of at least four square feet that the Use is an adult regulated facility restricting persons under the age of eighteen (18) from entrance.
- (10) No unlawful sexual activity or conduct shall be performed or permitted.
- (11) Prohibited Activities. Any Use or activity prohibited by §5903 of the Pennsylvania Crimes Codes as amended and further defining the offense of obscenity, redefining obscene and further providing for injunctions.
- (12) No adult-related Use may change to another adult-related Use, except upon Special Exception approval.
- (13) The Use shall not create an enticement for minors because of its proximity to nearby uses where minors may congregate.
- (14) No more than one adult-related Use may be located within one Building.
- (15) No person shall operate an adult entertainment establishment without first obtaining a Use and occupancy or Zoning Permit as provided in this Ordinance and all other applicable permits required by law. The permit will be reviewed annually for compliance.

- (G) **Employment Uses.** A category of Uses for businesses involving activities that may not be associated with walk-in customers.
1. **Office Uses.** A category of Uses for businesses that involve the transaction of affairs and/or the training of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office Uses include those listed in Table 3.05, Typical Employment Uses.
 2. **Craftsman Industrial.** A Use that includes a showroom or small retail outlet and production space, and involves small scale production, assembly, and/or repair with little to no noxious by-products. Craftsman Industrial includes such Uses as those found in Table 3.05, Typical Employment Uses. This Use may also include associated facilities such as offices and small-scale warehousing, but distribution is limited as determined by Zoning Officer.

Table 3.05, Typical Employment Uses.

Typical Office Uses	Typical Craftsman Industrial Uses
Architecture/Engineering/Design	Agricultural Growing, such as Aquaculture or
Broadcasting, Recording, and Sound Studio	Medical Marijuana Production Facility
Business Consulting	Apparel and Finished Fabric Products
Construction Trade and Contractor (office only)	Beverages, including Beer, Wine, Soft Drinks, Coffee
Charitable Institutions	Liquor, Botanical Products
Computer Programming and Support	Brooms and Brushes
Data Processing	Canning and Preserving Food
Detective Services	Commercial Scale Copying and Printing
Educational Services (tutor and testing)	Cut Stone and Cast Stone
Employment Agency	Electronics Assembly
Financial and Insurance	Electrical Fixtures
Government Offices and Facilities	Engraving
Laboratories, Medical, Dental, Optical	Fabricated Metal Products
Legal Services	Film Making
Management Services	Firearms and Ammunition
Medical and Dental Offices (other than in hospitals or on a hospital campus, and other than clinics)	Furniture and Fixtures
News Agency	Glass
Physical Therapy/Physical Rehabilitation	Household Textiles
Public Relations and Advertising	Ice
Property Development	Jewelry, Watches, Clocks, and Leather Products (no tanning)
Real Estate and Apartment Finders	Meat and Fish Products, no processing
Research and Development	Musical Instruments and Articles
Research Agency	Pottery, Ceramics, and Related Products
Support Offices for other uses	Printing, Publishing and Allied Industries
Surveying	

Trade Schools Training Center	Shoes and Boots Signs and Advertising Silverware Smithing Taxidermy (with incidental tanning) Textile, Fabric, Cloth Toys and Athletic Goods Upholstery Woodworking
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a. Medical Marijuana Grower / Processor Facility. A Person, including a natural Person, corporation, partnership, association, trustor other entity, or any combination thereof, which holds a permit from the Pennsylvania Department of Health to grow and process medical marijuana pursuant to the Pennsylvania Medical Marijuana Act, Act of April 17, 2016, P.L. 84, No. 16. The following supplemental Use regulations apply:

(1) Additional Application Information. The Zoning Officer may request additional information to ensure proper evaluation of such application. Such information may include ventilation plans, materials characteristics, drainage plans, waste disposal plans, and chemical disposition plans.

(H) Infrastructure Uses. A category of Uses for the provision of public and private infrastructure to support other uses. Infrastructure Uses typically do not include a principal Building meeting the Building type requirements. Accessory Structures may be included.

1. Parking as a Principal Use. A Lot that does not contain a permitted Building of more than one thousand (1,000) square feet, is not used for Open Space, and is primarily used for the exclusive parking of vehicles. The following supplemental Use regulations apply:

a. Corner Lot. A Corner Lot shall not be used solely for parking.

b. Adjacent Parking Facilities. Two (2) principal parking facilities shall not be located directly adjacent to one another, except for a new Structured parking facility replacing an existing parking Lot.

2. Wireless Communications Facility (WCF). An antenna facility or a wireless support structure that is used for the provision of wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communications services.

a. Purpose.

(1) The purpose of these standards is to govern the use, construction, and location of wireless communications facilities in recognition of the nature of wireless communications systems and the Federal Telecommunications Act. These regulations are intended to:

- (a) Accommodate the need for wireless communications facilities to ensure the provision for necessary services while preserving the character of the Township;
 - (b) Minimize the adverse visual effects and the number of such facilities through proper design, locating, screening, material, color, and finish and by requiring that competing providers of wireless communications services collocate their telecommunication and wireless communications antennas and related facilities;
 - (c) Address new wireless technologies, including, but not limited to, distributed antenna systems, data collection units, and other WCFs;
 - (d) Ensure the structural integrity of wireless communications facilities through compliance with applicable industry standards and regulations; and
 - (e) Promote the health, safety, and welfare of the residents and property owners within Monroe Township.
- b. Regulations Applicable to All Wireless Communications Facilities. The following wireless communications facilities shall be permitted as specified under Table 3.01 of this Ordinance, provided that the proposed Wireless Communications Facilities comply with the applicable requirements of this Ordinance and all other applicable federal, state, and local laws and regulations: Collocated Wireless Communications Facilities; Tower-Based Wireless Communications Facilities; Nontower Based Wireless Communications Facilities; Small Wireless Communications Facilities inside the public rights-of-way; and Small Wireless Communications Facilities Outside the public rights-of-way.
- (1) Standard of Care. All WCFs shall meet all applicable standards and provisions of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate wireless communications facilities, the latest National Electrical Safety Code (NESC), American National Standards Institute (ANSI) Code, and the structural standards of the American Association of State Highway and Transportation Officials or any other industry standard applicable to the structure. In case of conflict, the most stringent requirements shall prevail. All necessary certifications shall be obtained by the WCF Applicant and provided to the Township.
 - (2) Engineer Signature. All plans and drawings included in an application for a WCF shall contain a seal and signature of a Professional Engineer licensed in the Commonwealth of Pennsylvania.
 - (3) Eligible Facilities Requests.
 - (a) WCF Applicants proposing the Modification or Replacement of an existing WCF shall be required only to obtain a building permit from the Township Zoning Officer. In order to be considered for such a permit, the WCF Applicant shall submit a permit application to the Township Zoning Officer in accordance with applicable permit policies and procedures. Such permit application shall clearly state that the proposed Modification or Replacement constitutes an Eligible Facilities Request pursuant to the

requirements of 47 CFR §1.6100. The permit application shall clearly detail all dimensional changes being made to the WCF and Wireless Support Structure and certify that such changes are in compliance with the requirements of 47 CFR §1.6100.

(b) Timing of Approval.

- i. Within thirty (30) calendar days of receipt of an application for the Modification or Replacement of an existing WCF, the Township Zoning Officer shall notify the WCF Applicant in writing of any information that may be required to complete such application.
- ii. Within sixty (60) days of receipt of an application for the Modification or Replacement of an existing WCF, and subject to applicable tolling procedures as established by federal law, the Township Zoning Officer shall issue the required building and Zoning Permits authorizing the Modification or Replacement.

(4) Substantial Change. Any Substantial Change to a WCF shall be treated as an application for a new WCF in accordance with the Township Code.

(5) Wind and Ice. All WCFs shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association and Telecommunications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.

(6) Aviation Safety. All WCFs shall comply with all federal and state laws and regulations concerning aviation safety.

(7) Public Safety Communications. WCFs shall not interfere with public safety communications, or the reception of broadband, television, radio, or other communication services enjoyed by occupants of nearby properties.

(8) Radio Frequency Emissions. A WCF shall not, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended. The WCF Applicant shall submit proof of compliance with all applicable standards relating to radio frequency emissions as part of any complete WCF application.

(9) Noise. WCFs shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Township Code, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only as permitted by the Township.

(10) Non-conforming Wireless Support Structures. WCFs shall be permitted to collocate upon existing non-conforming Wireless Support Structures.

Collocation of WCFs upon existing Wireless Support Structures is encouraged even if the Wireless Support Structure is non-conforming as to use within a zoning district.

- (11) Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a WCF, as well as related inspection, monitoring, and related costs. Such permit fees shall be established by the Township fee schedule.
- (12) Indemnification. Each Person that owns or operates a WCF shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees, and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the Person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the WCF. Each Person that owns or operates a WCF shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death or property damage, was caused by the construction, installation, operation, maintenance, or removal of a WCF. The obligation to indemnify, hold harmless, and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs, and all other costs of indemnification.
- (13) Non-commercial Usage Exemption. Township residents utilizing satellite dishes, citizen and/or band radios, and Antennas for the purpose of maintaining television, phone, and/or internet connections at their residences shall be exempt from the regulations enumerated in this Section.
- (14) Abandonment. In the event that the use of a WCF is to be discontinued, the Owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. A WCF not operated for a period of six (6) months shall be considered abandoned. Discontinued or abandoned WCFs, or portions of WCFs, shall be removed as follows:
 - (a) All abandoned or unused WCFs and Accessory Equipment shall be removed within ninety (90) days of the cessation of operations at the site or receipt of notice that the WCF has been deemed abandoned by the Township unless a time extension is approved by the Township.
 - (b) If the WCF or Accessory Equipment is not removed within ninety (90) days of the cessation of operations at a site or receipt of notice that the WCF has been deemed abandoned by the Township, or within any longer period approved by the Township, the WCF and/or associated facilities and equipment may be removed by the Township and the cost of removal assessed against the Owner of the WCF regardless of the Owner's or operator's intent to operate the WCF in the future.
- (15) Maintenance. The following maintenance requirements shall apply:

- (a) All WCFs shall be fully automated and unattended on a daily basis and shall be visited only for maintenance, repair, or replacement.
 - (b) Such maintenance shall be performed to ensure the upkeep of the WCF in order to promote the safety and security of the Township's residents and in accordance with all applicable Township, state, and federal regulations
 - (c) All maintenance activities shall utilize the best available technology for preventing failures and accidents.
- c. Regulations Applicable to All Collocated Wireless Communications Facilities. The following regulations shall apply to all Collocated WCFs.
- (1) Small WCF Exemption. Collocated WCFs that meet the definition of a Small WCF shall be exempt from the requirements of this Section. Such Small WCFs shall be subject only to applicable permitting and the requirements of this Section.
 - (2) Development Regulations.
 - (a) The total height of any Collocated WCF and Wireless Support Structure shall not exceed twenty (20) feet above the maximum height permitted in the underlying zoning district unless the WCF Applicant applies for, and subsequently obtains, a variance.
 - (b) In accordance with industry standards, all WCF Applicants shall submit documentation to the Township Zoning Hearing Board justifying the total height of the Collocated WCF. Such documentation shall be analyzed on an individual basis.
 - (c) If the Applicant proposes to locate the related equipment in a separate building, the building shall comply with the minimum requirements for the applicable zoning district, and landscaping shall be required to screen as much of the equipment building as possible. An evergreen screen shall surround the site. The evergreen screen shall be a minimum height of six feet at planting and shall not exceed ten (10) feet on center.
 - (3) Visual Appearance. Collocated WCFs shall employ stealth technology. All Collocated WCFs and Accessory Equipment shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like facade to blend with the existing surroundings and neighboring buildings to the greatest extent possible. The Township Zoning Hearing Board shall consider whether its decision upon the subject application will promote the harmonious and orderly development of the zoning district involved; encourage compatibility with the character and type of development existing in the area; benefit neighboring properties by preventing a negative impact on the aesthetic character of the community; preserve woodlands and trees existing at the site to the greatest possible extent; and encourage sound engineering and land development design and construction principles, practices and techniques.

- (4) Prohibited on Certain Structures. No Collocated WCF shall be located on single-family detached residences, single-family attached residences, semi-detached residences, duplexes, or any other residential structure.
 - (5) Third-Party Wireless Support Structures. Where a Collocated WCF is proposed for Collocation on a Wireless Support Structure that is not owned by the WCF Applicant, the WCF Applicant shall present evidence to the Township Zoning Hearing Board that the Owner of the Wireless Support Structure has authorized the construction of the proposed Collocated WCF.
 - (6) Historic Buildings. No Collocated WCF may be located within one hundred (100) feet of any property or on a building or structure that is listed on either the National or Pennsylvania Registers of Historic Places, or eligible to be so listed, located within a historic district, or is included in the official historic structures list maintained by the Township.
 - (7) Retention of Experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the WCF at its sole discretion and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of these WCF provisions. The WCF Applicant and/or Owner of the WCF shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities.
 - (8) Insurance. Each Person that owns or operates a Collocated WCF shall annually provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the Collocated WCF.
 - (9) Timing of Approval.
 - (a) Within thirty (30) calendar days of the date that an application for a Collocated WCF is filed with the Zoning Officer, the Zoning Officer shall notify the WCF Applicant in writing of any information that may be required to complete such application.
 - (b) Within ninety (90) days of receipt of an application for a Collocated WCF, and subject to applicable tolling procedures as established by federal law, the Township Zoning Hearing Board shall make a final decision on whether to approve the application and shall notify the WCF Applicant in writing of such decision.
- d. Regulations Applicable to All Tower-Based Wireless Communications Facilities. The following regulations shall apply to all Tower-Based Wireless Communications Facilities.
- (1) Small WCF Exemption. Tower-Based WCFs that meet the definition of a Small WCF shall be exempt from the requirements of this Section. Such Small WCFs shall be subject only to applicable permitting and the requirements of Subsections (H)2.b and (H)2.e.

- (2) Conditional Use. Tower-Based WCFs are permitted outside the public rights-of-way as a Conditional Use and at a height necessary to satisfy their function in the WCF Applicant's wireless communications system, subject to the requirements of this Section.
- (a) Upon submission of an application for a Tower-Based WCF and the scheduling of the Public Hearing upon the application, the WCF Applicant shall send via First Class Mail notice to all owners of every property within five hundred (500) feet of the proposed facility, advising of the subject matter and date of such hearing. Such notice shall be sent at least ten (10) days in advance of the scheduled Public Hearing. The WCF Applicant shall provide proof of the notification to the Zoning Hearing Board along with the list of return receipts received.
 - (b) The Conditional Use application shall include a site plan, drawn to scale, showing property boundaries, power location, total height of the Tower-Based WCF, guy wires and anchors, existing structures, elevation drawings, typical design of proposed structures, parking, fences, landscaping and existing uses on adjacent properties.
 - (c) The Conditional Use application shall be accompanied by a description of the type and manufacturer of the proposed transmission/radio equipment, the frequency range (megahertz band) assigned to the WCF Applicant, the power in watts at which the WCF Applicant transmits, and any relevant related tests conducted by the WCF Applicant in determining the need for the proposed site and installation.
 - (d) The Conditional Use application shall include evidence that a significant gap in wireless coverage or capacity exists in the applicable area and that the type of WCF being proposed is the least intrusive means by which to fill that gap in wireless coverage. The existence or nonexistence of a gap in wireless coverage shall be a factor in the Zoning Hearing Board's decision on an application for approval of Tower-Based WCF.
 - (e) Where the Tower-Based WCF is located on a property that is not owned by the WCF Applicant, the Conditional Use shall include evidence to the Board of Supervisors that the Owner of the property has granted an easement or other property right, if necessary, for the proposed WCF and any vehicular access that will be provided to the facility.
 - (f) The Conditional Use application shall include a written certification by a Professional Engineer of the proposed WCF's ability to meet the structural standards offered by either the Electronic Industries Association or the Telecommunication Industry Association and certify the proper construction of the foundation and the erection of the structure.
 - (g) The Conditional Use application shall include evidence demonstrating that the proposed Tower-Based WCF cannot be

accommodated on an existing Wireless Support Structure. The Zoning Hearing Board may deny an application to construct a new Tower-Based WCF if the WCF Applicant has not made a good faith effort to mount the Antenna(s) on an existing Wireless Support Structure. The WCF Applicant shall demonstrate that it contacted the owners of all potentially feasible structures, buildings, and towers within a thousand (1,000) foot radius of the site proposed, sought permission to install an Antenna on those structures, buildings, and towers, and was denied for one of the following reasons:

- i. The proposed WCF would exceed the structural capacity of the existing building, structure, or tower, and its reinforcement cannot be accomplished at a reasonable cost.
 - ii. The WCF would cause radio frequency interference with other existing equipment for that existing building, structure, or tower, and the interference cannot be prevented at a reasonable cost.
 - iii. Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or to allow it to perform its intended function.
 - iv. A commercially reasonable agreement could not be reached with the Owner of such building, structure, or tower.
- (h) The Conditional Use application shall also be accompanied by documentation demonstrating that the proposed Tower-Based WCF complies with all applicable provisions of this Ordinance.

(3) Development Regulations.

- (a) Tower-Based WCFs shall not be located in or within seventy-five (75) feet of an area in which all utilities are located underground.
- (b) Sole use on a lot. A Tower-Based WCF may be permitted as the sole use on a lot, provided the Tower-Based WCF and underlying lot comply with all applicable requirements of this Ordinance.
- (c) Combined with Another Use. A Tower-Based WCF may be permitted on a property with an existing use, except residential, subject to the following conditions:
 - (d) The existing use on the property may be any permitted use in the applicable district and need not be affiliated with the WCF.
- (e) Minimum Lot Area. The minimum lot shall comply with the requirements for the applicable zoning district and shall be the area needed to accommodate the Tower-Based WCF and

Accessory Equipment, any guy wires, the equipment building, security fence, and applicable screening.

(4) Design Regulations.

(a) Visual Appearance and Land Use Compatibility.

Tower-Based WCFs shall employ Stealth Technology which may include the Wireless Support Structure being painted a certain color as approved by Zoning Hearing Board or using a galvanized finish.

- i. Tower-Based WCFs shall be designed in a manner that minimizes visual intrusiveness and environmental impacts to the maximum extent feasible. For example, monopole designs are preferred over lattice designs.
- ii. The Zoning Hearing Board shall consider whether its decision upon the subject application will promote the harmonious and orderly development of the zoning district involved; encourage compatibility with the character and type of development existing in the area; prevent a negative impact on the aesthetic character of the community; preserve woodlands and trees existing at the site to the greatest possible extent; and encourage sound engineering and land development design and construction principles, practices and techniques.

(b) Anti-Climbing Device. If deemed necessary by the Zoning Hearing Board, a Tower-Based WCF shall be equipped with an anti-climbing device, as approved by the manufacturer.

(c) Minimum Setbacks. The minimum distance between the base of a Tower-Based WCF and any adjoining property line or street ROW line shall be equal to one hundred (100) percent of the height of the Tower-Based WCF. The underlying lot shall be large enough to accommodate related equipment, stormwater runoff mechanisms, and all other features typically found within the immediate area of a telecommunications tower.

(d) Surrounding Environs.

- i. The WCF Applicant shall ensure that the existing vegetation, trees, and shrubs located within proximity to the WCF structure shall be preserved to the maximum extent possible.
- ii. The WCF Applicant shall submit a soil report to Zoning Hearing Board complying with the standards of ANSI/TIA-222, as amended, to document and verify the design specifications of the foundation of the Tower-Based WCF and anchors for guy wires if used.

(e) Fence/Screen.

- i. A security fence with a maximum height of eight (8) feet, with openings no greater than four (4) inches, shall completely surround any Tower-Based WCF, as well as guy wires or any building housing Accessory Equipment.
- ii. The WCF Applicant shall comply with the buffering and screening requirements as specified in §22-332 of the Monroe Township Subdivision and Land Development Ordinance.

(f) Accessory Equipment.

- i. Ground-mounted Accessory Equipment associated or connected with a Tower-Based WCF shall not be located within fifty (50) feet of a lot in a residential use.
- ii. Accessory Equipment associated with a Tower-Based WCF shall be placed underground or screened from public view using Stealth Technology. All ground-mounted Accessory Equipment, utility buildings, and accessory structures shall be architecturally designed to be concealed from public view to the maximum extent possible and be compatible with the architecture of surrounding buildings, structures, or landscape.
- iii. Either one single-story wireless communications equipment building not exceeding five hundred (500) square feet in area or its equivalent may be permitted for each unrelated company sharing Antenna space on the Tower-Based WCF.

(5) Additional Antennas. As a condition of approval for all Tower-Based WCFs, the WCF Applicant shall provide the Zoning Hearing Board with a written commitment that it will allow other service providers to Collocate WCFs on the Tower-Based WCF where technically and economically feasible. To the extent permissible under state and federal law, the Owner of a Tower-Based WCF shall not install any additional WCFs without complying with the applicable requirements of this Section.

(6) FCC License. Each Person that owns or operates a Tower-Based WCF shall submit a copy of its current FCC license, including the name, address, and emergency telephone number for the operator of the facility.

(7) Signs. All Tower-Based WCFs shall post a Sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency. The only other signage permitted on the WCF shall be those required by the FCC or any other federal or state agency.

(8) Lighting. No Tower-Based WCF shall be artificially lighted, except as required by law. If lighting is required, the WCF Applicant shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.

The WCF Applicant shall promptly report any outage or malfunction of FAA-mandated lighting to the appropriate governmental authorities and to the Township Secretary.

- (9) Storage. The storage of unused equipment, materials, or supplies is prohibited on any Tower-Based WCF site.
 - (10) Repair of Non-Conforming Tower-Based WCF. Non-conforming Tower-Based WCFs which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location but shall otherwise comply with the terms and conditions of this Section. The Collocation of Antennas is permitted on non-conforming structures.
 - (11) Insurance. Each Person that owns or operates a Tower-Based WCF shall provide the Township Zoning Officer with a certificate of insurance evidencing general liability coverage in the minimum amount of \$5,000,000 per occurrence and property damage coverage in the minimum amount of \$5,000,000 per occurrence covering the Tower-Based WCF.
 - (12) Timing of Approval.
 - (a) Within thirty (30) calendar days of the date that an application for a Tower-Based WCF is filed with the Township Zoning Officer, the Township Zoning Officer shall notify the WCF Applicant in writing of any information that may be required to complete such application.
 - (b) Within one hundred fifty (150) days of receipt of an application for a Tower-Based WCF, and subject to applicable tolling procedures as established by federal law, the Zoning Hearing Board shall make a decision to approve or deny the proposed Tower-Based WCF and the Township Zoning Officer shall issue the required building and Zoning Permits authorizing construction of the WCF.
- e. General and Specific Requirements for Nontower Wireless Communications Facilities (Nontower WCFs) Outside the Public Rights-of-Way.
- (1) All applicants seeking to construct, erect, or relocate a Nontower WCF outside the public rights-of-way shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with a Conditional Use application, unless the proposed facility falls under the provisions of the Pennsylvania Wireless Broadband Co-location Act.
 - (2) Conditional Use Application. A Conditional Use application shall be completed by any applicant desiring to place a Nontower WCF outside the public ROW onto a wireless support structure that does not already hold a Nontower WCF. The application shall be submitted to the Township and shall demonstrate that the proposed facility meets all of the following specifications:
 - (a) Location. Nontower WCF outside the public ROW are permitted in

all zones subject to the restrictions and conditions prescribed below and subject to the prior written approval of the Township.

- (b) Prohibited on certain structures. Nontower WCF shall not be located on single-family detached residences, single-family attached residences, or any residential accessory structure.
- (c) Historic Buildings. No Nontower WCF may be located on a building or structure in an historic district that is listed on either the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, or is listed on the official historic structures and/or historic districts list maintained by the Township or has been designated by the Township to be of historical significance.
- (d) Nontower WCF shall be located on existing structures, subject to the following conditions:
 - i. The installation of such Nontower WCF does not cause the underlying support structure to exceed the maximum height permitted in the underlying zoning district by more than twenty (20) feet.
 - ii. Nontower WCF applicants must submit documentation to the Township justifying the physical dimensions of the antenna and any accompanying related equipment. Such documentation shall be analyzed on an individual basis.
 - iii. Nontower WCF shall employ stealth technology and be treated to match the supporting structure in order to minimize aesthetic impact. The application of the stealth technology chosen by the applicant shall be subject to the written standards promulgated by the Township and the approval of the Township.
 - iv. If the applicant proposes to locate the related equipment in a separate building, the building shall comply with the minimum requirements for the applicable zoning district. A security fence of a minimum height of six (6) feet shall surround any separate communications building.
 - v. The Nontower WCF applicant shall present documentation to the Township that the Owner of the property has granted an easement for the proposed WCF and that vehicular access will be provided to the facility.
- (e) Noncommercial Usage Exemption. Township citizens utilizing satellite dishes and antennae for the purpose of maintaining television, phone, and/or internet connections at their respective residences for their personal, private use shall be exempt from the provisions of this section.
- (f) Public Safety Communications. The applicant shall submit proof that the proposed antenna will not interfere with public safety communications, or the reception of broadband, television, radio

or other communication services enjoyed by occupants of nearby properties.

- (3) Relocation or Removal.
 - (a) The removal and replacement of Nontower WCF and/or accessory equipment for the purpose of upgrading or repairing the antenna is permitted, so long as such repair or upgrade does not increase the overall size of the support structure or number of Nontower WCF.
 - (b) Any material modification to a Nontower WCF shall require a prior amendment to the original permit authorization.
- (4) Financial Security. Prior to receipt of any permit or approval for the construction or placement of a Nontower WCF, the applicant shall provide to the Township financial security sufficient to guarantee the removal of the proposed antenna. Said financial security shall remain in place until the antenna is removed.
- (5) Retention of Experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the Nontower WCF and once approved, in reviewing and evaluating any potential violations of the terms and conditions of this Ordinance. The applicant and/or Owner of the WCF shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities.
- (6) Inspection. The Township reserves the right to inspect any Nontower WCF, its underlying support structure, as well as any related equipment, in order to ensure compliance with the provisions of this Ordinance and any other ordinances enacted by the Township, or applicable law. The Township and/or its agents shall have the authority to enter the property upon which a communications antenna is located at any time, upon reasonable notice to the operator, to ensure such compliance.
- (7) Aviation Safety. Nontower WCF shall comply with all federal and state laws and regulations concerning aviation safety.
- (8) Maintenance. All Nontower WCF shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair. Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents. All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.
- (9) Standard of Care. Any Nontower WCF shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the ANSI Code, National Electrical Safety Code, and National Electrical Code. Nontower WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that

the same shall not endanger the life of any person or any property in the Township.

- (10) Wind. Any Nontower WCF shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/ EIA/TIA-222-E Code, as amended).
- (11) Radio Frequency Emissions. No Nontower WCF may, by itself or in conjunction with other Nontower WCF, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
- (12) Permit Fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a Nontower WCF, as well as related costs. In the case that a co-location falls under the Pennsylvania Wireless Broadband Collocation Act, the permit fees shall not exceed \$1,000.
- (13) Abandonment and Removal. In the event that use of a commercial communications antenna is discontinued, the Owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned Nontower WCF or shall be removed as follows:
 - (a) All abandoned or unused Nontower WCF and accessory facilities shall be removed within two months of the cessation of operations at the site unless a time extension is approved by the Township.
 - (b) If the antenna is not removed within two months of the cessation of operations at a site, or within any longer period approved by the Township, the antenna and any related equipment may be removed by the Township and the cost of removal assessed against the Owner of the antenna.
- (14) Insurance. Each person or entity that owns or operates a commercial communications antenna shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the commercial communications antenna. Such coverages shall be continuously maintained during the period that such commercial communications antenna is in place and the certificate of insurance shall provide that the Township shall be given written notification at least thirty (30) days in advance of the expiration or cancellation of such coverages.
- (15) Indemnification. Each person or entity that owns or operates a Nontower WCF shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including

death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the Nontower WCF. Each person or entity that owns or operates a commercial communications antenna shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a Nontower WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.

(16) Co-locations and modifications that fall within the provisions of the Pennsylvania Wireless Broadband Collocation Act.

(a) The Pennsylvania Wireless Broadband Collocation Act applies to applications for modification, replacement and collocation that meet all of the following requirements:

- i. The proposed collocation, modification or replacement may not substantially change the physical dimensions of the wireless support structure to which the wireless telecommunications facilities are to be attached.
- ii. The proposed collocation, modification or replacement may not further increase the height of a wireless support structure which had already been extended by more than ten (10) percent of its originally approved height or by the height of one additional antenna array, provided, however, that nothing herein shall preclude an applicant from further increasing the height of a wireless support structure which had already been extended by more than ten (10) percent of its originally approved height or by the height of one additional antenna array if permitted and approved by the municipality.
- iii. The proposed collocation, modification or replacement may not increase the dimensions of the equipment compound approved by the municipality.
- iv. The proposed collocation, modification or replacement complies with applicable conditions of approval applied to the initial wireless telecommunications facilities, equipment compound and wireless support structure.
- v. The proposed collocation, modification or replacement may not exceed the applicable wind loading and structural loading requirements for the wireless support structure.

(b) An application for replacement, collocation or modification of a wireless telecommunications facility or wireless support structure entitled to processing under this section shall be reviewed for

conformance with the Township's applicable building permit requirements, including requirements applicable to the added structural loading of the proposed antennas and accessory equipment, but shall not be subject to the issuance of new zoning or land use approvals or review beyond the initial zoning or land use approvals issued for the previously approved wireless support structure or wireless telecommunications facility. Replacement of wireless telecommunications facilities on existing wireless support structures or within existing equipment compounds may be performed by the applicant without obtaining building or zoning permits from the Township.

- (c) Subsection (H)2e(1) through (3) shall not apply to facilities which are governed by the Pennsylvania Wireless Broadband Collocation Act. To the extent permitted by law, the remaining provisions in Subsection (H)2e(4) through (16) shall apply to co-location applicants desiring to place new Nontower WCF on existing wireless communications facilities, as well as those applicants desiring to modify existing facilities. Any applicant proposing the co-location or modification of a Nontower WCF shall submit a building permit application to the Township.
 - (d) Timing. Within thirty (30) calendar days of the date that an application for a commercial communications antenna is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. Within ninety (90) calendar days of receipt of a complete application, the Township shall make its final decision on whether to approve the application and shall advise the applicant in writing of such decision. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the Township's ninety (90) day review period.
- f. Regulations Applicable to all Small Wireless Communications Facilities. The following regulations shall apply to Small Wireless Communications Facilities:
- (1) Application Requirements.
 - (a) Small WCFs inside the public Rights-of-Way are a permitted use in all Township zoning districts, subject to the requirements of this Section and generally applicable permitting as required by the Township Code. Applications for Small WCFs shall be submitted to the Township Zoning Officer.
 - (b) Small WCFs outside the public Rights-of-Way are permitted by right in all Township zoning districts except residential zoning districts, subject to the requirements of this Section and generally applicable permitting as required by the Township Code. Applications for Small WCFs shall be submitted to the Township Zoning Officer.
 - (c) An application for a Small WCF shall include the following:

- i. Documentation that includes construction and engineering drawings demonstrating compliance with the requirements of this Section;
 - ii. Self-certification that the filing and approval of the application is required by the WCF Applicant to provide additional capacity or coverage for wireless services;
 - iii. Documentation demonstrating compliance with the requirements of the *Small Wireless Communications Facility Design Manual (Appendix B)*;
 - iv. If the Small WCF will require the installation of a new Wireless Support Structure, documentation showing that the WCF Applicant has made a good faith determination that it cannot meet the service reliability and functional objectives of the application by Collocating on an existing Wireless Support Structure. Such determination shall be based on whether the WCF Applicant can meet the service objectives of the application by collocating on an existing Wireless Support Structure on which:
 - [1] The WCF Applicant has the right to Collocation;
 - [2] The Collocation is Technically Feasible and would not impose substantial additional cost; and
 - [3] The Collocation would not obstruct or hinder travel or have a negative impact on public safety.
 - v. Documentation showing that the Small WCF does not materially interfere with the safe operation of traffic control equipment, sight lines, or clear zones for transportation or pedestrians or compliance with the Americans with Disabilities Act of 1990 (Public Law 101-336, 104 Stat. 327) or similar Federal or State standards regarding pedestrian access or movement; and
 - vi. A report prepared by a qualified engineering expert which shows that the Small WCF will comply with all applicable FCC regulations, including but not limited to those relating to radio frequency emissions.
- (2) Applications Not Required. The Township shall not require an application for:
- (a) Routine maintenance or repair work;
 - (b) The replacement of Small WCFs with Small WCFs that are substantially similar or the same size or smaller and still qualify as a Small WCF; or
 - (c) The installation, placement, maintenance, operation, or replacement of Micro Wireless Facilities that are strung on cables

between existing utility poles by or for a WCF Applicant that is authorized to occupy the ROW, in compliance with the National Electrical Safety Code.

- (3) Location and Development Standards.
 - (a) All Small WCFs shall comply with the applicable requirements of the Americans with Disabilities Act and all Township Subdivision and Land Development Ordinance requirements applicable to streets and sidewalks.
 - (b) No Small WCF shall be located on a private lot in a residential district or on any single-family detached residences, single-family attached residences, semi-detached residences, duplexes, or any other residential structure.
 - (c) All Small WCFs shall be installed and maintained so as not to obstruct nor hinder travel or public safety within the ROW.
- (4) Design Standards. All Small WCFs in the Township shall comply with the requirements of the Township *Small Wireless Communications Facility Design Manual (Appendix B)*. A copy of such shall be kept on file at the Township Municipal Office.
- (5) Time, Place, and Manner. The Township shall determine the time, place, and manner of construction, maintenance, repair, and/or removal of all Small WCF in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations.
- (6) Private Property. If a Small WCF is to be located outside of the public ROW, or if any part of a Small WCF located in the public ROW will encroach upon private property, the WCF Applicant shall provide the Township Zoning Officer with evidence that the Owner of such private property has granted permission for the construction of the Small WCF.
- (7) Minimum Setbacks. The minimum distance between the base of a Small WCF, located outside of the public ROW, that requires the installation of a new Wireless Support Structure and any adjoining property line or street ROW line shall be equal to one hundred (100) percent of the height of the Small WCF, unless the WCF Applicant provides evidence that a lesser setback shall have no potential negative effect on public safety.
- (8) Historic Buildings. No Small WCF may be located within one hundred (100) feet of any property, or on a building or structure that is listed on either the National or Pennsylvania Registers of Historic Places, or eligible to be so listed, located within a historic district, or is included in the official historic structures list maintained by the Township.
- (9) Third-Party Property. Where a Small WCF is proposed for Collocation on a Wireless Support Structure, located on private property, or other property that is not owned by the WCF Applicant, the WCF Applicant shall present evidence to the Zoning Officer that the Owner of the Wireless Support Structure has authorized construction of the proposed Small WCF.

- (10) Graffiti. Any graffiti on a Small WCF, including the Wireless Support Structure and any Accessory Equipment, shall be removed at the sole expense of the Owner within thirty (30) days of notification by the Township.
- (11) Timing of Approval.
- (a) Within ten (10) calendar days of the date that an application for a Small WCF is filed with the Township Zoning Officer, the Township shall notify the WCF Applicant in writing of any information that may be required to complete such application.
 - (b) Within sixty (60) days of receipt of an application for Collocation of a Small WCF on a pre-existing Wireless Support Structure, and subject to applicable tolling procedures as established by federal law, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the WCF Applicant in writing of such decision.
 - (c) Within ninety (90) days of receipt of an application for a Small WCF requiring the installation of a new or replacement Wireless Support Structure, and subject to applicable tolling procedures as established by federal law, the Township Zoning Officer shall make a final decision on whether to approve the application and shall notify the WCF Applicant in writing of such decision.
 - (d) If the Township denies an application for a Small WCF, the Township shall provide the WCF Applicant with written documentation of the basis for denial, including the specific provisions of the Township Code on which the denial was based, within five (5) business days of the denial.
 - (e) The WCF Applicant may cure the deficiencies identified by the Township and resubmit the application within thirty (30) days of receiving the written basis for the denial without being required to pay an additional application fee. The Township shall approve or deny the revised application within thirty (30) days of the application being resubmitted for review.
- (12) Consolidated Application.
- (a) A WCF Applicant may submit a consolidated application for Collocation of multiple Small WCFs. The consolidated application shall not exceed twenty (20) Small WCFs.
 - (b) A WCF Applicant may not submit more than one consolidated application in a single thirty (30) day period.
 - (c) If a WCF Applicant submits more than one consolidated application in a forty-five (45) day period, the applicable processing deadline shall be extended fifteen (15) days in addition to the processing deadline specified in Subsection K above.

- (13) Completion of Work. All construction work relating to the Small WCF for which a permit is granted under this Section shall be completed within one (1) year of the date of issuance of the permit.
- (14) Repair and Restoration.
- (a) The WCF Applicant shall repair all damage to the ROW or any other land so disturbed, directly caused by the activities of the WCF Applicant or the WCF Applicant's contractors and return the ROW to as good of condition as it existed prior to any work being done in the ROW by the WCF Applicant or the WCF Applicant's contractors.
 - (b) If the WCF Applicant fails to make the repairs required by the Township within thirty (30) days after written notice, the Township may perform those repairs and charge the WCF Applicant the reasonable, documented cost of the repairs plus a penalty of \$500.
 - (c) The Township may suspend the ability of the WCF Applicant to receive new permits until the WCF Applicant has paid the amount assessed for the repair costs and the assessed penalty.
- (15) Relocation or Removal of Facilities.
- (a) Within sixty (60) days of suspension or revocation of a permit due to noncompliance with the requirements of the Township Code, the WCF Applicant shall remove the Small WCF and any Accessory Equipment, including the Wireless Support Structure, if the WCF Applicant's WCF(s) are the only facilities on the Wireless Support Structure.
 - (b) Within ninety (90) days of the end of a permit term, the WCF Applicant shall remove the Small WCF and any Accessory Equipment, including the Wireless Support Structure, if the WCF Applicant's WCF(s) are the only facilities on the Wireless Support Structure.
 - (c) Following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, the WCF Applicant shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any Small WCF when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall determine that such removal, relocation, change, or alteration is reasonably necessary under the following circumstances:
 - i. The construction, repair, maintenance, or installation of any Township or other public improvement in the ROW;
 - ii. The operations of the Township or other governmental entity in the ROW;

- iii. Vacation of a street or road or the release of a utility easement; or
- iv. An emergency as determined by the Township.

(16) Reimbursement for ROW Use. In addition to permit fees as described in this section, every Small WCF in the ROW is subject to the Township's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs, including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising, and other ROW management activities by the Township. The Owner of each Small WCF shall pay an annual fee to the Township to compensate the Township for the Township's costs incurred in connection with the activities described above. Such fees shall comply with the applicable requirements of the Federal Communications Commission.

3. Transportation and Utilities. A Use that is primarily utilized for the public infrastructure needs and services. Transportation and Utilities include such Uses as Street rights-of-way, rail rights-of-way, public transportation services, electric or gas services, sewage treatment, water treatment and storage, pumping stations, transmission and receiving stations, and energy conversion systems. The following supplemental Use regulations apply:

a. Transit Facilities. Uses that include public transportation operations, maintenance and storage facilities.

b. Transit Bus Stops. Uses include both sheltered and non-sheltered infrastructure facilities that provide passengers safe access to both fixed-route and demand responsive public transportation services. The following Use regulations apply:

(1) Bus stop infrastructure, including ADA loading pads, bus passenger benches, and bus shelters, as well as bus stop location Signs and bus stop passenger information Signs, shall be permitted by right in all zoning districts and shall be considered an Accessory Use/Structure that can stand alone without the accompanying Principal Use.

(2) Bus stop infrastructure shall be exempt from minimum Lot size, open space, yards, and setback requirements of the governing zoning district(s).

(3) The location and design of the bus stop infrastructure shall be reviewed and approved by the applicable transit agency and Township. The transit agency shall provide written documentation certifying that a location is an existing or potential future bus stop.

(4) Whenever an ADA loading pad, bench for a bus stop, and/or bus shelter is provided, the applicable off-street parking requirements for the Lot's Principal Use may be reduced by one or more vehicular parking space(s) for each bus stop location.

(5) Bus stop location Signs and bus stop passenger information Signs installed and maintained by the transit agency shall be permitted within the public right-of-way and on private property and shall be exempt from the Sign requirements specified under Section 5 of this Ordinance.

- c. Public Utilities. Any person or corporations owning or operating equipment or facilities as defined under Title 66 Pa. C.S.A. Public Utilities. The following performance standards apply:
- (1) The total Lot coverage of all Buildings and Structures shall be not more than thirty (30) percent of the area of the Lot.
 - (2) All Buildings and Structures shall be set back from every adjacent property a minimum distance of twenty-five (25) feet and, in addition, not closer than fifty (50) feet from any adjacent residential property, except that any tower shall be set back a minimum distance of that equal to the Height of the tower from any adjacent residential property. Below grade structures are exempt from these requirements.
 - (3) Transformers shall be installed pursuant to applicable Building and fire codes.
 - (4) Any electric or other utility lines between the infrastructure and the Street shall be underground.
 - (5) The infrastructure shall be suitably screened from any adjacent residential property by both a solid fence and an outside perimeter evergreen planting screen. Fence screening shall be a minimum of eight (8) feet high and shall be a galvanized chain link fence with privacy slats. Evergreen screening shall be continuous four (4) foot wide opaque planting that shall be a minimum of ten (10) feet high at maturity.
 - (6) The Zoning Officer shall provide the Township Engineer and Township Fire Chief the opportunity to provide input on applications for Transportation and Utilities and shall provide such input to the Township Planning Commission and Board of Supervisors, which shall take such input into account in making a Decision about any Transportation and Utilities application.
- d. Principal Solar Energy System (PSES). An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures. The following performance standards apply:
- (1) Regulations Applicable to All Principal Solar Energy Systems.
 - (a) PSES shall only be permitted by Conditional Use in the Industrial Zoning District.
 - (b) PSES shall meet all the requirements listed for ASES listed in Section 3.06(B)3.
 - (c) A noise study will be performed and included in the application. The noise study will be performed by an independent noise study

expert and paid for by the Applicant. Noise from a PSES shall not exceed 50 dBA, as measured at the property line.

(d) The PSES Owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Township. The PSES Owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints.

(e) Decommissioning.

i. The PSES Owner and/or operator is required to notify the Township immediately upon cessation or abandonment of the operation. The PSES shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.

ii. The PSES Owner and/or operator shall then have twelve (12) months in which to dismantle and remove the PSES including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the Owner fails to dismantle and/or remove the PSES within the established timeframes, the municipality may complete the decommissioning at the owners expense.

iii. At the time of issuance of the permit for the construction of the PSES, the Owner and/or operator shall provide financial security in the form and amount acceptable to the Township to secure the expense of dismantling and removing said PSES and restoration of the land to its original condition, including forestry plantings of the same type/variety and density as the original.

(f) Land Development Plan.

i. PSES shall comply with the Monroe Township Subdivision and Land Development Ordinance requirements and obtain Preliminary/Final Land Development approval. The installation of PSES shall be in compliance with all applicable permit requirements, codes, and regulations.

ii. The PSES Owner and/or operator shall repair, maintain and replace the PSES and related solar equipment during the term of the permit in a manner consistent with industry standards as needed to keep the PSES in good repair and operating condition.

(2) Ground Mounted Principal Solar Energy Systems.

(a) Minimum Lot Size. Two (2) acres.

- (b) Setbacks. PSES shall comply with the setbacks of the underlying zoning districts for principal structures.
- (c) Height. Ground mounted PSES shall not exceed fifteen (15) feet in height.
- (d) Impervious Coverage. The following components of a PSES shall be considered impervious coverage and calculated as part of the impervious coverage limitations for the underlying zoning district:
 - i. Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
 - ii. All mechanical equipment of PSES including any structure for batteries or storage cells.
 - iii. Gravel or paved access roads servicing the PSES.
- (e) Ground mounted PSES shall be screened from adjoining residential uses or zones according to the standards found in Section 4.10 of this Ordinance.
- (f) Security.
 - i. All ground-mounted PSES shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate.
 - ii. A clearly visible warning Sign shall be placed at the base of all pad-mounted transformers and substations and on the fence on the surrounding the PSES informing individuals of potential voltage hazards.
- (g) Access.
 - i. At a minimum, a twenty (25) foot wide access road shall be provided from a publicly owned roadway into the site.
 - ii. At a minimum, a twenty (20) foot wide Cartway shall be provided between the solar arrays to allow access for maintenance vehicles and emergency vehicles including fire apparatus and emergency vehicles. Cartway width is the distance between the bottom edge of a solar panel to the top edge of the solar panel directly across from it.
- (h) The ground mounted PSES shall not be artificially lighted except to the extent required for safety or applicable federal, state, or local authority.

(3) Roof and Wall Mounted Principal Solar Energy Systems.

- (a) For roof and wall mounted systems, the PSES Owner and/or operator shall provide evidence that the plans comply with the UCC and that the roof or wall is capable of holding the load imposed on the structure.
- (b) PSES mounted on the roof or wall of any building shall be subject to the maximum height regulations of the underlying zoning district.

e. Principal Wind Energy Systems. An area of land or other area used for a wind collection system principally used to capture wind energy, convert it to electrical energy or thermal power primarily for off-site use. Principal wind energy systems consist of one (1) or more free-standing ground, or roof mounted wind collector devices, wind related equipment and other structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures. The following supplemental regulations apply:

(1) Design and Installation.

- (a) A PWES shall only be permitted by Conditional Use in the Industrial Zoning District and are prohibited in all other zoning districts. Applications for such uses shall be subject to the requirements set forth below, as well as all other applicable State or Federal Regulations.
- (b) The layout, design, and installation of a PWES shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), Det Norske Veritas, Germanischer Lloyd Wind Energies, the American Society of Testing and Materials (ASTM), or other pertinent certifying organizations and comply with all applicable building and electrical codes of the Township. The manufacturer specifications shall be submitted as part of the application.
- (c) Applicants shall submit a land development plan which shall be compliant with all the requirements of the Monroe Township Subdivision and Land Development Ordinance.
- (d) The Applicant shall provide sufficient documentation showing that the PWES will comply with all applicable requirements of the Federal Aviation Administration (FAA) and the Pennsylvania Department of Transportation's (PennDOT) Bureau of Aviation (BOA).
- (e) The PWES shall provide Monroe Township written confirmation that the public utility company to which the a PWES will be connected has been informed of the intent to install a grid connected system and approved of such connection.
- (f) The PWES shall be equipped with a redundant braking system. This includes both aerodynamic overspeed controls (including

variable pitch, tip and other systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for overspeed protection.

(g) Visual Appearance.

- i. All on-site utility, transmission lines, and cables shall be placed underground.
- ii. The PWES shall be painted a non-reflective, flat color such as white, off white, or gray unless required to be colored differently from FAA or PennDOT BOA regulations.
- iii. The PWES shall not be artificially lighted, except to the extent require by the Federal Aviation Administration or other applicable authority. If lighting is required, the lighting alternatives and design chosen shall seek to minimize the disturbance to the surrounding views.
- iv. The display of advertising is prohibited except for identification of the manufacturer of the system, facility Owner and operator.
- v. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the PWES.
- vi. Accessory structures and equipment associated with a PWES shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of plant materials which provide a visual screen.
- vii. The design of accessory buildings and related structures shall, to the extent reasonable, use materials, colors, textures, screening and landscaping that will blend the structures into the natural setting and existing environment.

(h) Warnings and Safety Measures.

- i. A clearly visible warning Sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
- ii. All access doors to a PWES including electrical equipment, outbuildings and all appurtenances thereto, shall be locked or fenced, as appropriate, to prevent entry by non-authorized personnel.

- iii. PWES shall not be climbable up to fifteen (15) feet above ground surface or the climbing apparatus shall be fully contained and locked within the tower structure.
- iv. Visible, reflective, colored objects, such as flags, reflectors or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.
- v. The Applicant will provide a copy of the project summary and site plan to local emergency services, including the Monroe Township Fire Marshall.
- vi. The PWES facility Owner and/or operator shall abide by all applicable local, state and federal fire code and emergency guidelines. Upon request the Applicant, facility Owner and/or operator shall cooperate with emergency services to develop and coordinate implementation of an emergency response plan for the PWES.

(2) Zoning Requirements. Unless otherwise stated, the following zoning standards apply to PWES uses and such standards shall prevail within the A and I Zoning Districts.

(a) Lot Size. The PWES shall be separated from each other by a minimum of 1.1 times the total height of the highest wind turbine.

(b) Setbacks.

- i. The PWES shall be set back from the nearest property line a distance of not less than the normal setback requirements for the zoning district or its total height, whichever is greater.
- ii. The PWES shall be set back from an occupied building, on a non-participating Landowner's property, not less than 1.5 times its total height measured from the center of the wind turbine base to the nearest point on the foundation of the occupied building.
- iii. The PWES shall be set back from an occupied building on a participating Landowner's property, not less than its total height measured from the center of the wind turbine base to the nearest point of foundation of the occupied building. Any operator/occupied building used in connection with the development are exempt from this distance limit.
- iv. The PWES shall be set back from the nearest public road right-of-way a distance of not less than the normal setback requirements for the zoning district or its total height, whichever is greater as measured from the right-of-way line to the center of the Wind Turbine base.

- v. Each PWES shall be set back from above-ground electric power lines, public telephone lines and television cable lines a distance of no less than 1.1 times its total height. The setback distance shall be measured from the center of the wind turbine generator base to the nearest point of such lines.
- vi. All PWES shall be setback from any ridge a distance of not less than the wind turbine's total height. For this provision, "ridge" shall be defined as the elongated crest or series of crests at the uppermost point of intersection between opposite slopes of a mountain and including all land lying between such point and an elevation two hundred fifty (250) feet below the elevation of such point.
- vii. The PWES shall be set back at least twenty-five hundred (2,500) feet from Important Bird Areas as identified by Pennsylvania Audubon and at least five hundred (500) feet from identified wetlands.
- viii. Each Wind Turbine shall be set back from the Appalachian Trail and any historic structure, district, site or resource listed in the state inventory of historic places maintained by the Pennsylvania Historical and Museum Commission a distance no less than two thousand five hundred (2,500') feet. The setback distance shall be measured from the center of the wind turbine generator base to the nearest point on the foundation of an historic building, structure or resource, or the nearest property line of an historic district or site or the Appalachian Trail.
- ix. Accessory buildings, structures, and related equipment to the PWES shall comply with the building setback requirements of the underlying zoning districts.

(c) Relief from Required Setbacks

- i. Property owners may waive the setback requirements for occupied buildings on non-participating Landowner's property and property lines by signing a waiver that sets forth the applicable setback provision(s) and the proposed changes.
- ii. The written waiver shall notify the property Owner(s) of the setback required by this Ordinance, describe how the proposed a PWES is not in compliance, and state that consent is granted for the Facility to not be setback as required by this Ordinance.
- iii. Any such waiver shall be recorded in the Recorder of Deeds Office for the County where the property is located. The waiver shall describe the properties benefited and burdened and advise all subsequent

purchasers of the burdened property that the waiver of setback shall run with the land and may forever burden the subject property.

(d) Height.

- i. There shall be no specific height limitation, so long as the total height meets sound and set-back requirements, except as imposed by FAA regulations.
- ii. The minimum Ground Clearance shall be thirty (30) feet.

(e) A PWES shall not be located on a lot of record containing slopes equal to or exceeding fifteen (15) percent on fifty (50) percent or more of the lot of record. This standard shall apply to each lot where a PWES extends across multiple lots of record.

(3) Operational Standards.

(a) Use of Public Roads.

- i. The Applicant shall identify all state and local public roads to be used within the Township to transport equipment and parts for construction, operation or maintenance of the PWES.
- ii. The Township Engineer shall document public road conditions prior to construction of the PWES. The Engineer shall document road conditions within thirty (30) days after construction of the permitted project is complete, or as soon thereafter as weather may allow.
- iii. The Township shall require Applicant to secure a bond for the road(s) to be used within the Township in compliance with applicable regulations at an amount consistent therewith; or, if not provided by regulation, an amount set at the discretion of the governing body in consultation with the Township Engineer.
- iv. Any road damage caused by the Applicant, facility Owner, operator, or contractors shall be promptly repaired to the Township's satisfaction at the expense of the Applicant and/or facility Owner.
- v. The Applicant shall demonstrate that it has appropriate financial assurance to ensure the prompt repair of damaged public roads.
- vi. Every effort should be made to use existing roads and logging roads. New deforestation and forest fragmentation should be kept to a minimum. Private entrance roads to a PWES shall be maintained in a mud-free condition.

- (b) Noise.
 - i. Audible sound from a a PWES shall not exceed fifty-five (55) dBA, as measured at the property line between participating and non-participating landowners.
 - ii. Noise limits may be exceeded during short-term events such as utility outages and/or severe windstorms
 - iii. Methods for measuring and reporting acoustic emissions from a PWES shall be equal to or exceed the minimum standards for precision described in American Wind Energy Association (AWEA) Standard 2.1 - 1989 titled Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier, as amended.
- (c) A Wind Turbine shall not cause vibrations through the ground which are perceptible beyond the property line of the parcel on which it is located.
- (d) Shadow Flicker.
 - i. The PWES shall not cause shadow flicker on any occupied building on a non-participating Landowner's property.
 - ii. The PWES shall be designed in such a manner as to minimize shadow flicker on a roadway.
 - iii. The facility Owner and operator shall conduct, at the Applicant's expense, a modeling study demonstrating that shadow flicker shall not occur on any occupied building on a non-participating property.
- (e) Waiver of Noise and Shadow Flicker Provisions.
 - i. Non-participating landowners may waive the noise and shadow flicker provisions of this Ordinance at the request of the participating landowners or a PWES Owner by signing a waiver of their rights.
 - ii. The written waiver shall notify the non-participating Landowner(s) of the sound or flicker limits in this Ordinance, describe the impact on the non-participating Landowner(s), and state that the consent is granted for the PWES to not comply with the sound or flicker limit in this Ordinance.
 - iii. Any such waiver shall be recorded in the Recorder of Deeds Office of the County where the property is located. The waiver shall describe the properties benefited and burdened and advise all subsequent purchasers of the burdened property that the waiver of

sound or flicker limit shall run with the land and may forever burden the subject property.

- (f) The PWES facility Owner and/or operator shall ensure that the design and operation of any a PWES avoids disruption or loss of radio, telephone, television, cell, Internet or similar signals, and shall mitigate any harm caused thereby.
- (g) The Applicant shall provide a proposed foundation design and analysis of soil conditions by a Professional Engineer.
- (h) Public Inquiries and Complaints.
 - i. The PWES facility Owner and/or operator shall maintain a phone number and identify a responsible person for the public to contact with inquiries and complaints throughout the life of the project.
 - ii. The PWES facility Owner and/or operator shall respond to the public's inquiries and complaints.
- (i) The PWES facility Owner and/or operator shall maintain a current general liability policy covering bodily injury and property damage with limits of at least one (1) million dollars per occurrence and one (1) million dollars in the aggregate. A certificate of insurance shall be made available to the Township upon request.
- (j) Decommissioning.
 - i. The PWES facility Owner and/or operator shall, at his expense, complete decommissioning of the PWES and all related improvements within twelve (12) months of the date when the use of the particular a PWES has been discontinued or abandoned by the facility Owner and/or operator, or upon termination of the useful life of same. The PWES shall be presumed to be discontinued or abandoned if no electricity is generated by such a PWES for a continuous period of twelve (12) months.
 - ii. Decommissioning shall include removal of wind turbines, buildings, cabling, electrical components, roads, foundations to a depth of thirty-six (36) inches, and any other associated facilities.
 - iii. Disturbed earth shall be graded and re-seeded, unless the Landowner requests in writing that the access roads or other land surface areas not be restored.
 - iv. An independent and certified Professional Engineer shall be retained to estimate the cost of decommissioning without regard to salvage value of the equipment. Said estimates shall be submitted to Township after the first year of operation and every fifth year thereafter.

- v. The PWES facility Owner and/or operator shall post and maintain decommissioning funds in an amount of one hundred ten (110) percent of the identified decommissioning costs, as adjusted over time. The decommissioning funds shall be posted and maintained with a bonding company or Federal or Commonwealth chartered lending institution chosen by the facility Owner or operator and participating Landowner posting the financial security, provided that the bonding company or lending institution is authorized to conduct business within the Commonwealth and is approved by Borough/Township.
- vi. Decommissioning funds may be in form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assurance as may be acceptable to Monroe Township.
- vii. If the PWES facility Owner and/or operator fails to complete decommissioning within the period prescribed above, then the Landowner shall have six (6) months to complete the decommissioning.
- viii. If the PWES facility Owner and/or operator, nor the Landowner complete decommissioning within the periods described above, then the Township may take such measures as necessary to complete decommissioning. The entry into and submission of evidence of a participating Landowner agreement to the Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors and assigns that the Township may take such action as necessary to implement the decommissioning plan.
- ix. The escrow agent shall release the decommissioning funds when the facility Owner or operator has demonstrated and the Township concurs that decommissioning has been satisfactorily completed, or upon written approval of the Township in order to implement the decommissioning plan.

(4) Application Requirements. A Conditional Use application for a a PWES shall include the following:

- (a) A narrative describing the proposed the PWES, including an overview of the project, the project location, the approximate generating capacity of the PWES, the approximate number, representative types and height or range of heights of the PWES to be constructed including their generating capacity, dimensions and respective manufacturers, and a description of ancillary facilities.
- (b) An affidavit or similar evidence of agreement between the Landowner and the PWES facility Owner and/or operator

demonstrating that the Owner and/or operator has the permission of the property Owner to apply for necessary permits for construction and the operation of the PWES and setting forth the Applicant's and property Owner's name, address and phone number.

- (c) Identification of the properties on which the proposed a PWES will be located, and the properties adjacent to where the PWES will be located.
 - (d) A site plan showing the planned location of each PWES, property lines, setback lines, access road and turnout locations, substation(s), electrical cabling from the PWES to the substation(s), ancillary equipment, buildings, and structures, including permanent meteorological towers, associated transmission lines and layout of all structures within the geographical boundaries of any applicable setback.
 - (e) A Decommissioning Plan sufficient to demonstrate compliance with Subsection (3)(i) above.
 - (f) A wind resource study shall be submitted documenting wind resources at the site. The study shall include but is not limited to data showing average wind speeds capable of generating electricity and the available capacity to transmit the electricity into the power grid.
 - (g) A noise study in accordance with Subsection (3)(b) above.
 - (h) A shadow flicker study in accordance with Subsection (3)(d) above.
 - (i) Other relevant studies, reports, certifications and approvals as required by this Ordinance or as may be requested by the Township to ensure compliance with this Ordinance.
 - (j) Throughout the permit process, the Applicant shall promptly notify the Township of any changes to the information contained in the Conditional Use/special exception permit application. Changes to the pending application that do not materially alter the initial site plan may be adopted without a renewed Public Hearing.
- (l) Industrial Uses. A category of Uses for businesses involving assembly, production, storing, transferring and disposal of goods or products, and which may also include associated facilities such as offices, maintenance facilities, and fuel pumps and both indoor and outdoor activities and storage of goods. All outdoor storage associated with Industrial Uses shall adhere to the provisions in Subsection 3, Outdoor Storage Yard, below.
1. Heavy Industry. An industrial Use with the potential for significant external effects, including noise, odor, and/or other noxious by-products and may involve frequent commercial vehicle access and outdoor storage of materials or products. The following performance standards apply to all Heavy Industry uses.

- a. The applicant shall provide a detailed written description of the proposed use in each of the following topics:
 - (1) The nature of on-site processing operations, the materials used in the process, the products produced, and the generation and methods of disposal for any wastes and/or by-products. In addition, the applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with all applicable state and federal regulations.
 - (2) The general scale of the operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size.
 - (3) Identify any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate negative impacts. The applicant shall furnish expert evidence that the impacts generated by the proposed use fall within acceptable levels as regulated by applicable laws and ordinances, including but not limited to those

- b. The Zoning Officer may request additional information to ensure proper evaluation of such application. Such information may include ventilation plans, materials characteristics, drainage plans, waste disposal plans, and chemical disposition plans.

- c. Meat Processing Establishment. All premises where animals or poultry are slaughtered or otherwise prepared for food purposes, meat and poultry canneries, sausage making, smoking or curing operations and similar places except those places occupied and used for such purposes in the preparation of food for consumption in their own households. It shall not include retail stores if the only processing operation performed in such retail stores is that of preparing for sale the meat and poultry products which have been inspected under the provisions of the Pennsylvania Meat and Poultry Hygiene Law of 1968, except that the secretary may require inspection in retail establishments when he determines that the character or quantity of processing is such that inspection is necessary to protect the public health. The term Retail refers to sale to the ultimate consumer. The following Use regulations apply:
 - (1) All Meat Processing Establishments shall be licensed and operated pursuant to the Pennsylvania Meat and Poultry Hygiene Law of 1968.
 - (2) Minimum Lot Area: Five (5) acres.
 - (3) The subject site shall have access to a collector or arterial road.
 - (4) All aspects of the slaughtering, processing, rendering, and packaging operation, excepting the unloading and holding of live animals, shall be conducted within a completely enclosed building.
 - (5) All live animals held outside shall be within secure holding pens or runways, sufficiently large to accommodate all animals without crowding, and not located within the front yard.

- (6) The applicant shall furnish a working plan for the recovery of escaped animals which minimizes the potential for animals to enter traffic or cross property lines, and which shall be continuously implemented.
- (7) All animal wastes shall be regularly cleaned up daily and properly disposed of, so as not to be objectionable at the site's property line.
- (8) The unloading of live animals from trucks into holding pens and their movement into the plant shall be continuously supervised by a qualified operator, whose responsibility it shall be to immediately identify and appropriately dispatch any obviously ill or injured animals.
- (9) The unloading of live animals and their movement into the plant shall be conducted in an orderly and calm manner to minimize noise levels.
- (10) The loading and unloading of trucks shall be restricted to the hours between 8 AM and 6 PM EST.
- (11) No exterior animal holding pens and/or areas devoted to loading/unloading of animals shall be located within two hundred (200) feet of any property line nor five hundred (500) feet of any land within the R-1 or V zoning districts.
- (12) All animal holding pens and/or areas used for the loading/unloading of animals shall be screened from all adjoining properties and shall include a minimum fifty foot (50') wide landscape strip.
- (13) Sewer and water lines shall be designed and installed to minimize the potential for leakage and contamination.
- (14) Wastewater shall be kept completely covered at all times to reduce the potential for release of odors. In no event shall wastewater be disposed in any other manner inconsistent with PA DEP regulations.
- (15) All unusable animal by-products shall be stored indoors in leak - and vector-proof containers. In the case of slaughtering or processing operations which do not do their own rendering, the applicant shall provide evidence of a written contract with a rendering operation for the daily disposal of such waste products. In no case shall any waste products remain on the site for more than twenty-four (24) hours.
- (16) The applicant shall demonstrate written compliance with, and continue to comply with, all applicable local, State and Federal standards and regulations.
- (17) The use shall provide sufficiently long stacking lanes and on-site loading/unloading areas in the rear yard, so that trucks waiting to be loaded/unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road.
- (18) Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to

nearby properties. Access drives used by trucks shall only intersect with major collector or arterial roads.

- (19) All access drives shall be designed and located to comply with Section 605 of the Monroe Township Subdivision and Land Development Ordinance.
- (20) All access drives onto the site shall have a paved minimum thirty-five foot (35) foot wide Cartway for a distance of at least two hundred (200) feet from the street right-of-way. In addition, if portions of on-site access drives are unpaved, then a fifty (50) foot long gravel section of driveway shall be placed just beyond the preceding two hundred (200) foot paved section to help collect any mud that may have attached to a vehicle's wheels. The Owner and/or operator shall be responsible for removing any mud from public roads caused by persons traveling to and from the site.
- (21) The applicant shall furnish a traffic impact report prepared by a professional engineer in accordance with Section 402.5. of the Monroe Township Subdivision and Land Development Ordinance.

d. *Mining and Mineral Extraction.* Mining and Mineral Extraction and the excavation, extraction, or removal of any Mineral Resource from the land or ground for any purpose are subject the following performance standards:

- (1) *General.* A Person engaged in, or proposing to engage in, the business of mining and mineral extraction shall be properly licensed by the Pennsylvania Department of Environmental Protection to engage in such business and each site shall be appropriately permitted by the applicable state agency.
 - (a) May not injure or detract from the lawful existing or permitted use of neighboring properties.
 - (b) May not adversely affect any public or private water supply source.
 - (c) May not adversely affect the logical, efficient and economical extensions of public services, facilities and utilities throughout the Township.
 - (d) May not result in the land area subject to quarrying being placed in a condition which will prevent the use of that land for economically and ecologically productive uses upon completion of the quarry operation.
 - (e) Shall demonstrate compliance with all applicable State regulations at all times.
 - (f) May not create any significant damage to the health, safety, welfare, environment of the Township and its residents and property owners.
- (2) *Site Plan Requirements.* As a part of each application the applicant shall furnish an accurately surveyed site plan on a scale no less than 1" = 200', showing the location of the tract or tracts of land to be affected by the

operation. The surveyed site plan shall be certified by a registered professional engineer or a registered professional land surveyor with assistance from experts in related fields and shall include the following:

- (a) The boundaries of the proposed land affected, together with the drainage area above and below the area.
 - (b) The location and names of all streams, roads, railroads, and utility lines on or immediately adjacent to the area.
 - (c) The location of all buildings within one thousand (1,000) feet of the outer perimeter of the area affected, and the names and addresses of the owners and present occupants.
 - (d) The purpose for which each building is used.
 - (e) The name of the Owner of the affected area and the names of adjacent landowners, the municipality, and the county.
- (3) Minimum Lot Area. - One hundred (100) acres.
- (4) Fencing. A fence measuring at least eight feet (8') in height shall enclose the area of actual quarrying. If a chain link fence is used, then said fence shall include a vegetative screen that is provided along the outside of the fence, away from the quarry.
- (5) Setbacks. The following are the required minimum setbacks imposed upon specific features of the quarry and other extractive-related uses from adjoining and/or nearby uses.
- (a) Existing Residence. 1,000 ft.
 - (b) Existing Nonresidential Building. 300 ft.
 - (c) Village or Residential Zones. 1,000 ft.
 - (d) Adjoining Roads. 100 ft.
 - (e) Public/ Nonprofit Park. 300 ft.
 - (f) Cemetery or Stream Bank. 100 ft.
 - (g) Adjoining Property. 100 ft.
- (6) Hours of Operation. All mining and mineral extraction operations located shall be limited to the hours of 6 AM and 7 PM EST.
- (7) Access. Vehicle access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties. Driveways used by trucks shall only intersect with collector or arterial roads.

- (a) All Driveways shall be designed and located to comply the applicable design standards specified under the Monroe Township Subdivision and Land Development Ordinance.
 - (b) All access drives serving the site shall have a paved minimum thirty-five (35) foot wide Cartway for a distance of at least two hundred (200) feet from the intersecting street right-of-way line. In addition, a two hundred (200) foot long gravel section of access drive should be placed just beyond the preceding two hundred (200) foot paved section to help collect any mud that may have attached to a vehicle's wheels.
- (8) Reclamation. The applicant shall demonstrate compliance with Section 7.(c) of the Pennsylvania Act No. 1984-219, as may be amended. The applicant shall provide a detailed description of the proposed use of the site, once reclamation has been completed, including a description of any zoning and/or subdivision approvals or remedies that would be necessary to accommodate the proposed use. Finally, the applicant shall provide a written notification to the Township within thirty (30) days, whenever a change in the reclamation plan is proposed to the PA DEP.
- (10) Screening. Where the proposed use adjoins a residential zone, an existing residence and/or a public road, screening shall be provided. Such screening shall be comprised of an earthen berm at least ten (10) feet in height. Such berm shall be located on the quarry site and placed to maximize the berm's ability to absorb and/or block views of, and the noise, dust, smoke, etc. generated by, the proposed use. The berm shall be completely covered and maintained in an approved vegetative ground cover. In addition, a landscape screen shall consist of evergreen shrubs and trees arranged to form both a low level and a high level screen within a strip of land with a minimum width of ten (10) feet. The high level screen shall consist of evergreen trees of not less than five (5) feet in height at the time of planting that shall be planted at intervals of not more than ten (10) feet. The low level screen shall consist of evergreen shrubs of not less than three (3) feet in height at the time of planting that shall be planted at intervals of not more than five (5) feet. The landscape screen shall be permanently maintained.
- (11) Operations Progress Report. Within ninety (90) days after commencement of mining operations, and each year thereafter, the operator shall file an operations progress report with the Zoning Officer setting forth all of the following:
- (a) The name or number of the operation.
 - (b) The location of the operation with reference to the nearest public road.
 - (c) A description of the tract or tracts, including a site plan showing the location of all improvements, stockpile, quarry pits, etc.
 - (d) The name and address of the Landowner or his duly authorized representative.

- (e) An annual report of the type and quantity of mineral produced.
 - (f) The current status of the reclamation work performed in pursuance of the approved reclamation plan.
 - (g) A maintenance report for the site that verifies that all required fencing, berming, and screening has been specifically inspected for needed repairs and/or maintenance and that such needed repairs and/or maintenance has been performed.
 - (h) Verification that the proposed use continues to comply with all applicable state regulations. The operation shall furnish copies of any approved permits and/or any notices of violation issued by the PA DEP.
- (12) The applicant will provide a letter indicating that the public or private source will provide the water needed. The applicant shall submit an analysis of raw water needs from either private or public sources, indicating the quantity of water required. If the water required exceeds 100,000 gallons per day, a permit is needed from the Susquehanna River Basin Commission. In addition, if the facility is to rely upon non-public sources of water, a permit is required. A water feasibility study will be provided to enable the Township to evaluate the impact of the proposed construction on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is an adequate supply of water for the proposed construction and to estimate the impact of the new construction on existing wells in the vicinity. The water feasibility shall be reviewed by the Township Engineer. A water system which does not provide an adequate supply of water for the proposed construction, considering both quantity and quality, or does not provide for adequate groundwater recharge, considering the water withdrawn by the proposed construction, shall not be approved by the municipality. A water feasibility study shall include the following information:
- (a) Calculations of the projected water needs.
 - (b) A geologic map of the area with a radius of at least one mile from the site.
 - (c) The location of all existing and proposed wells within one thousand (1,000) feet of the site, with a notation of the capacity of all high-yield wells.
 - (d) The location of all streams within one thousand (1,000) feet of the site and all known point sources of pollution based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined.
 - (e) A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table.
 - (f) A statement of the qualifications and the signature(s) of the person(s) preparing the study.

- e. Automotive Dismantler and Recycler. Any establishment or place of business which is maintained, used, or operated for storing, keeping, buying or selling wrecked, scrapped, ruined or dismantled motor vehicles, or motor parts, or both. The following performance standards shall apply.
- (1) Minimum Lot Area shall be ten (10) acres.
 - (2) The outdoor area devoted to the storage of junk shall be completely enclosed by an eight (8) foot high opaque fence which shall be set back at least fifty (50) feet from all property lines and one hundred (100) feet from residentially zoned or existing residential properties.
 - (3) The setback area between the fence and the Lot lines shall be kept free of weeds and all scrub growth.
 - (4) All completely enclosed Buildings used to store junk shall be set back at least fifty (50) feet from all property lines.
 - (5) No material may be stored or stacked so that it is visible from adjoining properties and roads.
 - (6) The operation shall be licensed pursuant to PA Code Ordinance 451, Control of Junkyards and Automotive Dismantlers and Recyclers and obtain and maintain all applicable permits.
 - (7) All junk shall be stored or arranged to permit access to firefighting equipment and to prevent the accumulation of water, and with no junk piled to a Height greater than eight feet.
 - (8) No oil, grease, tires, gasoline, or other similar material shall be burned at any time.
 - (9) Any junkyard shall be maintained in such a manner as to cause no public or private nuisance, not to cause any offensive or noxious sounds or odors, nor to the breeding or harboring of rats, flies, mosquitoes, or other vectors.
 - (10) No junkyard shall be located on land with a slope in excess of five (5) percent.
 - (11) All junked vehicles shall be emptied of fuel, oil, and other liquids and batteries.
- f. Junkyard. Any outdoor establishment, place of business, or activity which is maintained, used or operated for storing, keeping, buying or selling junk; for the maintenance or operation of a garbage dump, sanitary landfill or scrap metal processor, or for the storage of ten or more junked vehicles. The performance standards specified under Subparagraph (l)1e (Automotive Dismantler and Recycler) above shall apply.
- g. Solid Waste Disposal Facility. A facility using land for disposing or processing of municipal waste. Waste means a heavy industrial Use involving the sorting, storage and disposal of goods and by-products. Facilities may have disposal plans, and chemical disposition plans. The facility includes land affected during the lifetime of

operations, 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 onsite or 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 operation of the facility. The following performance standards shall apply:

- (1) Such facility shall be established and operated in accordance with the applicable requirements of all State and Federal codes, acts, rules and regulations, as amended and all State and Federal regulating bodies and agencies. The Applicant shall demonstrate compliance through a written statement and continue to comply with all applicable State and Federal standards and regulation.
- (2) A minimum Lot area of twenty-five (25) acres is required.
- (3) No facility shall be located within five hundred (500) feet of any Street or property line and shall be screened from all adjoining roads and properties.
- (4) The Lot shall have direct access to an Arterial Roadway pursuant to Monroe Township Subdivision and Land Development Ordinance or a road having adequate structural and geometrical characteristics as determined by the Township Engineer to handle the anticipated future truck traffic.
- (5) It shall be demonstrated that the Use, because of its location and proposed method of operation, will not have an adverse effect upon any surrounding residential properties.
- (6) All uses shall provide sufficiently long stacking lanes into the facility, so that vehicles waiting to be weighed will not back up onto public roads.
- (7) Access to the site shall be limited to those posted times when an attendant is on duty. In order to protect against the indiscriminate and unauthorized dumping, all areas of the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations.
- (8) Litter control shall be exercised to prevent the scattering of wind-borne debris, and a working plan for the cleanup of litter shall be submitted to the Township.
- (9) The unloading, processing, transfer, and deposition of solid waste shall be continuously supervised by a qualified facility operator.
- (10) Any processing and/or treatment of waste (including but not limited to incineration, composting, steaming, shredding, compaction, material separation, refuse derived field, pyrolysis, etc.) shall be conducted within a wholly-enclosed building.
- (11) Any external area used for the unloading, transfer, storage, or deposition of waste shall be completely screened from view at the property line. (The use of an earthen berm is encouraged where practicable.) In addition, such

areas shall also be completely enclosed by an eight (8) foot high fence, with no opening greater than two (2) inches in any direction.

- (12) The use shall be screened from all adjoining properties.
- (13) Any waste that is to be recycled shall be stored in leak - and vector-proof containers. Such containers shall be designed to prevent their being carried by wind or water. These containers shall be stored within a completely enclosed building.
- (14) All storage of waste shall be indoors in a manner that is leak - and vector proof. During normal operation, no more waste shall be stored on the property than is needed to keep the facility in constant operation; but, in no event for more than twenty-four (24) hours.
- (15) A contingency plan for the disposal of waste during a facility shutdown, shall be submitted to the Township.
- (16) Leachate from the waste shall be disposed of in a manner in compliance with any applicable State and Federal laws or regulations. If leachate is to be discharged to a municipal sewage facility, pre-treatment may be required, and appropriate permits shall be obtained from the applicable agencies and authorities. In no event shall leachate be disposed of in any manner inconsistent with the Department of Environmental Protection's regulations.
- (17) All structures shall be set back at least a distance equal to their height.
- (18) The applicant shall submit an analysis of raw water from either private or public sources, indicating the quantity of water required. The applicant will provide a letter indicating that the public or private source will provide the water needed.

In addition, if the facility is to rely upon non-public sources of water, appropriate permits will be required (i.e., Township, DEP, and SRBC). A water feasibility study will be provided to enable the township to evaluate the impact of the proposed construction on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is an adequate supply of water for the proposed construction and to estimate the impact of the new construction on existing wells in the vicinity. The water feasibility shall be reviewed by the township engineer.

A water system which does not provide an adequate supply of water for the proposed construction, considering both quantity and quality, or does not provide for adequate groundwater recharge, considering the water withdrawn by the proposed construction, shall not be approved by the Township. A water feasibility study shall include the following information:

- (a) Calculations of the projected water needs.
- (b) A geologic map of the area with a radius of at least one mile from the site.

- (c) The location of all existing and proposed wells within one thousand (1,000) feet of the site, with a notation of the capacity of all high-yield wells.
 - (d) The location of all existing on-lot sewage disposal systems within one thousand (1,000) feet of the site.
 - (e) The location of all streams within one thousand (1,000) feet of the site and all known point sources of pollution.
 - (f) Based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined.
 - (g) A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table.
 - (h) A statement of the qualifications and the signature(s) of the person(s) preparing the study.
- (19) The applicant shall provide a qualified traffic impact report, as described in Section 402.5 of the Monroe Township Subdivision and Land Development Ordinance.
- (20) A minimum one hundred (100) foot wide landscape strip shall be located along all property lines. No structures, storage, parking, or any other related activity or operation shall be permitted within this landscape strip. Any fences or other screening erected on the site, shall not be located within this landscape strip.
- (21) The applicant shall furnish expert testimony regarding emergency preparedness measures provided and/or otherwise available to respond to potential hazards regarding the spill of waste materials during transport, and potential hazards regarding firefighting of waste materials upon the site.
- (22) No principal waste handling facility shall be located within one (1) mile of another, as measured in a straight line between closest property lines.
- (23) Maximum building height thirty-five (35) feet.
- (24) Maximum height of fill fifty (50).
- (25) A plan for the restoration of all borrow areas will be submitted for approval.
- (26) The hours of operation for this use shall be limited to 7 AM to 7 PM EST.
2. Light Industry. A Use involving the production of goods from raw materials or the assembly of finished products that can result in limited negative external effects, noise, and other non-noxious by-products. Light Manufacturing Uses include all Craftsman Industrial Uses [Subsection (F)2] and those Uses identified in Table 3.06, Typical Industrial Use Categories. The following supplemental Use regulations apply:

- a. Additional Application Information. The Zoning Officer may request additional information to ensure proper evaluation of such application. Such information may include ventilation plans, materials characteristics, drainage plans, waste disposal plans, and chemical disposition plans.

Table 3.06, Typical Industrial Uses.

Typical Light Industrial Uses	Typical Warehousing/Distribution Uses
Any Craftsman Industrial Use [Subsection (G)2] with or without retail outlet and with significant distribution	Contractor – Landscape and Construction
Agricultural Processing, unless otherwise listed	Exterminating and Disinfecting Service
Aircraft Assembly and Testing	Food Distribution Facility, with or without public market
Apparel, Finished Products from fabric	Freight Forwarding Service
Automobile, Truck, Boat, Recreational Vehicle and Trailer Manufacturing	Fuel Distribution
Bicycle Manufacturing	Mail and Parcel Sorting & Distribution
Biomaterials	Mail Order House and Warehousing
Cotton Wadding	Newspaper Distribution Facilities
Electrical Fixtures	Packing and Crating
Electronic/Electrical Equipment/Component Manufacturing	Personal Storage
Engines and Motors Manufacturing/Rebuilding	Petroleum Bulk Station
Lasers and Optics	RV and Large Equipment Storage Yard
Laundering, Dry Cleaning, Dyeing	Recycling Center (Collection & Sort)
Lumber Mill	Tow or Impound Lot
Machinery Manufacturing	Truck Terminal or Parking Facilities
Medical Equipment Manufacturing	Vehicle Staging and Storage (Ambulance, Bus, Limousine, Livery, Taxi, etc.)
Metal Products Manufacturing	Warehousing and Storage (Refrigeration or General)
Mobile/Manufactured Homes Manufacturing	Water Distribution
Motor Testing	Wholesale Trade of Goods
Pharmaceuticals	
Plumbing and Heating Products	
Printing, Publishing and Allied Industries	
Stone Cutting and Distribution	
Tool and Die Shop	

- 3. Brewery, Distillery, Winery. A facility for the production, packaging and sampling of alcoholic beverages – including beer, wine, cider, mead and distilled liquors for retail or wholesale distribution, for sale or consumption on- or off-premises, and which produces 100,000 gallons or more of such beverages per year. The Brewery, Distillery, Winery shall be licensed by the Pennsylvania Liquor Control Board and any successor agency of the Commonwealth. The additional supplemental regulation applies:
 - a. A Brewery, Distillery, Winery shall have at least one (1) loading berth, with an additional berth when the gross floor area exceeds 50,000 square feet.

- b. The nature of the on-site operations, the materials used in the process, the products produced, and the generation and methods for disposal of any wastes and/or by-products. In addition, the applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with state and federal regulations.
 - c. The general scale of the operation in terms of its market area, specific floor space requirements for each step of the industrial process, the total number of employees on each shift, and an overall needed site size.
 - d. Identify any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate negative impacts. The applicant shall further furnish expert evidence that the impacts generated by the proposed use fall within acceptable levels are regulated by applicable laws and ordinances.
4. Outdoor Storage Yard. A Lot used primarily for the outdoor storage of construction equipment parts, materials and supplies, and parking of wheeled construction equipment. This Use does not include associated on-site offices. The following supplemental Use regulations apply:
- a. An Owner's office shall be located within a quarter mile of the Outdoor Storage Yard location.
 - b. The Outdoor Storage Yard shall be secured and screened from view of the front Lot line. Screening shall include a galvanized security link fence with privacy slats and be a minimum of eight (8) feet high. Except for the ingress/egress locations, the fence's outside perimeter shall be screened from public view by a continuous four (4) foot wide opaque evergreen buffer planting that is a minimum of ten (10) feet high at maturity.
 - c. Loose materials shall not be stacked higher than twenty (20) feet.
 - d. Loose materials shall at a minimum be stored in a three (3)-sided shelter and shall be covered.
 - e. Materials shall be set back a minimum of ten (10) feet from any Lot line.
5. Airport. A principal use where aircraft are stored, maintained, repaired, and refueled, and where aircraft take-off and land. Airports may also include other accessory accommodations for aircraft passengers, cargo, or both. The following use regulations apply:
- a. Minimum Lot Area. Fifty (50) acres.
 - b. All facilities shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations.
 - c. The applicant shall furnish evidence of the obtainment of a license from the Pennsylvania Department of Transportation, Bureau of Aviation, prior to the approval of the Conditional Use application.
 - d. No part of the take-off/landing strip and/or pad shall be located nearer than

fifteen hundred (1,500) feet from any property line.

6. Heliport. A use where one or more helicopters may land/take-off and be stored. Such use may also include support services such as fueling and maintenance equipment, passenger terminals and storage hangars. The following use regulations apply:
 - a. Minimum Lot Area. Five (5) acres.
 - b. All facilities shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations.
 - c. The applicant shall furnish evidence of the obtainment of a license from the Pennsylvania Department of Transportation, Bureau of Aviation, prior to the approval of the Conditional Use application.
 - d. No part of the take-off/landing strip and/or pad shall be located nearer than fifteen hundred (1,500) feet from any property line.

7. Helistop. A use on a roof or on the ground to accommodate helicopters for the purpose of picking up and discharging passengers or cargo with no service facilities. The following use regulations apply:
 - a. All facilities shall be designed and operated in strict compliance with all applicable State and Federal laws and regulations.
 - b. The applicant shall furnish evidence of the obtainment of a license from the Pennsylvania Department of Transportation, Bureau of Aviation, prior to the approval of the Conditional Use application.
 - c. The proposed helistop would not be detrimental to the health, welfare and safety of the Township residents and their property.
 - d. At least eighty-five (85) feet square or a circle with an eighty-five (85) foot diameter. The pad shall be paved, level, and maintained dirt free. Rooftop pads shall be free of all loose stone and aggregate.
 - e. At least two (2) approach lanes to each landing pad shall be provided and maintained free of obstructions and shall be located not less than ninety (90) degrees apart. Each approach lane shall be located within forty-five degrees left or right of the prevailing winds and shall fan out at an angle of ten (10) degrees from the width of the landing pad to a width of one thousand (1,000) feet and shall have a glide angle slope of eight (8) to one (1) measured from the outer edge of the pad.
 - f. An application for the helistop on a roof shall be accompanied by a certification by a registered engineer that the loads imposed by the helicopter will be supported by the structure.
 - g. The helistop shall be used only for personal or executive use by a firm or individual.
 - h. No helicopter over six thousand (6,000) pounds gross weight shall use any helistop.
 - i. The helistop shall be located a minimum of one thousand (1,000) feet from any Dwelling Unit.

- j. The applicant shall furnish evidence of the obtainment of a license, if required, from the Pennsylvania Department of Transportation, Bureau of Aviation, prior to the approval of the Conditional Use application.
- k. It shall be unlawful for any person to land, discharge, load or take off in a helicopter in any place within Monroe Township other than at a heliport or helistop except:
 - (1) In conjunction with a special event as an athletic contest, holiday celebration, parade or similar activity, after seven (7) days advance notice has been given to Monroe Township and permission obtained to make such landing and takeoff.
 - (2) When necessary for police and/or fire training or when necessary for law enforcement purposes and for emergencies.
 - (3) In connection with a construction project where a helicopter is to be used to lift equipment in connection with such project.
 - (4) Spraying and dusting for agricultural purposes.
- 8. Yard Waste Composting Facility. A facility which yard waste and natural wood waste is received and processed to produce compost for off-site Use. Retail and wholesale of bulk compost, mulch, and earth products shall be permitted as an Accessory Use to a yard waste composting facility. The term does not include composting by a single-family lot Owner for personal Use. The following supplemental Use regulations apply:
 - a. Minimum Lot size: Five (5) acres.
 - b. Setbacks.
 - (1) The minimum composting activity setback shall be one hundred (100) feet from any property line abutting a non-residential Use or zoning district.
 - (2) The minimum composting activity setback two hundred (200) feet from any property line abutting a residential Use or zoning district.
 - (3) The minimum Building setback shall be twenty-five (25) feet.
 - (4) The minimum parking setback shall be twenty-five (25) feet.
 - c. Operations.
 - (1) Compliance. A Yard Waste Composting Facility shall always be in full compliance with the statutes of the Commonwealth of Pennsylvania and the rules and regulations of the Department of Environmental Protection and the provisions of this Section. In the event that any of the provisions of this Section are less restrictive than any present or future rules or regulations of the Department of Environmental Protection, the more restrictive Department of Environmental Protection regulations shall supersede and control.
 - (2) Hazardous Waste Disposal. Hazardous waste as included on the list of hazardous waste as maintained by the Department of Environmental

Protection shall not be disposed of in a composting facility.

- (2) Management. A Yard Waste Composting Facility shall be under the direction at all times of an experienced individual who is qualified to operate a composting facility.
 - (3) Site Maintenance. The entire area shall be kept clean and orderly.
- d. Site Access. 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 composting 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.
 - e. Parking Requirements. One (1) space per employee plus one (1) space per acre of facility area.
9. Warehouse / Distribution. A Use involving large-scale indoor storage of goods, packaging of goods, and distribution typically between production and the market. May include a small ancillary retail facility. Warehouse/Distribution Uses also include substantial commercial vehicle access, storage, and intermodal exchanges. Warehouse/Distribution Uses includes such Uses as those identified in Table 3.06, Typical Industrial Uses. The following performance standards apply:
- a. Off-street parking spaces shall be provided in the side or rear yard at the rate of one (1) space per each twenty-five (25) units, plus one (1) per two hundred fifty (250) square feet of office space, plus two (2) per any resident manager.
 - b. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lands shall be at least twenty-six feet (26) feet wide when cubicles open onto one side of the lane only, and at least thirty (30) feet wide when cubicles open onto both sides of the lane.
 - c. External storage area may be provided for the storage of privately-owned travel trailers and/or boats, so long as such external storage area is screened from adjoining land within the R-1, ROS, V, or MU zoning districts and adjoining roads, and is located behind the minimum front yard setback line.
 - d. An on-site manager shall be required and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval and all applicable ordinances. Any dwelling for a resident manager shall comply with all of those requirements listed within the R-1 zoning district and shall be entitled to all residential accessory uses provided in this Ordinance.
 - e. Warehouses shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited upon the site:
 - (1) Auctions, or garage sales.
 - (2) Commercial, wholesale or retail sales.
 - f. Structures in excess of 10,000 square feet shall have an exterior color palette that mimics the natural environment, include muted tones that match the prevailing surrounding landscape.

Section 3.06 Accessory Uses

(A) General Provisions.

1. Accessory Uses Allowed. Accessory Uses as listed in Table 3.01, Table of Permissible Uses, are allowed only in connection with the lawfully established Principal Uses.
2. Allowed Uses. Allowed Accessory Uses are limited to those expressly regulated in this Ordinance as well as those that, in the Determination of the Zoning Officer, satisfy the following criteria:
 - a. They are customarily found in conjunction with the subject Principal Use(s) or Principal Structure;
 - b. They are subordinate and clearly incidental to the Principal Use(s) of the property; and
 - c. They serve a necessary function for the comfort, safety or convenience of occupants of the Principal Use(s).
 - d. Parking. Two (2) off-street parking spaces are required for the accessory use.
 - e. Sewage Disposal. The premises upon which the accessory use is conducted shall have an approved on-lot disposal system capable of treating the additional effluent or be serviced by public sewer system.
 - f. Buildings and Structures within which Entertainment Assembly uses are conducted shall be in compliance with the PA Uniform Construction Code.
3. Accessory Structures. Refer to Section 4, Supplemental Regulations.
4. Time of Construction and Establishment. Accessory Uses may be established only after the Principal use of the subject property is in place.
5. Location. Accessory Uses shall be located on the same Lot as the Principal Use to which they are accessory, unless otherwise expressly stated

(B) Accessory Uses.

1. Accessory Dwelling Unit. A Dwelling Unit that is associated with and is incidental to another Dwelling Unit on the same Lot which serves as the Lot's Principal Use. The following supplemental Use regulations apply:
 - a. A property Owner shall file a Zoning Permit for an accessory Dwelling Unit prior to its recognition as an Accessory Dwelling Unit. The property proposed for an Accessory Dwelling Unit shall contain one (1), but no more than one (1), residential Structure occupied as a one-unit Dwelling.
 - b. The property shall be Owner-occupied, either in the Principal Structure or principal Dwelling Unit, or in the accessory Dwelling.
 - c. The Accessory Dwelling Unit shall be located either:
 - (1) In a newly constructed Accessory Dwelling Unit Structure;

- (2) In an existing detached accessory Structure occupied, or formerly occupied, on the first floor by a garage, barn, or similar Accessory Use; or
 - (3) In a Principal Structure provided that there is a separate entrance to the exterior or to an unconditioned porch type space.
- d. With the exception of a Tiny Home as defined in Section 6 of this Ordinance, the Usable Floor Area of the Accessory Dwelling Unit shall not exceed fifty (50) percent of the Usable Floor Area of the principal Dwelling Unit or one thousand two hundred (1,200) gross square feet, whichever is less. Exterior patios, decks, porches, and staircases providing interior access from the principal unit to the Accessory Dwelling Unit and private garages will not be counted toward the Usable Floor Area of the Accessory Dwelling Unit.
- e. Parking. 1.5 parking spaces are required for an Accessory Dwelling Unit.
- f. Pedestrian Access. An all-weather surface path to the Accessory Dwelling Unit shall be provided from the Street Frontage.
- g. The orientation of the proposed Accessory Dwelling Unit shall, to the maximum extent practical, maintain the privacy of residents in adjacent Dwellings as determined by the physical characteristics surrounding the Accessory Dwelling Unit including landscaped screening, fencing, and window and door placement.
- h. A separate numeric address for the Accessory Dwelling Unit is prohibited.
- i. No new, separate utility connection may be installed for the Accessory Dwelling Unit in a Principal Structure, unless more than one utility connection already serves the Lot, to the location of the proposed Accessory Dwelling Unit, at the time of the application for the Accessory Dwelling Unit.
- j. At any one time, the number of dwellers in an Accessory Dwelling Unit shall be limited to:
 - (1) One (1) adult and minor children related to said adult by blood, marriage, adoption, custodianship, or guardianship; or
 - (2) Two (2) adults (in total) and minor children related to at least one of the adults by blood, marriage, adoption, custodianship, or guardianship.
- k. Wastewater Disposal. Certification that the Accessory Dwelling Unit can adequately connect to the existing sewer line or septic system is required. If it is determined that the existing septic tank cannot handle additional capacity from the Accessory Dwelling Unit, plans for a separate on lot disposal system shall be submitted and approved. Provided that the primary dwelling is connected to the public sewer system, an Accessory Dwelling Unit shall connect or tie into the primary dwelling's sewer line. Approval of a Sewage Facilities Planning Module by the PA Department of Environmental Protection is required.
- l. Lot Non-severability. The Accessory Dwelling Unit may not be conveyed, or the title to the Accessory Dwelling Unit be transferred separate and apart from the rest of the property.

- m. Mechanical Equipment. Mechanical equipment shall be located on the ground or contained within an Accessory Dwelling Unit and may not be located on the roof.
2. Accessory Solar Energy Systems (ASES). An area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels. The following performance standards apply:
- a. Regulations Applicable to all Accessory Solar Energy Systems (ASES).
 - (1) ASES that have a maximum power rating of not more than 48,000 watts (48 kilowatts) shall be permitted as a use by right in all zoning districts. ASES that have a maximum power rating of not more than 76,000 watts (76 kilowatts) shall be permitted in the Agricultural District accessory to Agricultural uses. ASES that have a power rating more than 76,000 watts shall comply with the requirements for Principal Solar Energy Systems.
 - (2) Exemptions. ASES with an aggregate collection and/or focusing area of sixty-four (64) square feet or less are exempt from this Ordinance.
 - (3) The ASES layout, design, installation, and ongoing maintenance shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code.
 - (4) ASES installers shall certify they are listed as a certified installer on the PA Department of Environmental Protection's (DEP) approved solar installer list or that they meet the criteria to be a DEP approved installer by meeting or exceeding one of the following requirements:
 - (a) Is certified by the North American Board of Certified Energy Practitioners (NABCEP).
 - (b) Has completed an Interstate Renewable Energy Council (IREC) Institute for Sustainable Power Quality (ISPQ) accredited PV training program or a PV manufacturer's training program and successfully installed a minimum of three PV systems.
 - (5) All on-site utility, transmission lines, and plumbing shall be placed underground to the extent feasible.
 - (6) The Owner of an ASES shall provide the Township written confirmation that the public utility company to which the ASES will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection. Off-grid systems shall be exempt from this requirement.

- (7) The display of advertising is prohibited except for reasonable identification of the manufacturer of the system.

- (8) Glare.
 - (a) All ASES shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.

 - (b) The Applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.

- (9) Solar Easements.
 - (a) Where a subdivision or land development involves the use of solar energy systems, solar easements may be provided. Said easements shall be in writing and shall be subject to the same conveyance and instrument recording requirements as other easements.

 - (b) Any such easements shall be appurtenant; shall run with the land benefited and burdened; and shall be defined and limited by conditions stated in the instrument of conveyance. Instruments creating solar easement shall include but not be limited to:
 - i. A description of the dimensions of the easement including vertical and horizontal angles measured in the degrees or the hours of the day, on specified dates, during which direct sunlight to a specified surface or structural design feature may not be obstructed.

 - ii. Restrictions on the placement of vegetation, structures, and other objects which may impair or obstruct the passage of sunlight through the easement.

 - iii. Enumerate terms and conditions, if any, under which the easement may be revised or terminated.

 - iv. Explain the compensation for the Owner of the real property subject to the solar easement for maintaining the easement and for the Owner of the real property benefiting from the solar easement in the event of interference with the easement.

 - (c) If required, an ASES Owner and/or operator shall obtain any solar easements necessary to guarantee unobstructed solar access by separate civil agreement(s) with adjacent property Owner(s).

- (10) Prior to the issuance of a Zoning Permit, Applicants shall acknowledge in writing that the issuing of said permit for a solar energy system shall not and does not create in the property Owner, its, his, her or their successors and assigns in title or, create in the property itself:

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

(11) Decommissioning.

- (a) Each ASES and all solar related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system Owner and/or operator, or upon termination of the useful life of same.
- (b) The ASES shall be presumed to be discontinued or abandoned if no electricity is generated by such solar collector for a period of twelve (12) continuous months.

(12) The ASES shall be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Zoning Officer shall give written notice specifying the violation to the Owner of the ASES to conform or to remove the ASES.

b. Roof Mounted and Wall Mounted Accessory Solar Energy Systems.

- (1) A roof mounted or wall mounted ASES may be located on a principal or accessory building.
- (2) The total height of a building with an ASES shall not exceed by more than one (1) foot above the maximum building height specified for principal or accessory buildings within the applicable zoning district.
- (3) Solar panels shall not extend beyond any portion of the roof edge.
- (4) For roof and wall mounted systems, the Applicant shall provide evidence that the plans comply with the Uniform Construction Code and adopted building code of the Township/borough that the roof or wall is capable of holding the load imposed on the structure.

c. Ground Mounted Accessory Solar Energy Systems.

(1) Setbacks.

- (a) The minimum yard setbacks from side and rear property lines shall be equivalent to the accessory structure setback in the zoning district.
- (b) A ground mounted ASES shall not be located in the required front yard.

(2) Height. Ground mounted ASES shall not exceed fifteen (15) feet in height above the ground elevation surrounding the systems.

- (3) Coverage. The following components of a ground mounted ASES shall be considered impervious coverage and calculated as part of the impervious coverage limitations for the underlying zoning district:
 - (a) Foundation systems, typically consisting of driven piles or monopoles or helical screws with or without small concrete collars.
 - (b) All mechanical equipment of the system including any structure for batteries or storage cells.
- (4) Screening. Ground mounted ASES shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of plant materials which provide a visual screen. In lieu of a planting screen, a decorative fence meeting requirements of the zoning ordinance may be used.
- (5) Appropriate safety/warning signage concerning voltage shall be placed at ground mounted electrical devices, equipment, and structures. All electrical control devices associated with the ASES shall be locked to prevent unauthorized access or entry.

3. Accessory Wind Energy Systems.

- a. General. Accessory Wind Energy Systems (AWES) shall be permitted as an accessory use in all zoning districts subject to the following conditions:
 - (1) The layout, design, and installation of all wind energy systems shall conform to applicable industry standards, including those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), Det Norske Veritas, Germanischer Lloyd Wind Energies, the American Society of Testing and Materials (ASTM), or other pertinent certifying organizations and comply with the PA Uniform Construction Code.
 - (2) Maximum Number Permitted. Only one (1) ground mounted AWES and one building mounted AWES is permitted on a lot.
 - (3) Noise Performance Standard. The sound produced by AWES under normal operating conditions, as measured at the property line, shall not exceed fifty-five (55) dBA.
 - (4) When an accessory building is necessary for storage or related mechanical equipment, the accessory building shall comply with the accessory building requirements of the underlying zoning district.
 - (5) The Owner of an AWES shall provide the Township written confirmation that the public utility company to which the AWES will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection. Off-grid AWES shall be exempt from this requirement.
 - (6) The Structure supporting the wind rotor unit, including any necessary guideposts and supporting cables, shall be independent of any occupied Structure and located a minimum distance of the tower height plus ten (10)

feet from any occupied dwelling, and shall not be more than one and one half (1.5) times the maximum principal Building height limits specified Article 2 of this Ordinance.

- (7) The minimum distance between the tower and any property line shall be not less than two (2) times the height of the tower.
- (8) The minimum distance between grade and the lowest point of the rotor blade shall be twenty (20) feet.
- (9) All electric line/utility wires shall be buried underground.
- (10) Any mechanical equipment associated and necessary for operations, including a Building for batteries and storage cells, shall be enclosed with a six (6) foot high fence. The supporting Structure shall also be enclosed with a six (6) foot fence, unless the base of the tower is not climbable for a distance of twelve (12) feet.
- (11) When a Building is necessary for storage cells or related mechanical equipment, the Building shall not exceed one hundred forty (140) square feet in area, nor eight (8) feet in height and shall be located at the base of the supporting Structure.
- (12) The resultant energy harnessed from the wind shall be used on the property it is located on and not used as a commercial enterprise.
- (13) The supporting Structure and generating unit shall be kept in good repair and sound condition. Upon abandonment of Use, the supporting Structure and related Structures shall be dismantled and removed from the property within sixty (60) days.
- (14) Decommissioning.
 - (a) Each AWES and related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system Owner and/or operator, or upon termination of the useful life of same.
 - (b) The AWES shall be presumed to be discontinued or abandoned if no electricity is generated by such AWES for a period of twelve (12) continuous months.
- (15) Maintenance. The AWES shall be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Zoning Officer shall give written notice specifying the violation to the Owner of the AWES to conform or to remove the AWES.

b. Requirements for Ground Mounted AWES.

- (1) Ground mounted AWES may be placed on lots of any size assuming they meet the requirements of this section.

- (2) Height.
 - (a) AWES height shall not be restricted assuming that the AWES meets the setback requirements.
 - (b) The minimum ground clearance for the AWES shall be (15) feet.
 - (3) Setbacks. All AWES shall be set back from property lines, occupied buildings, above ground utility lines, railroads and/or road right-of-way by a distance equal to no less than one time the total height.
 - (4) Number. One (1) ground mounted AWES is permitted per lot.
 - (5) Location.
 - (a) Ground mounted AWES are prohibited in front yards, between the principal building and the public street.
 - (b) Installation of a ground mounted AWES may be authorized in front of the principal building, outside the required front yard, if the Applicant demonstrates to the Zoning Hearing Board through a Special Exception that, due to wind access limitations, no location exists on the property other than the front yard where the AWES can perform effectively.
 - (6) Safety and Security.
 - (a) The Owner shall post electrical hazard warning Signs on or near the AWES.
 - (b) Ground mounted AWES shall not be climbable up to (15) feet above ground surface.
 - (c) Access doors to any AWES electrical equipment shall be locked to prevent entry by unauthorized persons.
- c. Requirements for Building Mounted AWES.
- (1) Building mounted AWES may be located on any lot regardless of size.
 - (2) Height regulations shall not apply to building mounted AWES, provided the height does not exceed the limitations of the zoning district for which they are located.
 - (3) There is no limit on the number of building mounted AWES assuming that the building is capable of supporting the load of the AWES.
 - (4) For building mounted systems, the Applicant shall provide evidence that the plans comply with the Uniform Construction Code indicating the building is capable of holding the load imposed on the structure.
- d. Other General Requirements.

- (1) The display of advertising is prohibited except for identification of the manufacturer of the system.
- (2) AWEF shall not be lighted except for any lighting required to comply with Federal Aviation Administration (FAA) or Pennsylvania Department of Transportation Bureau of Aviation (BOA) regulations
- (3) AWEF shall be painted a non-reflective, flat color such as white, off-white or gray unless required to be colored differently from FAA or BOA regulations.
- (4) AWEF shall have an automatic braking, governing or feathering system to prevent uncontrolled rotation, over speeding and excessive pressure on the tower structure, rotor blades and turbine components.
- (5) An AWEF shall not cause shadow flicker on any occupied building on a non-participating Landowner's property.
- (6) No part of any AWEF shall be located within or above the required setbacks of any lot, extend over parking areas, access drives, driveways or sidewalks.
- (7) The Owner of the AWEF shall provide evidence that the Owner's insurance policy has been endorsed to cover an appropriate level of damage or injury that might result from the installation and operation of the wind energy facility.

4. **Agricultural Commercial Enterprise.** An accessory use to an Agricultural Operation for the purpose of directly marketing agricultural products produced by the Agricultural Operation in their natural or manufactured state. The term shall include any on-farm processing, packaging or other activity performed in the course of direct marketing of the farmer's agricultural products. Examples include but are not limited to farm stands, creameries, pick-your-own operations, community supported agriculture (CSA), Christmas tree farm, etc.
 - a. An Agricultural Commercial Enterprise shall be conducted in such a way that no traffic congestion, noise, glare, air pollution, odor, smoke, vibration, fire hazards, safety hazards, electromagnetic interference, or otherwise, shall be noticeable at or beyond the property line.
 - b. The hours of operation shall be consistent with other businesses in the district and protect neighbors from light, noise, disturbance, or interruption.



Farm stand



Direct milk sales at farm



CSA pick up at farm

5. *Agritourism Marketing Enterprise*. An accessory use to an Agricultural Operation at which activities are offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the agricultural operation. These activities shall be directly related to agriculture or natural resources and incidental to the primary operation on the site. These activities may include a fee for participants. Examples include but are not limited to hayrides, corn mazes, farm tours, rodeo, educational exhibits, agriculturally related events, recreation related tours and activities, etc. This use explicitly does not include barn conversions to event venues. The following performance standards apply:
- a. An Agricultural Marketing Enterprise shall be conducted in such a way that no traffic congestion, noise, glare, air pollution, odor, smoke, vibration, fire hazards, safety hazards, electromagnetic interference, or otherwise, shall be noticeable at or beyond the property line.
 - b. The hours of operation shall be consistent with other businesses in the district and protect neighbors from light, noise, disturbance, or interruption.



Structure with educational exhibits



Corn maze



Hay ride

6. *Carport, Portable or Temporary*. A covered space, open on three or more sides, used for the storage in which automobiles, boats, campers, trailers or other similar items within said Structure, is not placed on a permanent foundation and can be easily removed from or moved on the property, accessory to the property's Principal Use. The following performance standards apply:
- a. May not be placed within any required Front or Side Yards.
 - b. Shall have adequate tie-downs or be fastened into the ground sufficiently to withstand high winds.
7. *Community Garden*. Permitted as an Accessory Use pursuant to the provisions specified under Subsection 3.07(C)1 of this Ordinance.
8. *Drive-Through Facility*. A facility that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A Drive-Through Facility is accessory to primary Service or Commercial Uses, such as a financial institution, personal service shop, retail store, eating establishment or gas stations. In these guidelines, a drive-through facility does not include a car wash, parking garage kiosks, or gas pump islands. The following Use regulations apply:
- a. *Lot Size*. Lot sizes shall be large enough to efficiently and safely serve the operations of the Vehicle Drive Through Facility while accommodating all

necessary elements of good and efficient site design of Vehicle Drive-through Facilities.

b. Number. No more than one (1) Drive Through Facility may be permitted per Lot.

c. Placement.

(1) Buildings with a Vehicle Drive-through Facility shall be located as close as possible to the Street line or corner Street frontages for corner sites, to help frame the Street edges. The siting of the Building relative to the Street shall consider the existing and future development on the Street or in the neighborhood.

(2) Sites with multiple commercial Buildings on the property, Drive-Through Facilities shall be located internal to the site away from corners, intersections of Streets or from the Street frontages, to reduce the visibility of vehicle drive-through traffic on the site from Street view.

d. Site Access.

(1) Access driveways to Vehicle Drive-through Facilities shall be located as far away as possible from Street intersections and corners and designed in accordance with the applicable Street design standards.

(2) The number of access driveways into a site shall be minimized to reduce conflicts between turning vehicles and other users of the Street, reduce curb cuts and interruptions to the sidewalk.

(3) Vehicle queuing lanes shall be separated from all aisles, shall not result in additional curb cuts along the same Street frontage and shall not have direct ingress and egress from any Street.

(4) Vehicle queuing lanes shall not be directly accessible from a Street.

(5) Vehicle queuing lanes shall not obstruct or interfere with parking spaces, pedestrian aisles or walkways and loading or service areas.

e. Parking.

(1) Surface parking areas shall be located at the side or the rear of the Building, away from the public Street.

(2) Parking areas shall not be located between the Building and the Street.

(3) Parking areas where possible shall avoid having pedestrians cross driveways or vehicle queuing lanes to enter the Building.

(4) The parking areas shall not conflict with the ingress and egress of the vehicle queuing lanes. This can be achieved by locating the parking areas away from the vehicle queuing lanes or clearly delineating the parking areas with appropriate barriers and signage.

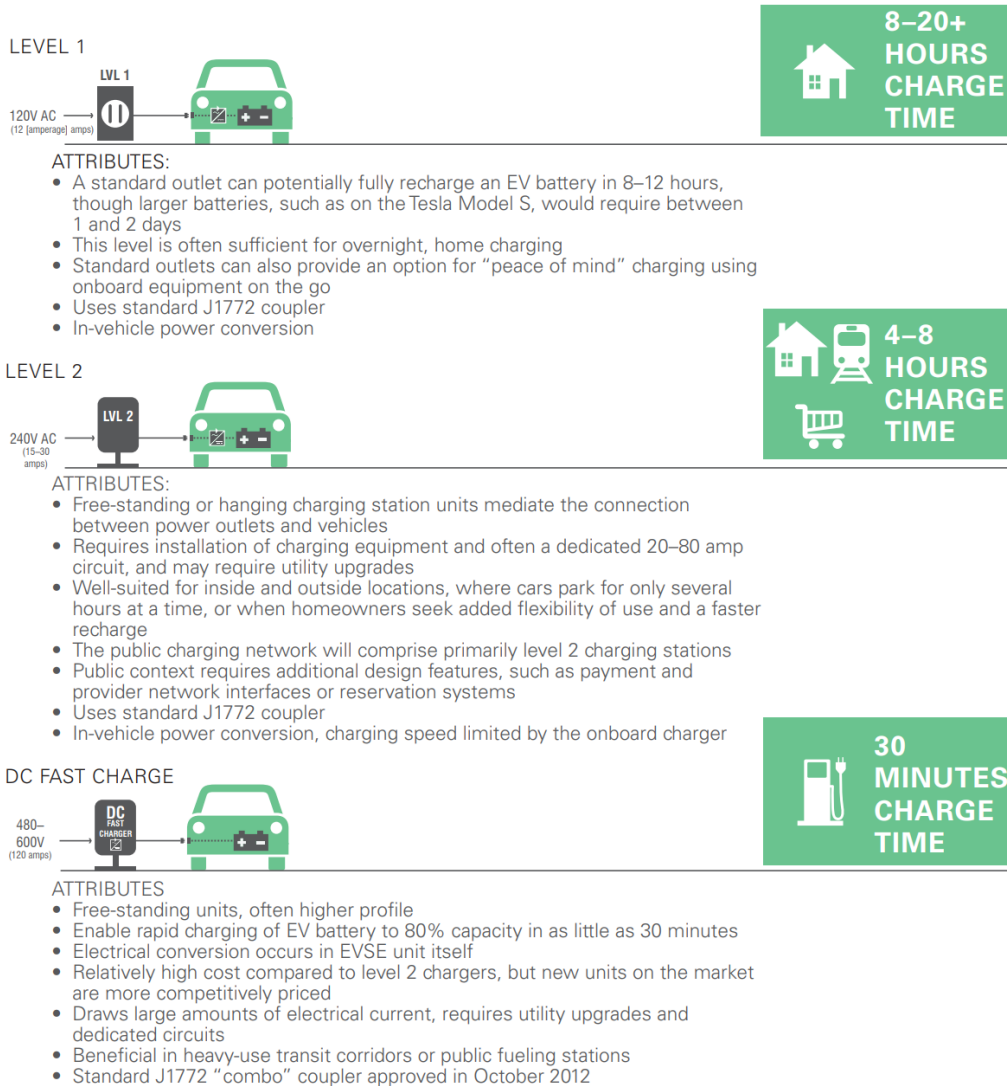
- (5) Larger parking areas shall be separated into smaller well-defined sections, using a combination of hard and soft landscaping to avoid large, paved surfaces in parking areas.
 - (6) The use of Impervious Surfaces for paved areas in the parking Lot shall be minimized. The use of pervious surfaces in combination with soft landscaped areas to contribute to the appearance and environmental sustainability of the site is encouraged.
9. Electric Vehicle Charging Station (EVCS). A privately owned (i.e., not for public access) or publicly accessible parking space that is served by Electric Vehicle charging equipment for the purpose of transferring electric energy to a battery or other energy storage device in an Electric Vehicle. Electric Vehicle Charging Level shall be defined as the standard indicator of electric force or voltage at which an electric vehicle is recharged as follows and as illustrated in Figure 3-1.
- a. Level 1. A slow charging system with a voltage range of 0 through 120 AC123. For the purposes of a Zoning Permit application, Level 1 EVCS is for private use only,
 - b. Level 2. A medium charging system with a voltage range of 121 through 240 AC124. For the purposes of a Zoning Permit application, Level 2 EVCS is for both private and public use.
 - c. Level 3. A fast charging system with a voltage range of greater than 240 AC125. For the purposes of a Zoning Permit application, Level 3 is for public use only.
 - d. The following performance standards apply to Level 2, and 3 EVCSs:
 - (1) All EVCS regulations authorized by this Ordinance shall be read in conjunction with the Parking and Loading standards specified in Subsection 4.21 of this Ordinance and in the Monroe Township Subdivision and Land Development Ordinance.
 - (2) A Property Owner may not install any EVCS on a property until a Zoning Permit has been issued by the Township to the Property Owner.
 - (3) The design and installation of EVCS shall conform to the vehicular parking design standards specified in Subsection 607 of the Monroe Township Subdivision and Land Development Ordinance.
 - (4) Electric Vehicle Make Ready System.
 - (a) All new, expanded and reconstructed parking areas may provide for the electrical capacity necessary to accommodate the future hardware installation of EVCS through an Electric Vehicle Make Ready System.
 - (b) Property Owners may apply for a Zoning Permit for an Electric Vehicle Make Ready System at the time of construction or renovation of appropriate charging areas.
 - (c) A Property Owner who installs an Electric Vehicle Make Ready System rather than an EVCS may not qualify for a reduction to the

parking space provision requirements specified in the Monroe Township Subdivision and Land Development Ordinance until the time the EVCS facility is installed.

**Figure 3-1
Electric Vehicle Charging Levels**

Source: *Siting and Design Guidelines for Electric Vehicle Supply Equipment, November 2012*

LEVELS OF CHARGE: DIAGRAMS AND ATTRIBUTES



SITING AND DESIGN GUIDELINES FOR ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

10. Farm Occupation. An accessory use to an Agricultural Operation at which goods and services are rendered in support of local agricultural operations or to supplement on-farm income. Examples include but are not limited to tractor repair services, custom cabinetry, welding shop, internet based business, auctions, repair services, catering, home occupations, traditional trade businesses, etc.

11. Home Occupation. A Use that is clearly subordinate and incidental to the Principal Use as a residence and is conducted in a Dwelling Unit by permanent residents thereof by one or more members of the occupying household and does not alter the exterior of the Building or its appearance.
 - a. Included Uses. Home Occupation includes the following and other uses deemed similar by the Zoning Officer: accountant, artist, attorney, author, computer operator or programmer, childcare of six (6) or fewer children, designer (computer, graphic, architect, interior, etc.) home crafts, seamstress or tailor, salesperson or representative (no on-site retail or wholesale transactions), tutoring, and instruction of craft and fine art.

 - b. Excluded Uses. Home Occupation excludes Uses defined under Civic and Institutional Uses; Retail Uses; and Service Uses.

 - c. The following supplemental Use regulations apply:
 - (1) The operator of the Home Occupation shall reside in the Dwelling Unit in which the Home Occupation operates.

 - (2) The business activity may be conducted in a single detached accessory structure, not to exceed the total habitable floor area of the principal use dwelling.

 - (3) The business activity shall be compatible with the residential use of the property and surrounding residential uses.

 - (4) The business shall employ no more than one (1) employee other than family members residing in the dwelling.

 - (5) Customer, client or patient traffic shall be limited to no more than two individuals per resident family member not to exceed five (5) total at any given time, and shall be on an appointment only basis.

 - (6) Limited display and retail sales of products incidental to the business which are not produced on-site shall be permitted, limited to a display area no more than ten (10) percent of the floor area of the business operation. There shall be no stockpiling of inventory of a substantial nature.

 - (7) Any outside appearance of a business use, including, but not limited to, parking or lighting, shall be consistent with a residential setting and screened from all adjacent properties in accordance with Section 4.13 of this Ordinance

 - (8) One identification sign not to exceed six (6) square feet shall be permitted, subject to the Article 5 sign regulation requirements of this Ordinance.

- (9) The property on which the business use is conducted shall be located within 1,500 feet of an arterial or collector road as measured along the public right-of-way.
- (10) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (11) The business activity may not generate any solid waste, in volume or type, which is not normally associated with residential use in the neighborhood.
- (12) The assignment of additional sewage related fees (EDU and tapping fees) pursuant to the current Resolution of the Board of Supervisors related to this matter and/or the Rules; Regulations; Specifications; and Details Governing the Construction of Sanitary Sewers as amended from time to time.
- (13) Outdoor stockpiling of any material shall be strictly prohibited.
- (14) The business may not involve any illegal activity.
- (15) Offering, displaying or advertising any commodity or service for sale on the Premises is prohibited, except that an identification Sign is permitted in accordance with the regulations of Section 5, Signs.
- (16) The customary home occupation shall not occupy more than twenty-five (25) percent of the Usable Floor Area of a Dwelling Unit in which the Home Occupation is operated.
- (17) Employment is limited to any member of the immediate household residing in the Dwelling Unit plus one Person not residing in the Dwelling Unit.
- (18) Permitted hours of operation are 7 AM to 7 PM EST, Monday – Friday, and 8 AM – 5 PM on Saturdays.
- (19) Up to four (4) attendees may be served or instructed at a time, except as provided for in Family Child Care Home.
- (20) Vehicles. No more than one (1) motor Vehicle shall be used in connection with a Home Occupation.
 - (a) The Vehicle shall be of a type ordinarily used for conventional private passenger transportation, such as a passenger automobile, van, or pickup truck not exceeding a payload capacity of one (1) ton.
 - (b) The Vehicle shall not be designed to carry more than twelve (12) Persons.
 - (c) Parking of the vehicle shall be accommodated on site.

- 12. Keeping of Poultry or Honeybees. The keeping of Poultry or Honeybees for non-commercial purposes shall be permitted as an Accessory Use as specified in Table 3.01 and shall abide by the following regulations:

a. General.

- (1) The keeping of Poultry or Honeybees under this Ordinance shall be permitted in specified zones when in compliance with the provisions of this Section.
- (2) The keeping of Poultry or Honeybees shall not be for commercial purposes. The sale of eggs or honey shall be permitted under the provisions of this section.

b. Keeping of Poultry.

(1) General. An owner or individual residing on the property may not engage in commercial: (1) chicken breeding; (2) sale of poultry; (3) egg producing; or (4) fertilizer production.

(2) Number. The maximum number of poultry allowed is **eight (8)** per acre or fraction thereof.

(3) Type. Poultry shall be hens. **Roosters and English Gamecocks are prohibited.**

(4) Coops.

(a) Chicken coops shall:

- (i) Have a solid roof.
- (ii) Be solid on all sides.
- (iii) Have adequate ventilation.
- (iv) Provide protection from predators.
- (v) Be designed to secure the poultry.
- (vi) Be readily accessible for cleaning.

(b) Coops may be either:

- (i) Commercially built/designed; or
- (ii) Built by the Owner.

(c) Coops shall provide a minimum of three (3) square feet per chicken.

(5) Pens.

- (a) Pens shall permit at three (3) square feet of area per chicken.
- (b) Pens shall be constructed in a way to prevent poultry from roaming free and keep predators from getting into the pen.

- (c) The Pen shall be accessible by the hens from their Coop when they are not secured in the Coop.

(6) Location.

- (i) Pens and Coops shall be located in the side or rear Yard only and at least twenty-five (25) feet from any Street. Pens and Coops may be placed outside the minimum front Yard in the Agricultural Zone.
- (ii) Any part closer than ten (10) feet from any property line shall be screened by closed fencing or solid hedge.
- (iii) The Pen may not be closer than five (5) feet from any property line.
- (iv) No part of the Pen may be less than fifteen (15) feet from any neighboring house.

(7) Living Conditions.

- (a) Poultry shall have access to feed and clean water at all times.
- (b) Feed shall be secured to prevent rodents or other pests from accessing the feed.
- (c) Poultry shall have adequate bedding.
- (d) Coops shall be cleaned and bedding added weekly.
- (e) Pens shall be cleaned at regular intervals.

(8) Disposition of Deceased Poultry.

- (a) Chicken carcasses shall be disposed of in compliance with (3 Pa. C.S. §2352).

(9) Disposal of Waste Material. All waste shall be disposed of in a proper manner as follows.

- (a) Appropriate waste disposal may be any of the following:
 - (i) Waste is to be double bagged and placed into municipal waste; or
 - (ii) Waste is to be placed into a designated container to be taken to the municipal compost facility.
- (b) Owners may compost the waste themselves in a residential zone.
- (c) An Owner may give the waste to another person who composts. Where the waste is composted the Owner shall:

- (i) Notify any person using the material to compost that the waste contains Chicken excrement.
 - (ii) Notify any person given compost that the compost was made from Chicken waste.
 - (d) Waste may not be disposed of by dumping in any location.
- c. **Keeping of Honeybees.**
 - (1) General. The keeping of one (1) or more colonies of the common domestic honeybee, *Apis Mellifera*, shall be permitted as an Accessory Use to a permitted primary use when in compliance with the Pennsylvania Bee Law, 3 Pa. C.S.A. §2101 et seq., as amended. Additionally, all beekeepers shall maintain their colonies per the *Voluntary Best Management Practices for Maintaining European Honeybee Colonies in the Commonwealth of Pennsylvania* as provided and as may be amended by the Pennsylvania Apiary Advisory Board. Colonies include a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood. The following supplemental use regulations apply.
 - (2) Maximum Number of Colonies.
 - (a) Any Lot containing a residential Use shall be limited to two (2) colonies. One additional colony is permitted for everyone thousand (1,000) square feet of Lot Area over ten thousand (10,000) square feet, and an absolute maximum of ten (10) colonies.
 - (3) Colony Size. No colony shall exceed twenty (20) cubic feet in volume.
 - (4) Location.
 - (a) Yards. Shall be located in a Rear or Side Yard on any Lot with a Residential or Community Garden Use. No colony shall be located closer than twenty (20) feet from any property line, public Sidewalk or principal Building on an abutting Lot. No colony shall be located within fifty (50) feet of a pre-existing swimming pool or a pre-existing kenneled animal.
 - (5) Flyway Barrier. A flyway barrier of at least six (6) feet in Height shall shield a property line within ten (10) feet of a colony, unless the base of the colony is located more than six (6) feet above the ground.
 - (a) A required flyway barrier shall consist of a wall, fence, dense vegetation, or a combination thereof.
 - (b) The barrier shall be positioned along the side of the hive(s) that contains the entrance to the hive(s).
 - (c) The barrier shall be located within five feet (5) of the hive(s) and shall extend at least two (2) feet on either side of the hive(s).

- (d) Exceptions to Flyway Barrier. A flyway barrier is not required if the property adjoining the apiary lot line is:
 - (i) Undeveloped, or
 - (ii) Zoned agricultural, industrial or is outside municipal limits, or
 - (iii) Is a state game lands, state park, national forest, state forest, natural park, or conservation area and has no pre-existing human or horse trails located within twenty-five (25) feet of the property line.

- (6) Agricultural Commercial Enterprise. No sales of honey shall occur on the Lot containing the honeybee colony, except in the case of a honeybee colony located on an Agricultural Operation or Community Garden where there is an Agricultural Commercial Enterprise, in which case the operator of the honeybee colony shall be permitted to sell honey at the Agricultural Commercial Enterprise.

- (7) State Registration Required. All persons keeping bees in the Township shall apply for a certificate of registration for beekeeping pursuant to the Pennsylvania Bee Law, 3 Pa. C.S.A. §2101 et seq., as amended.

- (8) Education Certification. Written evidence shall be provided to the Township from each and every individual engaged in beekeeping activities shall have completed a beekeeping education course/program with a minimum of eight (8) hours of instruction or has a letter of validation from an officer of the PA State Beekeepers Association, an officer of a local bee club, or a certified Master Beekeeper.

- (9) Water. A supply of fresh water shall be maintained in a location readily accessible to all bee colonies on the site throughout the day to prevent bees from congregating at neighboring swimming pools or other sources of water on nearby properties.

- (10) Nuisance. It shall be unlawful for any beekeeper to keep any hive in such a manner as to cause any unhealthy condition or purposefully interfere with the normal use of adjoining properties. By way of example and not limited to, the following activities are hereby declared a nuisance and therefore unlawful:
 - (a) The use of receptacles for honeybees that does not comply with the Pennsylvania Bee Law, 3 Pa. C.S.A. §2101 et seq., as amended.

 - (b) Hive placement and related bee movement such that the bees, without provocation, interfere with the reasonable freedom of movement of persons in a public right-of-way, or the location of bees have a proven impact to the general safety, health, and welfare of the general public.

13. Keeping of Exotic Wildlife.
- (a) Permit Required.
- (1) It shall be unlawful for anyone to own, harbor, or permit at large any Exotic Wildlife within the Township without a permit issued by the Pennsylvania Game Commission. No permit shall be granted by the Commission until it is satisfied that the provisions for housing and caring for the Exotic Wildlife and protection for the public are proper and adequate and in accordance with the standards which may be established by regulations. It is unlawful to release any exotic wildlife into the wild, fail to exercise due care in safeguarding the public, or recklessly engage in conduct that places another person in danger of attack from exotic wildlife.
- (2) Persons responsible for the keeping of Exotic Wildlife shall abide by the standards of the Pennsylvania Game Commission permit requirements at all times and is subject to inspection by the Township Zoning Officer who shall have the authority to notify the Pennsylvania Game Commission of any suspected and documented violations of such issued permit.
- (3) A copy of the Pennsylvania Game Commission issued permit(s) shall be filed with the Zoning Officer by the Owner/operator of an Exotic Wildlife operation.
- (b) Setbacks. All Structures associated with animal sanctuaries shall be located no less than five hundred (500) feet from any side or rear Yard.
- (c) Lot Size. Animal sanctuary facilities shall be located on lots containing not less than ten (10) acres.
- (d) Landscaping and Screening. Animal sanctuary facilities shall provide landscaping and screening requirements as specified under Section 4.13 of this Ordinance.
14. Keeping of Livestock. The keeping of equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals, and all ratites, including, but not limited to, ostriches, emus, and rheas for non-commercial purposes shall be permitted as an Accessory Use as specified in Table 3.01 and shall abide by the following regulations:
- a. The keeping of any livestock that existed lawfully prior to the effective date of this Ordinance that is not permitted under this title may be continued as a Nonconforming Use, except that if the Nonconforming Use is discontinued for one year or more it shall then be deemed abandoned and any future keeping of animals shall be in conformity with this Ordinance.
- b. Table 3.07 specifies the requirements based on the size of animal for the Keeping of Livestock as an Accessory Use.
- c. Exceptions to these standards shall be presented by the Property Owner through an alternative animal management plan to be heard by the Zoning Hearing Board. Approval of the plan by the Committee shall be considered a Special Exception and shall be subject to all required conditions. If an approved plan is violated or causes situations that become a Nuisance to adjoining Property Owners, the

Special Exception shall be subject to revocation by the code enforcement or animal control officer.

Table 3.07, Keeping of Livestock Requirements.

Livestock Group Type	Livestock Group Description ¹	Minimum Lot Size (Minimum Pasture Area per Animal)	Minimum Setback for Accessory Structures (excluding Fencing)
Group 1	Animals whose average adult weight is less than 10 lbs. shall be permitted at an animal density of 12 per acre, with a maximum number of 50 animals.	1 acre (.05 acres)	Up to 25 animals = 25' Above 25 animals = 50'
Group 2	Animals whose average adult weight is between 10 and 65 lbs. shall be permitted at an animal density of two per acre, with a maximum number of 20 animals.	2 acres (0.07 acres)	Up to 2 animals = 50' Above 2 animals = 75'
Group 3	Animals whose average adult weight is greater than 65 lbs. shall be permitted at an animal density of 1 per acre. No more than 5 Group 3 animals are permitted.	2 acres (0.8 acres)	75'

¹See Table 1 Standard Animal Weights – <https://www.clintoncountypa.com/home/showpublisheddocument/2980/637387022614930000>

d. Living Conditions.

- (1) Livestock shall have access to feed and clean water at all times.
- (2) Feed shall be secured to prevent rodents or other pests from accessing the feed.
- (3) Livestock shall have adequate bedding.
- (4) Livestock pens shall be cleaned and bedding added weekly.
- (5) A Veterinarian shall be identified and used for any necessary medical care.
- (6) All outdoor pasture/recreation areas shall be enclosed with fencing to prevent the escape of the animals; such fencing shall be set back at least ten (10) feet from all property lines.

e. Disposition of Deceased Livestock.

- (1) Livestock carcasses shall be disposed of in compliance with (3 Pa.C.S. §2352) and no person shall slaughter Livestock in any residential zone.

f. Disposal of Waste Material. All waste shall be disposed of in a proper manner as follows.

- (1) Appropriate waste disposal may be any of the following:
 - (a) Waste is to be double bagged and placed into municipal waste;

OR
 - (b) Waste is to be placed into a designated container to be taken to a municipal compost facility.
 - (2) Owners may compost the waste themselves.
 - (3) An Owner may give the waste to another person who composts. Where the waste is composted the Owner shall:
 - (a) Notify any person using the material to compost that the waste contains Livestock excrement.
 - (b) Notify any person given compost that the compost was made from Livestock waste.
 - (4) Waste may not be disposed of by dumping in any location.
15. Manure Storage Facility. – An accessory use to an Agricultural Operation that is a permanent structure or facility, or portion of a structure or facility, utilized for the primary purpose of containing manure. Examples include liquid manure structures, manure storage ponds, component reception pits and transfer pipes, containment structures built under a confinement building, permanent stacking and composting facilities and manure treatment facilities. The term does not include the animal confinement areas of poultry houses, horse stalls, freestall barns or bedded pack animal housing systems. The following performance shall apply:
- (a) All manure storage facilities shall be designed in compliance with the guidelines outlined in the publication Manure Management for Environmental Protection, Bureau of Water Quality Management Publication No. 43, and any revisions, supplements and replacements thereof, published by the Pennsylvania Department of Environmental Protection.
 - (b) All manure storage facilities' designs shall be reviewed by the Cumberland County Conservation District. The applicant shall furnish a letter from the Conservation District attesting to approval of the design of the proposed facility.
 - (c) Construction and subsequent operation of the waste storage facility shall be in accordance with the permit and the approved design. Any design changes during construction or subsequent operation will require the acquisition of another review by the County Conservation District a record of which should be filed with the Zoning Officer.
16. No-Impact Home-Based Business. A business or commercial activity administered or conducted as an Accessory Use which is clearly secondary to the Use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the Premises, in excess of those

normally associated with residential Use. The business or commercial activity shall satisfy the following requirements:

- a. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- b. The business shall employ no employees other than family members residing in the dwelling.
- c. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- d. There shall be no outside appearance of a business Use, including, but not limited to, parking, Signs or lights.
- e. The business activity may not Use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- f. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential Use in the neighborhood.
- g. The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25) percent of the habitable floor area.
- h. The business may not involve any illegal activity.

17. Outdoor Café. Tables and chairs for patrons of Drinking and Eating Establishments located outdoors and directly adjacent to the Structure containing the Principal Use. The following supplemental Use regulations apply:

- a. The Outdoor Café (including outdoor seating areas) may be permitted as an Accessory Use to an existing restaurant, delicatessen, or food store provided vehicular and pedestrian circulation is not unreasonably restricted pursuant to the Encroachment requirements specified in Section 4, Supplemental Regulations.
- b. Location.
 - (1) The Outdoor Café may be located anywhere on the Lot, or on the adjacent Right-of-Way, provided that, if it is located in the right of way, a minimum of five (5) feet of Sidewalk shall remain available and obstacle-free for passing pedestrians.
 - (2) The Outdoor Café shall be located directly adjacent to the Principal Use.
 - (3) The Outdoor Café not associated with additional construction and located fully on the Lot are subject to administrative approval by the Zoning Officer.
 - (4) The Outdoor Café is not subject to Building Line requirements or Front Yard or corner side setbacks.

- c. Limited outside Sidewalk sales of perishable and consumable items (produce, ice cream, newspapers, magazines, soft drinks, etc.) may be permitted in conjunction with an Outdoor Café provided that the outdoor display and sale is approved pursuant to the performance standards outlined for “Outdoor Display and Sale of Merchandise” below; and
 - d. If the Outdoor Café does not consistently comply with all conditions listed in this subsection and its Use and Occupancy Permit, or if the Use becomes a nuisance for any reason as determined by the Zoning Officer, the Zoning Officer may order such Use terminated. For purposes of this subsection a “nuisance” shall not be deemed limited to the existence of the conditions referenced in Section 5(l) but shall instead be deemed to include any condition considered a nuisance under applicable law.
 - e. This subsection applies to any and all Uses of land or Structures, including existing Uses and Structures.
 - f. Cover. The Outdoor Café may have a covering or overhead enclosure and shall be open-air.
18. Outdoor Display and Sales. The Outdoor Display and Sales of merchandise or other items offered for sale or advertisement of a Principal Retail or Service Use. The following supplemental Use regulations apply:
- a. Outdoor displays may not extend more than five (5) feet from the Building Façade and in no instance shall merchandise or other items for sale or advertisement be located beyond an established Street Line. In the case of Street Lines and Building Lines being coincident, there shall be no outdoor display;
 - b. Merchandise or other items displayed as the Accessory Use shall be restricted to those items or merchandise which are sold at the Principal Use;
 - c. If associated with a Principal Use on a Corner Lot, only a single Frontage shall be utilized for accessory outdoor display purposes;
 - d. Merchandise or other items, and all temporary Structures used for outdoor display, shall be removed and stored indoors from dusk to dawn; and
 - e. Notwithstanding any provision of this Section, the public way, Street, Sidewalk, Curb, and all means of ingress and egress to the Structure containing the Principal Use shall be maintained free of obstructions, merchandise or other items. A minimum of five (5) feet of Sidewalk shall remain available and obstacle-free for passing pedestrians.
19. Outdoor Wood-Fired Boilers. Outdoor Wood-Fired Boilers (OWB) are permitted subject to the following conditions and requirements:
- a. Zoning District. OWBs are permitted as an Accessory Use as specified in Table 3.01.
 - b. Emissions Standards. All outdoor wood-fired boilers shall meet EPA Phase 2 Emission Standards. Non-Phase 2 OWBs acquired through real estate transactions are exempt from this requirement.

- c. Number. The number of OWBs shall be limited to one (1) per Lot.
- d. Setbacks. OWBs shall be installed in accordance with the following minimum setbacks:
 - (1) Front. Forty (40) feet.
 - (2) Side. Twenty-five (25) feet.
 - (3) Rear. Twenty-five (25) feet.
- e. OWBs shall not be located in the front yard between the principal Building and a public Street.
- f. Stack Height. OWBs shall have a permanently installed stack that extends at least ten (10) feet above the ground and is installed according to manufacturer's specifications.
- g. Types of Fuel Permitted. All OWBs shall operate using only the following fuels:
 - (1) Clean wood.
 - (2) Wood pellets made from clean wood.
 - (3) Home heating oil, natural gas or propane that complies with all applicable sulfur limits and is used as a starter or supplemental fuel for dual fired outdoor wood-fired boilers
 - (4) Other types of fuel approved in writing by PADEP upon receipt of a written request.
- h. Solid Waste Disposal. During the entire period of Use, every Owner of an OWB shall have a current contract with a licensed solid waste hauler and shall Use its services for disposal of all household trash. Upon request, every Owner and user of an OWB shall present proof of current waste disposal contract to the Township.
- i. An OWB shall not be used as a waste incinerator.
- j. Use of Starter Fluids. use of starter fluids such as lighter fluid, gasoline, and. other chemicals to ignite an OWB is prohibited.
- k. Safety. All OWBs shall be equipped with a properly functioning Spark Arrestor.
- l. Months of Operation. use of OWBs shall be limited to (September 1 to April 30 each winter season).
- m. Decommissioning. All OWBs shall be removed within twelve (12) months of the date when the Use has been discontinued or abandoned by the Owner or operator or upon termination of the useful life of same. The OWBs shall be presumed to be discontinued or abandoned if the unit has not been in operation for a period of twelve (12) months.
- n. Nuisance. The use of an OWB shall not cause a nuisance, as defined by Subsection (l) to neighboring or other property, as determined by the Zoning Officer.

- o. All storage of materials to be burned in the OWB shall be kept five (5) feet away from the OWB.
 - p. Vegetation. An area not less than twenty (20) feet in any direction around the OWB shall be kept free of any vegetation with the exception of grass no higher than four (4) inches in Height.
 - q. Installation. Use and operation of an OWB shall comply with manufacturer's specifications as well as all applicable local, county, state and/or federal laws, regulations and codes.
 - r. Administration.
 - (1) An Applicant shall obtain a Zoning Permit prior to installation of an OWB.
 - (2) Owners of Non-Phase 2 OWBs shall register the device with the Township within sixty (60) days of the effective date of this Ordinance.
 - s. Permit Requirements.
 - (1) Zoning Permit applications shall document compliance with this Ordinance and shall be accompanied by drawings showing the location of the OWB on the property, including property lines and setbacks. Permits shall be kept on the property where the OWB is located.
 - (2) The Zoning Permit shall be suspended or revoked if the OWB is not operated in accordance with this Ordinance. A suspended permit may be reinstated once the condition resulting in the suspension is remedied and reasonable assurances are given that such condition will not reoccur.
20. Parking. Parking as an Accessory Use in conjunction with an adjacent Principal Use on the Lot.
- a. Parking Lot. A parking Lot is a Paved Surface used solely for the parking of Vehicles, intended for Use by the occupants in an adjacent Building on the Lot. A parking Lot may be uncovered or covered by a Renewable Energy Structure.
 - b. Parking Structure. An Accessory Structure used solely for the parking of Vehicles, intended for Use by the occupants in an adjacent Building on the Lot. The following supplemental Use regulations apply:
 - (1) Location. An accessory parking Structure shall be located as follows:
 - (a) Parking Structures shall be located in the Rear Yard only and shall be screened from view from the front of the Lot or the primary Street to the Principal Use Structure.
 - (2) Height. The maximum Height of parking Structure shall be no greater than regulatory Height of the Principal Use Structure.
21. Short-Term Rental. The Accessory Use of a Building (except a Hotel, Motel or Bed and Breakfast) where, for compensation, temporary lodging is provided for the transient guests

and meals are not provided. The supplemental standards specified under Section 3.05(A) shall apply.

22. Signs. Signs, as regulated under Section 5 of this Ordinance, are an Accessory Use to the Principal Use.

Section 3.07 Temporary Uses

(A) General.

1. Temporary Uses are limited to those expressly regulated in this Ordinance as well as those that in the Determination of the Township Board of Supervisors are deemed appropriate as a Temporary Use.
2. A Temporary Use that is conducted annually or on a similar recurring basis as determined by the Township and has received Special Exception approval from the Township Zoning Hearing Board. The temporary Use may be permitted to recur thereafter with approval from the Zoning Officer provided that the event location, format, and operations have not substantially changed from the original approval and that the conditions established in the original approval are deemed applicable. All other Temporary Uses shall receive Special Exception approval for each occurrence.

(B) Temporary Uses.

1. Farmers Market. A public market administered by a market manager and held multiple times per year to connect and mutually benefit farmers, communities, and shoppers. The Farmers Market shall allow as vendors predominantly local farmers, farmers' cooperatives and producers selling any of the following: whole produce; value-added agricultural products such as jams, jellies, and pickles; prepared food; all agricultural and horticultural products including but not limited to whole produce, plants, flowers, meats, dairy products, and other food-related products. The following Use regulations apply.
 - a. The Applicant shall indemnify, save harmless, and defend (if requested) the Township and the Owner(s) of any private or public property upon which the Farmers Market will be held and their respective officers, agents, and employees from any and all claims, suits, or actions for injuries, death and/or property damage arising out of the Temporary Outdoor Event where the claim, suit, or action was caused by the Applicant, its officers, agents, and employees, the event participants, support staffs, event officials, volunteers, medical support, technical support, media vehicles, event communications staffs, the traveling public, general public, or spectators.
 - b. A certificate of insurance shall be provided showing: (a) general liability insurance for bodily injury and property damage in the minimum amount of \$250,000 per Person and \$1,000,000 per occurrence to cover any loss that might occur as a result of the Permitted use of the local and state rights of way or private property that might otherwise arise out of or be connected with the Farmers Market; (b) occurrence-based coverage; and (c) the Township and applicable public and private Landowners named as the additional insured. The Applicant warrants the information in the insurance certificate is accurate.
 - c. Written permission for use of any private property shall be obtained from the Owner(s), or other Person with authority to grant same, and be submitted to the Zoning Officer.

- d. The farmers' market is of a temporary nature, namely, in operation only one day or two (2) days per week between the maximum hours of 8 AM and 8 PM EST.
 - e. A minimum Lot Area of one hundred fifty (150) square feet per stand shall be provided.
 - f. Farmers Market Vendors shall obtain a Retail Food License from the Pennsylvania Department of Agriculture to operate a food facility at a farmers' market, whether the market is inside or outside. Each individual stand is considered its own retail food facility and shall obtain its own license to operate.
2. Mobile Food Facility. A movable retail food facility, such as a stand, vehicle, cart, basket, box or similar Structure, from which food is stored, prepared, processed, distributed or sold and the facility:
- a. Physically locates at one (1) site or location for no more than fourteen (14) consecutive days, in one calendar year, regardless of whether or not the facility operates continuously during that time period.
 - b. Is not licensed as a Temporary Retail Food Facility under the Retail Food Facility Safety Act §5703(g)(2).
 - c. A Mobile Food Facility shall meet the requirements of the PA Food Code (7 Pa Code Ordinance 46) administered by the Pennsylvania Department of Agriculture.
3. Model Home and/or Subdivision Sales Office. A Building Structure used for the temporary conduct of the sales of Dwelling Units proposed for construction and sale within an approved subdivision. The following performance standards shall apply:
- a. Such use shall be located in a subdivision that is owned by or held in trust for the subdivision developer proposing to erect the Dwelling Units for sale and/or proposing to operate the sales office.
 - b. Such use shall be permitted for a period not to exceed thirty (36) months from the date of approval for the sales offices and/or model homes. A time extension may be granted upon the issuance of a new Zoning Permit.
 - c. The use shall be removed, and the use shall be discontinued on or before the original termination date set forth under the Zoning Permit, upon expiration of the extension granted by the Zoning Officer, or after six (6) months following sale or occupancy of all lots in the subdivision other than the model homes, whichever occurs first.
4. Open Air Market. An outdoor market for the retail sale of new or used merchandise, produce or other farm products, whether operated by a single vendor or composed of stalls, stands or spaces rented or otherwise provided to vendors. The term does not include the outside display of merchandise as an incidental part of retail activities regularly conducted from a permanent building on sidewalks or other areas immediately adjacent to, and upon the same lot as, such building. The term also does not include merchandise sold at festivals or other special events, temporary in duration, at which the display and sale of merchandise is incidental to the primary cultural, informational or recreational activities of such festival or special event. The following Use regulations shall apply:
- a. A plan depicting the layout of the site, including dimensions, of the sales area, accessways, parking areas and location of trash receptacles.

- b. Specific days and hours of operation requested.
 - c. The means, such as stalls, tables or other structures, by which merchandise is to be displayed.
 - d. Vehicular parking shall be provided on-site and shall comply with the Off-Street Parking standards specified in Section 4.23 of this Ordinance.
 - e. There shall be no less than one (1) trash receptacle per one thousand (1,000) feet of sales area, all trash receptacles shall be emptied regularly so as not to overflow, and litter and debris shall not be allowed to accumulate.
 - f. Merchandise, stalls or other materials shall not be stored outdoors while the use is not open for business.
 - g. Operation shall be restricted to the time between 9:00 AM and 5:00 PM EST, unless otherwise specified in the Conditional Use permit; and
 - h. The operation shall not disturb the tranquility of residential areas or other areas in close proximity or otherwise interfere with the reasonable use and enjoyment of neighboring property by reason of excessive noise, traffic or overflow parking.
 - i. The Township Board of Supervisors may impose any other condition it deems necessary or appropriate to minimize noise or other potential adverse effects upon neighboring areas.
5. Temporary Construction Site Trailer. A Manufactured Home or industrialized housing type Structure used only for office facilities or for storage of construction-related equipment or materials. The following Use regulations shall apply:
- a. Minimum Off-street Parking Calculations. A hard paved or stone mud-free parking area shall be provided containing one (1) parking stall, ten (10) feet x twenty (20) feet in size for each ten (10) Lots in the subdivision. Access Aisles shall be a minimum twenty (20) feet in width.
 - b. Temporary Construction Site Trailers may be established via the Township Zoning Permit process, when purposed for an approved construction project.
 - c. Temporary Construction Site Trailers shall observe the minimum Setback requirements imposed upon the Township approved Principal Use of the subject Lot.
 - d. Temporary Construction Site Trailer permits shall be subject to renewal on a yearly basis.
 - e. Temporary Construction Site Trailers shall not serve as sleeping quarters.
 - f. Temporary Construction Site Trailers when used as occupied contractor, lease or sales offices shall be equipped with appropriate skirting or safety fence/mesh material to prevent children and animals from crawling under said Structure.
 - g. A Temporary Construction Site Trailer may serve as a temporary lease or sales office until a model housing unit is complete, provided the following criteria are met:

- (1) A hard paved or stone (mud-free) driveway and parking Lot Area shall be provided containing one (1) parking stall, ten (10) feet x twenty (20) feet in size, for each ten (10) Lots in the subdivision.
 - (2) A Pennsylvania Department of Transportation Highway Occupancy or Township Street Occupancy Permit shall be required if the parking Lot Area's driveway accesses such roads.
 - (3) The temporary sales operation shall only be permitted between 8:00 AM and 5 PM EST.
 - h. If restroom facilities do not exist in the Temporary Construction Site Trailer, an adequate number of portable toilets shall be provided.
 - i. No combustible materials shall be stored in the Temporary Construction Site Trailer.
 - j. All Temporary Construction Site Trailer shall be removed within forty-eight (48) hours of the completion of construction or the expiration of the Zoning Permit for the construction to which it is related, whichever occurs first.
 - k. The construction and/or installation of a Temporary Construction Site Trailer shall comply with the PA UCC.
6. Temporary Food Service Facility. A retail food facility which is either (1) a Mobile Food Facility; or (2) a physically Permanent Retail Food Facility and is issued a Temporary Retail Food Facility License under the Retail Food Facility Safety Act §5703(g)(2). A Temporary Food Service Facility operates no more than fourteen (14) calendar days per year or operates at a fair, festival or other event of no more than fourteen (14) days.
7. Temporary Outdoor Event. A Temporary Outdoor Event such as a carnival, circus, Street celebration, race, bazaar, market, procession, assemblage, or other similar outdoor event. Such events may be on a Street, open space, or other public space in which public access is wholly or partially restricted. The event may include the sale of goods. The following Use regulations apply:
- a. The Applicant shall indemnify, save harmless, and defend (if requested) the Township and the Owner(s) of any private or public property upon which the event/activity will be held and their respective officers, agents, and employees from any and all claims, suits, or actions for injuries, death and/or property damage arising out of the Temporary Outdoor Event where the claim, suit, or action was caused by the Applicant, its officers, agents, and employees, the event participants, support staffs, event officials, volunteers, medical support, technical support, media vehicles, event communications staffs, the traveling public, general public, or spectators.
 - b. A certificate of insurance shall be provided showing: (a) public liability insurance for bodily injury and property damage in the minimum amount of \$250,000.00 per Person and \$1,000,000.00 per occurrence to cover any loss that might occur as a result of the Permitted use of the local and state rights of way or private property that might otherwise arise out of or be connected with the event; (b) occurrence-based coverage; and (c) the Township and applicable public and private Landowners named as the additional insured. The Applicant warrants the information in the insurance certificate is accurate.

- e. The event location or route shall be appropriately secured with proper security and safety measures taken to protect the event participants, support staffs, event officials, volunteers, medical support, technical support, media vehicles, vehicle escort services, maintenance and protection services, the traveling public, event communications staffs, the general public, and spectators. Proper emergency medical services shall be provided. Local fire departments, the general public, and the traveling public shall be notified in advance of the event.
- f. Written authorization from the Pennsylvania Department of Transportation via a Special Event Permit granting the Applicant permission Use the Right-of-Way of a public roadway. The Applicant shall provide the Township with a complete copy of the Special Event Permit and associated documentation. All information shall be submitted to the Zoning Officer.
- g. Written permission for use of any private property shall be obtained from the Owner(s), or other Person with authority to grant same, and be submitted to the Zoning Officer.

ARTICLE 4 SUPPLEMENTAL REGULATIONS

Purpose. The purpose of these supplemental regulations is to set specific conditions for various Uses, classification of Uses, or areas where problems are frequently encountered, and to aid Applicants in the permitting process. Use requirements contained elsewhere in this Ordinance apply to all Uses and Structures, whether or not specifically listed in this Article. Likewise, the provisions of this Article shall not be interpreted as a waiver of the application of Township UCC requirements or any other requirements of the Township or the Commonwealth of Pennsylvania. Certain of the following supplemental regulations or provisions thereof, to the extent specified therein, are applicable to any and all Uses of land or Structures, including existing Uses and Structures.

Section 4.01 Accessory Buildings and Uses

- (A) An accessory Building shall be located and constructed according to the Building Form Requirements specified for each zoning district under Article 2 of this Ordinance.
- (B) A single Lot may have more than one (1) accessory Building provided they meet the standards specified in this subsection.
- (C) Location.
 - 1. The accessory Building shall not be erected or substantially altered within any required Front Yard provided:
 - (a) No accessory Building shall project nearer to the Street on which the principal Building fronts than the required Front Yard. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of garages, the Zoning Officer may authorize the erection of such garages under the following conditions:
 - i. If the natural slope is from ten (10) percent to twenty (20) percent within twenty-five (25) feet of the Street line, the Zoning Officer may permit a garage not closer than ten (10) feet to the Street line; and
 - ii. Where such slope exceeds twenty (20) percent a garage may be permitted not closer than five (5) feet to the Street line.
 - 2. An accessory Building may be erected within one of the Side Yards or within the Rear Yard provided:
 - (a) Where such Side or Rear Yard is along an Alley, the accessory Building shall be located not less than five (5) feet from the edge of Cartway.
 - (b) When an accessory Building is erected within the Side or Rear Yard adjacent to a side Street on a Corner Lot, the accessory Building shall be not less than the required Side Yard depth from the exterior side Lot Line.

Section 4.02 Accessory Structures

- (A) Fences and Walls.
 - 1. General Requirements.

- a. A Zoning Permit shall be obtained for the erection of all fences and walls. Normal maintenance of fences and walls or replacement of like materials shall be excluded from the permit process.
- b. No fence or wall shall obstruct the flow of stormwater, except as part of a Township-approved stormwater system.
- c. Fences and walls shall not be permitted within any right-of-way, sanitary sewer, drainage or stormwater management easement, Clear Sight Triangle area, and within the site visibility area adjacent to railroads., With respect to placement in floodplains, the Monroe Township Floodplain Management Ordinance shall be the regulating Ordinance.
- d. To avoid creating any possible no-maintenance zone(s), perimeter fences and walls may be installed along and up to a property line but within the property limits, except, however, when a fence is shared by adjoining properties it shall be installed on the property line.
- e. Fences and walls (other than a necessary retaining wall) may be erected, altered, and maintained within Yard areas in accordance with the following height restrictions:
 - (1) Front Yard shall not exceed four (4) feet in height.
 - (2) Side or Rear Yard shall not exceed eight (8) feet in height, except for fences surrounding athletic courts
 - (3) Along Corner Lots, no fence or wall within the Front Yard Setback shall exceed four (4) feet in height along the Street of address or six (6) feet in height along any other Street frontage, provided further that no fence or wall shall obstruct any Clear Sight Triangle, as defined in Monroe Township Subdivision and Land Development Ordinance.
 - (4) In the NC, HC and I zoning districts, fences of wood, metal or masonry exceeding eight (8) feet shall require a Special Exception from the Zoning Hearing Board. The fencing shall be limited to side and rear Lot lines.
 - (5) Retaining walls with required fencing or railings, required to support changes in site grades shall be excluded from these requirements.

2. Maintenance and Materials.

- a. Any fence or wall shall be durably constructed and well-maintained. Privacy fences shall be constructed so that the finished side of the fence faces toward abutting properties and rights-of-way unless the fence is not visible from adjoining property. Fences and walls that have deteriorated shall be replaced or removed.
- b. All fences shall be constructed of materials normally manufactured for, used as, and, recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, fired masonry, concrete, stone, chain link, metal tubing, wood planks, and vinyl or fiberglass composite manufactured

specifically as fencing materials. Fence materials shall be materials approved for exterior use and are weather and decay resistant.

- c. A fence shall not be constructed out of rope; string; fabric; Junk; Junk Vehicles; appliances; tanks; barrels; wire products including, but not limited to, chicken wire, hog wire, wire fabric, and similar welded or woven wire fabrics (these do not pertain to agricultural fencing use in the Agricultural District); chain; netting; cut or broken glass; paper; corrugated metal panels; galvanized sheet metal; plywood; or fiberglass panels in any fence or any other materials that are not manufactured specifically as residential fencing materials. No Landowner shall construct a residential fence of used, damaged, or unsafe materials.
- d. Electric fences, except for in-ground pet fencing or agricultural uses such as for the keeping of livestock, are prohibited in all zoning districts.
- e. Barbed wire fences are prohibited in all zoning districts except, where the need is clearly demonstrated by the Owner / proprietor for agricultural, commercial, and industrial uses.
- f. Razor fences are prohibited in all zoning districts.

(B) Natural or Man-Made Lakes, Dams, Ponds, and Impoundments.

- 1. All lakes, dams, ponds, and impoundments shall be permitted in any zone, subject to the applicable Township, state or federal requirements.
- 2. Fencing.
 - a. All ponds constructed within areas subject to livestock shall be enclosed by fencing that prevents livestock from trampling the pond's shores and polluting the waters; and,
 - b. Fencing for stormwater management facilities shall be designed and installed pursuant to the requirements of the Monroe Township Stormwater Management Ordinance.
 - c. Fencing shall be constructed and maintained pursuant to the requirements specified under Section 4.02(A)2 of this Ordinance.
- 3. Maintenance. All lakes, dams, ponds and other impoundments shall be regularly maintained to prevent stagnation and to prevent a nuisance to adjacent properties and floating debris shall be removed from all pipes and spillways. If the ponds, lakes, dams and impoundments have pipes and spillways, they shall be regularly cleaned.

(C) Porches, Porticos, Patios, and Decks.

- 1. Roof Additions. Where there is an existing front or rear patio or deck that extends into a restricted setback area, the same may be covered by an awning or roof that may extend into the Setback area to no greater extent than the existing patio or deck.
- 2. Replacement. Where an existing Porch, Portico, patio, or deck that protrudes into a Setback area shall be replaced or reconstructed for maintenance reasons or due to deterioration,

the same construction may extend into the Setback area to an extent no greater than the previously existing Porch, Portico, patio, or deck.

3. Front Yard Setback. Front Porches and Porticos shall be exempt from Front Yard requirements when the Building otherwise complies with all Yard restrictions of this Ordinance.
 4. Side and Rear Yard. Porches, Porticos, patios, and decks shall be placed in accordance with the Accessory Use Side and Rear Yard setbacks specified in the applicable zoning district.
- (D) Roof and Wall Features. Cantilevered and projecting architectural features including chimneys, bay windows, balconies, cornices, eaves, rain gutter, Signs (where permitted under Article 5 of this Ordinance), display windows, and solar collectors may project into a required setback.
- (E) Satellite Dish Antennas.
1. Satellite dish antennas are subject to all accessory use standards.
 2. Unless licensed by the Federal Communications Commission (FCC), any satellite dish antenna located within the Township shall be used only to receive signals, not transmit them.
 3. All ground-mounted satellite dish antennas located within the HC and I Zones that are used to transmit video format data shall be completely enclosed by an eight (8) foot high, non-climbable fence that includes signage warning of dangerous radiation levels.
 4. Any gates within the fence shall be locked when unattended.
 5. Satellite dish antennas within the HC and I Zones shall comply with all principal use standards.
- (F) Ornamental Ponds and Wading Pools.
1. Ornamental pond and wading pools shall comply with all accessory use setbacks.
 2. All such ponds or pools shall be maintained to not pose a nuisance by reason of odor, or the harboring of insects, vermin, or both.
 3. No such pond(s) shall be used for the commercial hatching of fish or other species.
- (G) Outdoor Fireplaces and Recreational Fires. Outdoor fireplaces and recreational fires shall be permitted, subject to the following regulations and in accordance with the Monroe Township Open Burning Ordinance.
1. Outdoor fireplaces shall be used in accordance with the manufacturer's instruction, contain a spark arrester and shall not be operated within fifteen (15) feet of a structure or other combustible material.
 2. Open recreational fires shall not be conducted within twenty five (25) feet of a Structure or other combustible material. Conditions which could cause a fire to spread within twenty five (25) feet of a Structure shall be eliminated prior to ignition.
 3. All outdoor fireplaces and recreational fires shall be constantly attended until the fire is extinguished. Approved on-site fire-extinguishing equipment, such as dirt, sand, water

barrel, garden hose or portable fire extinguisher shall be available for immediate utilization. A minimum of one UL listed portable fire extinguisher with a minimum 4-A rating shall be mounted no more than fifty (50) feet from and within sight of any permanent installation.

4. Commercial fire pits, heaters, and other heaters powered by natural gas or propane are exempt from the required setbacks specified above when installed in accordance with the manufacturer's specifications.

Section 4.03 Building Demolition

(A) Purpose and Applicability. The purpose of these regulations is to achieve the following objectives:

1. Protect Historic Resources within the Township that have a distinctive character recalling the architectural, residential, commercial, aesthetic, and historical heritage of the Township, Cumberland County, and the Commonwealth. The preservation and protection of Historic Resources are public necessities and promote the health, safety and welfare of the citizens of the Township.
2. Protect such Historic Resources within the Township by providing advance notice of their proposed Demolition, which constitute or reflect distinctive features of the architectural, cultural, political, economic, or social history of the Township.
3. Encourage owners of such Historic Resources to preserve, rehabilitate, or restore such Buildings, rather than demolish them.
4. Promote the public welfare by making the Township a more attractive place in which to live.
5. Implement the goals of the Pennsylvania Constitution at Article I, Section 27, which establishes the Commonwealth's policy of encouraging the protection of Historic and aesthetic resources. The Article asserts "The people have a right to clean air, pure water, and to the preservation of the natural, scenic, Historic, and esthetic values of the environment."

(B) Authority. These historic resource protection standards are made in accordance with the following MPC provisions:

1. Section 603(b)(5), which states that zoning ordinances may permit, prohibit, regulate, restrict and determine protection and preservation of natural and Historic Resources.
2. Section 603(g)(2), which states that "zoning ordinances shall provide for protection of natural and Historic features and resources."
3. Section 604(1), which states that "the provisions of zoning ordinances shall be designed to promote, protect and facilitate any or all of the following: ...preservation of the natural, scenic and Historic values..."
4. Section 605(2)(vi), whereby uses and structures at or near places having unique historical, architectural or patriotic interest or value may be regulated.

(C) Historic Resources Inventory. The Planning Commission, in consultation with the Monroe Township Board of Supervisors, shall maintain a current inventory of the Historic Resources located within the Township. The inventory shall at a minimum identify each Historic Resource by parcel, including the

Cumberland County Tax Assessment parcel identification number, and physical address. The Monroe Township Historic Resources Inventory is incorporated as **Appendix A** to this Ordinance.

(D) Proposed Demolition of a Historic Resource.

1. A request to Demolish a Historic Resource shall comply with the Zoning Permit application procedures specified under Section 1.09 of this Ordinance.
2. All Zoning Permit applications for Demolition will be reviewed by the Zoning Officer who will determine if the application concerns a Historic Resource as inventoried under Subsection (C) above or concerns a Building or Structure having characteristics of a Historic Resource that was not previously identified.

(E) Historic Resource Preservation Incentives.

1. If a request to Demolish a Historic Resource be included in land that is intended to be involved in a Subdivision or Land Development project subject to the Monroe Township Subdivision and Land Development Ordinance, then the Township Board of Supervisors, based on the recommendation of the Township Planning Commission, may consider a density bonus incentive equal to two (2) additional Dwelling Unit for each Historic Resource preserved.

Section 4.04 Erosion and Sedimentation Control

Required Erosion and Sedimentation Control Plan. Any agriculture, horticulture or forestry-related uses which involves earthmoving activities, or the commercial harvesting or timbering of vegetation, shall comply with the requirements of Ordinance 102 Erosion Control of Title 25 Rules and Regulations, Department of Environmental Protection.

Section 4.05 Corner Lots and Flag Lots

(A) Corner Lots. On a corner Lot, a Front Yard and Street Side Yard (equal to the Front Yard) are required on both Street frontages. One Yard other than the Front Yard and Street Side Yard shall be deemed to be a Rear Yard and the other or others, Side yards. Note all existing lots within the Village zoning district shall be exempt from this requirement due to the prevailing and limited lot dimensions located within the Village district.

(B) Flag Lots. Flag lots are permitted by right in the Agricultural zoning district, subject to the following criteria:

1. Size. The minimum Lot area and Lot Width requirements shall be measured exclusively upon the flag.
2. Setbacks. For purposes of determining required yards and setbacks, the following shall apply:
 - a. Front Yard – The area between the principal structure and that Lot line of the flag that is most parallel to the street providing vehicular access to the site. Additionally, all areas of the pole shall be considered to be within the Front Yard.
 - b. Rear Yard – The area between the principal structure and that Lot line of the flag that is directly opposite the Front Yard, as described above.

- c. **Side Yard** – The area between the principal structure and that one (1) outermost Lot line which forms the flank and pole, plus the area on the opposite side of the principal structure.
 3. **Minimum Width of the Pole.** The pole shall maintain a minimum width of twenty-five (25') feet.
 4. **Maximum Length of the Pole.** The pole shall not exceed six hundred (600') feet in length.
 5. **Use of the Pole.** No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements, such as landscaping, fencing, utility connections to off-site facilities, mailboxes and signs.
 6. **Cartway.** The cartway contained on the pole shall be located at least six feet (6') from any adjoining property line, and twenty feet (20') from an existing structures on the site or any adjoining property.
 7. **Location.** No pole shall be located within two hundred feet (200') of another on the same side of the street, unless an adjoining pole utilizes a joint use driveway.
- (C) **Joint Use Driveways.** When one or more Flag Lots are proposed, such Lots may rely on a joint-use driveway for vehicular access, subject to the following conditions:
1. **Service.** A joint use driveway shall service at least one Flag Lot, but may also serve conventional Lots, up to a maximum of four (4) total Lots.
 2. **Cartway.** All joint use driveways shall have a minimum cartway width of sixteen feet (16').
 3. **Cross Access Easements.** Cross access easements shall be required to ensure common use of, access to, and maintenance of, joint use driveways; such easements shall be recorded in language acceptable to the Township Solicitor, and depicted on the Subdivision Plan.

Section 4.06 Donation Containers, Unattended

- (A) The following regulations apply to donation containers that accept new or gently used clothing items:
1. **Size.** The donation Container may not be larger than seven (7) feet tall, six (6) feet wide or six (6) feet long.
 2. **Maximum Number.** Donation containers are limited to a maximum of two (2) per property may be located within the Side Yard and Rear Yard areas and may not exceed a Use area within these locations of one hundred twenty (120) square feet.
 3. **Location and Placement.** Donation containers are only permitted on civic, institutional, and commercial properties and may only be placed on such properties with written permission from the Property Owner. Such written permission shall be made available to the Township for review upon request.
 4. **Maintenance.**
 - a. Donation container items shall be collected on a regular basis or within forty-eight (48) hours following a Property Owner's request.

- b. Donated items or any refuse may not be left outside the containers for more than twenty-four (24) hours and shall be removed by the box Owner/operator or Property Owners.
5. Identification. Each donation container shall be properly identified and labeled with the following information:
- a. Name and telephone number of the Owner/operator.
 - b. Entity responsible for collecting donated items and any refuse left outside the container.
 - c. Type of donated items accepted and a statement prohibiting liquids and dumping.

Section 4.07 Encroachments

(A) The following regulations are intended to assist Applicants and business owners in establishing attractive and safe encroachments that benefit both the business community and the citizens that enjoy those public spaces:

- 1. General Requirements.
 - a. The Township's goal is to maintain the highest standards of accessibility and safety while achieving an attractive and functional design within its mixed use and commercial areas.
 - b. In general, encroachments shall complement public Use and improvements. In no case shall encroachments exclude the public from any public Sidewalk or Street.
 - c. Allowed encroachments shall comply with all requirements of this Ordinance.
 - d. This subsection applies to any and all Uses of land or Structures, including existing Uses and Structures.
- 2. Location and Dimensional Requirements.
 - a. Encroachments may be allowed where it can be determined by the Zoning Officer that the Encroachment would not result, individually or cumulatively, in a narrowing of the Sidewalk such that important functional attributes of the Township, (e.g., ability of pedestrians to stroll side-by-side and to pass comfortably for significant stretches, lingering and window shopping) are not jeopardized. The location and dimensions of any item located in a public place shall meet the minimum guidelines set forth herein and any other applicable local, state or federal law or regulation.
 - b. Encroachments shall maintain a clear path of no less than five (5) feet. The Zoning Officer may permit limited paths of travel of less than five (5) feet in instances where safe access can be determined.
 - c. Encroachments shall not block safe access to businesses, parking spaces, bike stalls, or other spaces required by local, state or federal Building or safety codes.

- d. Encroachments shall not encroach into the areas near corners of Sidewalks or where crosswalks are present. This area shall be defined with a ten (10) foot setback area, beginning near the crosswalk or curb cuts.
 - e. Tables shall not exceed forty-two (42) inches in width at the greatest dimension.
 - f. Chairs shall not extend into the required accessible minimum walkway width of five (5) feet at any time. Chairs shall be at a scale appropriate to the size of the table or space available for seating.
 - g. Portable outdoor heating devices and permanently mounted heating devices shall be reviewed by the Zoning Officer for safety and require either a Use and Occupancy Permit or Zoning Permit as applicable; and
 - h. Township Board of Supervisors shall review any items placed in the public right-of-way.
 - i. Encroachments shall not intrude onto other private properties.
3. Maintenance and Operational Requirements.
- a. Maintenance of encroachments shall be the sole responsibility of the Owner of the property upon which the Encroachment occurs.
 - b. Any item permitted to be placed in the public right-of-way shall be maintained in a safe manner so as not to obstruct pedestrian access to public Sidewalks, access ramps or doorways. Movable items, such as chairs, shall always be positioned to prevent obstruction of access routes. The permitted item shall always be relocated to the appropriate location if moved by patrons.
 - c. All materials shall be well maintained without stains, rust, tears or discoloration. Materials that show signs of significant wear/age shall be replaced.
 - d. All encroachments shall be constructed of durable fade resistant materials.
4. Outdoor Displays. Outdoor displays shall be limited to single items or object displays or a few examples of items or goods sold in the store and shall comply with all other standards specified herein.
5. Umbrellas and Outdoor Furniture. Umbrellas shall be installed and maintained to provide pedestrian clearance by maintaining seven (7) feet of clearance from the Sidewalk to the lowest edge of the umbrella within the travel path. Umbrellas shall not exceed a maximum height of nine (9) feet from the base to the top portion of the pole.
6. Planters and Landscaping.
- a. Private planters shall be kept to a minimum and shall be placed against Buildings to accent Building entrances and openings. Private planters shall complement but not interfere with or be placed adjacent to Township-maintained planters located along the Street curb. Planters shall not be used to define seating areas or otherwise cordon off public Sidewalk for private use.

- b. Plant material shall be of high quality and shall always be maintained in a viable condition.
 - c. Debris or litter caused by planters or nearby landscaping shall be maintained or cleaned by the responsible business or property Owner. Debris, stains or litter shall be cleaned or removed by the responsible business or property Owner.
7. Other Encroachment Types. Other types of encroachments, not anticipated by this Ordinance, may be considered and permitted by the Township, but shall comply with the purpose and intent of these requirements.

Section 4.08 Exceptions to Building Height Requirements

- (A) Height regulations specified in the Use regulations requirements for each zoning district in Article 2 of this Ordinance shall not apply to spires, belfries, cupolas, penthouses or domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulkheads, utility poles or towers, silos, and ornamental or necessary mechanical appurtenances.

Section 4.09 Exceptions to Lot Area Requirements

- (A) Unless the Lot area regulations of the zoning district in which they are located require greater lot areas or width, the following regulations shall apply:
- 1. The area, width and depth of Lots shall provide adequate open space for off-street loading, unloading and/or parking space. When necessary, septic tanks and drain fields shall be provided with open space in addition to the other required open space.
 - 2. On a Lot held in single and separate ownership which does not fulfill the regulations for the minimum area and the yard dimensions for the district in which it is located, a Building may be erected, altered, and used thereon providing that the proposed sanitary sewer system and water system is approved by the Pennsylvania Department of Environmental Protection (PA DEP).

Section 4.10 Exceptions to Yard Requirements

- (A) Permitted Obstructions. Cornices or cantilevered roofs may project not more than three (3) feet into a required Yard. Belt courses, windowsills and other ornamental features may project not more than six (6) inches into a required Yard. Paved areas (other than such as are needed for access to the Buildings on the Lot) shall not project within fifteen (15) feet of a Street line or five (5) feet of a Lot Line.
- (B) Porches and Porticos. Front Porches and Porticos shall be exempt from Front Yard requirements when the Building otherwise complies with all Yard restrictions of this Ordinance.
- (C) Existing Set-Back. No proposed principal Building is required to have a set-back greater than the average of the two existing principal Buildings with the greatest set-backs located within two hundred (200) feet on each side of the said proposed Building, on the same side of the Street, within the same block, and the same zoning district.

Section 4.11 Geothermal Energy Systems

- (A) Geothermal Energy Systems. Open-Loop Geothermal Energy Systems and any system not meeting the definition of a Closed-Horizontal-Loop Geothermal Energy System or closed-vertical-loop geothermal energy system are prohibited in the Township. Closed-horizontal-loop geothermal energy systems and closed-vertical-loop geothermal energy systems, as specifically defined, are permitted as accessory structures and accessory uses in all zoning districts if the following criteria are met:
1. The design and installation of geothermal energy systems and related boreholes for geothermal heat pump systems shall conform to applicable industry standards, including those of the ANSI, the IGSHPA, ASTM, the AR1, or other similar certifying organizations, and shall comply with the Building Code and with all other applicable Township requirements. The manufacturer's specifications shall be submitted as part of the application. The installer shall have at least one representative who is certified by the International Ground Source Heat Pump Association (IGSHPA).
 2. In all closed-loop geothermal energy systems relying upon circulating fluids, only nontoxic, biodegradable circulating fluids, such as food-grade propylene glycol, shall be permitted. No dye shall be permitted.
 3. Setbacks.
 - a. A geothermal energy system shall not be considered an accessory structure for purposes of determining the number of accessory structures permitted on each property.
 - b. Unless otherwise specified, underground geothermal systems shall be located a minimum distance of ten (10) feet from any property line.
 - c. Minimum well and borehole isolation distances shall be provided as follows in Table 4.01.

Table 4.01, Isolation Distances

Isolation Distance From	Borehole and Geothermal Supply and Geothermal Return Well (feet)
Lakes, ponds, streams or other surface waters	50'
Storm drains, retention basins, stabilization ponds or stormwater management facilities	25'
Preparation area or storage area of hazardous spray materials, fertilizers or chemicals, salt piles	100'
Gravity sewer lines and drains carrying domestic sewage or industrial waste	25' or according to easement
Existing water and forced sewer buried utilities and/or utility trenches	Outside existing easement or, if no easement exists, no less than 25 feet from the utility or trench center line
Septic tanks, aerobic tanks or holding tanks	50'
Subsurface sewage disposal systems, elevated sand mounds, other sewage disposal fields	100'
Dedicated public right-of-way	20'

4. Site Plan. The construction documents submitted with the application for a Zoning Permit shall be accompanied by a site plan showing the size and location of new well construction, proposed buildings, existing and proposed on-lot sewage treatment systems, and existing structures on the site, distances from lot lines, as applicable, flood hazard areas, Floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition or abandonment, the site plan shall show construction to be demolished or abandoned and the location and size of existing structures and construction that are to remain on the site or plot. The municipal official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

5. Construction Requirements. All boreholes shall be dug, cased, and sealed in accordance with all applicable PA DEP regulations and protocol.
 - a. Grouting. Geothermal heating and/or cooling system vertical heat exchange boreholes containing loop pipes may be filled with approved grout or bridging or fill materials from their total depth up to a minimum depth of fifty (50) feet below grade. These vertical heat exchange boreholes shall be filled with only approved grout from a minimum depth of fifty (50) feet below grade up to the ground surface. If the annular space around the loop pipes from a minimum depth of fifty (50) feet below grade up to the ground surface is free from standing water, the approved grout may be emplaced without pressure pumping through a tremie pipe.

 - b. Completion Report. Upon completion of the well or borehole, submit two copies of PA DCNR's water well completion report Form 8700-FM-TG-S0015, as may be amended, to the Zoning Officer and one copy of this form to the Owner. If a geothermal well is constructed, a report shall be filed with the Township by the driller indicating the well was constructed in accordance with this Ordinance.

 - c. Construction Standard. All materials and construction practices shall conform to the requirements stated in Closed-Loop/Geothermal Heat Pump Systems Design and Installation Standards, such as, but not limited to, standards for pressure testing, heat transfer fluids, etc. All materials and construction practices shall effectively prevent contamination of groundwater.

6. Abandonment. If the geothermal system remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The Owner shall remove the abandoned system at his/her expense after a demolition permit has been obtained in accordance with the following:
 - (a) The heat pump and any external mechanical equipment shall be removed.

 - (b) Pipes or coils below the land surface shall be filled with grout to displace the heat transfer fluid. The heat transfer fluid shall be captured and disposed of in accordance with applicable regulations. The top of the pipe, coil or boring shall be uncovered and grouted.

 - (c) All abandoned wells shall be reported to PA DCNR on its forms and a copy provided to the municipality. If available, the original driller's log should be included along with the details of the well abandonment procedure. A photograph should be taken of the site, and a reference map should be made to locate the abandoned well.

Section 4.12 Historic Structure Conversions

(A) General. Within all zoning districts, the conversion of a Historic Resource listed in **Appendix A** to this Ordinance to a use other than the existing use is permitted by Conditional Use, subject to the following criteria:

1. The applicant shall furnish expert evidence that any rehabilitation, alteration or enlargement proposed to the historic structure will be accomplished in a manner that does not jeopardize the “historic” status of the structure.
2. Any rehabilitation, alteration or enlargement of a Historic Resource that is also included on the National Register of Historic Places shall be performed pursuant to the current version of the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The applicant shall furnish expert evidence that such work will be completed accordingly.
3. The applicant shall furnish evidence of an approved means of water supply and sewage disposal.
4. The applicant shall obtain any necessary land development approvals.
5. All off-street parking and/or loading areas shall be screened from adjoining residences and roads.
6. One (1) Sign shall be permitted which is no larger than six (6) square feet and is located at least ten (10) feet from all side and rear Lot lines or affixed to the front of the Building.

(B) Restaurant Conversions.

1. Conversions of Historic Resources shall not involve Drive-Through Facility operations as defined under Article 3 of this Ordinance.
2. All restaurant seating shall be provided within the completely-enclosed building, except that limited exterior seating may be provided pursuant to the following requirements:
 - a. Such seating is situated and designed so as not to adversely impact nearby residences.
 - b. Such seating is accessory to the principal interior seating accommodations.
 - c. During use, such seating is continuously supervised by an employee or Owner of the restaurant.
 - d. Any lighting or music systems serving such seating is designed and operated so as not to constitute a nuisance to adjoining properties.
 - e. The applicant shall furnish and implement a working plan for the continuous cleanup of litter and debris that may result from such outdoor seating.
 - f. Such seating is removed during seasons when not in use.

(C) Apartment Conversions.

1. All Dwelling Units within the historic conversion apartment building shall contain at least four hundred (400) square feet of habitable floor area.
2. Any extensions or modifications to the external appearance of the building (except fire escapes) shall complement its residential character.
3. All floors above or below grade shall have a permanently affixed direct means of escape to ground level.
4. Two (2) off-street parking spaces in the rear yard per unit shall be provided for Multi-family (Apartment) Conversions.
5. Historic Office Conversions are permitted and shall follow the same criteria as Historic Conversion Apartment.

Section 4.13 Landscaping and Screening Requirements

- (A) Yard Ground Cover. Any part of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all-season ground cover (e.g., grass, ivy, vetch, pachysandra, etc.). In addition, gravel can be substituted if done in a manner to complement other vegetative materials. It shall be maintained to provide an attractive appearance, and all non-surviving plants shall be replaced promptly.
- (B) Landscaping Requirements. Any required landscaping (landscape strips and interior landscaping) shall include a combination of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture, or other approved materials. Artificial plants, trees and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty (80) percent of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required landscape areas; For each seven hundred fifty (750) square feet of required area for landscape strips, one (1) shade/ornamental tree shall be provided. For every three hundred (300) square feet or fraction thereof of interior landscaping required (parking lots), one (1) shade tree shall be provided. If deciduous, these trees shall have a clear trunk at least five (5) feet above finished grade; if evergreen, these trees shall have a minimum height of six (6) feet. All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the Yard.
- (C) Screening.
1. The following materials may be used: evergreens (trees, hedges, or shrubs), walls, fences, earth berms, or other approved similar materials.
 2. Fences and walls shall be installed and maintained pursuant to the requirements specified under Section 4.02(A) of this Ordinance.
 3. Screening shall be arranged to block the ground level views between grade, and a height of six (6) feet. Landscape screens shall achieve this visual blockage within two (2) years of installation.
- (D) Selection of Plant Materials.

1. Trees and shrubs shall be native species to Pennsylvania and be typical of their species and variety; have normal growth habits, well-developed branches, densely foliated, vigorous, fibrous root systems.
 2. Invasive plants, as determined by the Pennsylvania Department of Conservation and Natural Resources (PA DCNR), are prohibited in all zoning districts.
 3. Poisonous plants as specified in Section 4.28 (Table 4.06) of this Ordinance shall be prohibited in all zoning districts.
- (E) Any tree or shrub which dies shall be replaced. All landscaping and screening treatments shall be properly maintained.

Section 4.14 Materials and Waste Handling

- (A) All commercial, industrial, institutional, and health-care related uses shall be required to provide detailed information regarding materials and waste handling, including:
1. Listing of all materials to be both used or produced on the site.
 2. Listing of all wastes generated on the site.
 3. Evidence shall be provided indicating that the disposal of all materials and wastes will be accomplished in a manner that complies with State and Federal regulations. Such evidence shall, at a minimum, include copies of contracts with waste haulers licensed to operate within Cumberland County which have been contracted to dispose of the materials and wastes used or generated on-site or some other legal means of disposal. The Zoning Permit for this use shall remain valid only so long as such contracts remain in effect and all materials and wastes are properly disposed of on a regular basis. Should the nature of the use change in the future, such that the materials used or wastes generated changes significantly either in type or amount, the Owner shall so inform the Zoning Officer, and shall provide additional evidence demonstrating continued compliance with the requirements of this Section.

Section 4.15 Minimal Habitable Floor Area

- (A) The minimum habitable floor area shall be in accordance with the UCC.
- (B) Where UCC regulations do not provide minimal habitable floor area standards, the following minimums shall apply.
1. Single-Family Dwelling Units (detached, semi-detached, or attached units): 525 square feet.
 2. Multifamily Dwelling Units: 400 square feet.
 3. Efficiency or Studio Apartments or Dwelling Unit for one (1) person: 300 square feet.

Section 4.16 Mixed Use Zone Design Standards

- (A) Mixed Use Zone Design Standards. The following design objectives shall be considered when evaluating Mixed Use Zone proposals. The standards are intended to improve the quality of Mixed Use Zone developments through enhanced building design, street layout, and public amenities. They are furthermore intended to create a mix of uses within a pedestrian-oriented development that has

its buildings oriented close to streets and accessible sidewalks that are well connected internally and with the surrounding developed context of the master planned mixed use development. In addition to the conditions of this Ordinance and the Monroe Township Subdivision and Land Development Ordinance, an Applicant shall demonstrate how the proposed Mixed Use development conforms to the criteria listed below. The standards under each criterion shall be used to satisfy the criterion, or the Applicant may propose an alternative approach, as recommended by the Township Planning Commission and as approved by the Township Board of Supervisors, that better achieves the intent of the standards. Before a development may be approved, the Township Supervisors shall make findings that the proposal satisfies the standards and applicable master plans for the proposed Mixed Use Development.

1. Master Plan Requirement.

- a. All proposed developments of five (5) acres or more within the Mixed Use Zoning District shall be depicted on a master plan prepared and submitted pursuant to the Plan Processing Procedures specified in Article 3 of the Monroe Township Subdivision and Land Development Ordinance. The Pre-Application Review requirements specified in Section 302 thereunder shall be required for the Mixed Use zoning district proposals given that the Sketch Plan is essential to the master plan proposal. In addition, all proposed public rights-of-way and easements identified on the Monroe Township Official Map shall be improvements shall be incorporated into the master plan.
- b. Applicants shall demonstrate how the proposed development conforms to the design standards specified herein. The standards under each criterion shall be used to satisfy the criterion, or the Applicant may propose an alternative approach that better achieves the intent of the standards.
- c. All proposals are subject to the Conditional Use approval procedures specified under Section 1.16 of this Ordinance.

2. Compact Design.

- a. Non-residential uses shall be clustered together into groupings to allow for shared use of vehicle parking areas, loading areas and customer drop-off facilities.
- b. Residential and non-residential buildings shall be grouped along streets to promote pedestrian connectivity and walkability between buildings.
- c. Residential uses shall be located within five (5) minute walking (approximately 1,320 linear feet) distance of a commercial and public use spaces that are connected by direct, convenient and attractive sidewalks and/or pathways.
- d. Building fronts and main entrances shall orient to the street(s) or to a courtyard connected to the street with a pedestrian-way. In a courtyard orientation, all building frontages adjacent to streets shall include design features to create interest on the street.

3. Multimodal Design.

- a. Pedestrian facilities connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

- b. Public or private streets shall connect the development to adjacent neighborhoods and zoning districts.
 - c. Surface parking shall be located behind buildings, toward the interior of lots, and should be screened from view from adjacent streets. Alternative surface parking designs may be approved the Board of Supervisors, but such designs shall clearly demonstrate the methods and/or technologies that provide safety for pedestrians and bicyclists.
 - d. Parking shall be prohibited on street corners.
 - e. Cul-de-sacs are prohibited.
4. Pedestrian Scaled Lighting.
- a. Pedestrian scaled lighting shall be used to enhance security and improve visibility of sidewalks.
 - b. Pedestrian scaled street lighting shall be designed based on the Illuminating Engineering Society of North America Design Guideline: Recommended Lighting for Walkways & Class 1 Bikeways (IESNA DG-5-94).
5. Public and Park Spaces.
- a. In addition to the required Open Space areas specified under Section 4.22 of this Ordinance, Mixed Use Zone developments shall also adhere to the following requirements for public spaces that are to be integrated into the proposed development area. Such public spaces may be counted towards the minimum required Open Space area specified under Section 4.22.
 - (1) The development proposal should provide dedicated usable public spaces comprised of a minimum of 1,000 square feet per one (1) acre of impervious area. Public spaces are "public" when they are within view of a street and other public space accessible by pedestrians and can be occupied by people.
 - (2) Public spaces, where applicable, should be designed so they are integrated into the design of the overall development and not as residual or peripheral "left over" spaces.
 - (3) Public spaces should be centrally located.
6. Context Sensitive Building Design.
- a. Long expanses of blank walls facing a street or other public area are discouraged.
 - b. Provide attractive streetscapes through siting of buildings with varying setbacks, and roof styles.
 - c. Nonresidential buildings should incorporate transparent window or door openings along public streets or public spaces.

- d. Each non-residential use with primary street frontage shall have at least one main public entry that faces the primary street or is directly accessed by a sidewalk within ten (10) feet of the entrance.
7. Screening. Screening requirements specified in Section 4.13 of this Ordinance and Article VI of the Subdivision and Land Development Ordinance shall apply.
8. Shared Parking.
- a. Shared parking shall be applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas throughout the day, especially for multi-story, vertically mixed-use buildings.
 - b. The minimum number of parking spaces for a Mixed Use development or where shared parking strategies are proposed shall be determined by a study prepared by the Applicant following the procedures of the Urban Land Institute's (ULI) Shared Parking, Third Edition publication and/or the Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition.
 - c. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the above cited ULI or ITE reports. If standard rates are not available or limited, the Applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. If possible, these surveys should consider the seasonal peak period for the combination of land uses involved.
 - d. Location.
 - (1) Shared spaces for residential units shall be located within three hundred (300) feet of Dwelling Unit entrances they serve. Shared spaces at other uses shall be located within five hundred (500) feet of the principal building entrances of all sharing uses. However, up to twenty (20) percent of the spaces may be located greater than five hundred (500) feet but less than 1,000 feet from the principal entrances.
 - (2) Clear, safe pedestrian connections shall be provided.
 - (3) Pedestrians should not be required to cross an arterial street except at a crosswalk-designed intersection along the pedestrian pathway.
 - (4) Up to fifty (50) percent of nonresidential spaces may be provided at greater distances if dedicated shuttle bus or van service is provided from a remote parking facility.
 - e. Shared Parking Agreement. If a privately-owned parking facility is to serve two or more separate properties, a legal agreement between property owners guaranteeing access to, use of, and management of designated spaces is required.
 - f. Shared Parking Plan. The following are required submissions for a shared parking proposal:

- (1) Site plan of parking spaces intended for shared parking and their proximity to land uses that they will serve.
 - (2) A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses (if such distinctions can be made).
 - (3) A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.
 - (4) A safety and security plan that addresses lighting and maintenance of the parking areas.
10. Outdoor Trash Disposal. Outdoor trash dumpsters, collection areas and receptacles and mechanical equipment not enclosed in the main structure shall be located behind buildings (or to the extent possible, within the building envelope) and screened in a manner compatible with the proposed architecture and landscaping. Said screening shall be designed to reduce the visibility of said trash disposal facilities and prevent the escape of waste, debris or litter from the site. Said facilities and screening shall be designated on the master plan. Access to said facilities shall be from the alley or service drive.
11. Modifications. The Board of Supervisors may upon the recommendation of the Township Planning Commission and Township Engineer approve an Applicant's written request to modify the mixed use design standards when such modifications clearly demonstrate the support and strengthening of the Mixed Use Zone's objectives including, but not limited to compactness, pedestrian orientation, street geometry or other related design features. Procedures for Modification approvals shall be in accordance with the standards and procedures specified under Section 305 of the Monroe Township Subdivision and Land Development Ordinance.

Section 4.17 Nuisances

- (A) The following Nuisance performance standards and restrictions shall apply for all Uses in any of the zoning districts regulated by this Ordinance except those uses related to Agricultural Operations and Forestry.
1. Control of Smoke, Dust, Dirt, Fumes, Vapors, Gases and Odors. The Pennsylvania Air Pollution Control Act [Act of Jan. 8, (1960) 1959, P.L. 2119, No. 787] standards shall be used to control the emission of smoke, dust, dirt, fly ash, fumes, vapors, gases, or odors.
 2. Noise.
 - a. The sound pressure level of any public or private special event activity or any commercial or industrial operation or plant (except as otherwise noted herein) shall not exceed the decibel limits in the octave bands designated in Table 4.02 below:
 - b. Sound levels shall be measured with a sound-level meter and associated octave band filter, manufactured in compliance with the standards prescribed by the American Standards Association.

Table 4.02, Noise Level Standards

Octave Bands Frequency (cycles per second)	Maximum Permitted Sound Level (Decibels) Along Residential District Boundaries or 125 feet from Commercial and/or Industrial Use property line	Maximum Permitted Sound Level (Decibels) Along Commercial District Boundaries or 125 feet from a Commercial and/or Industrial Use property line
0 to 75	72 (db)	79 (db)
75 to 150	67 (db)	74 (db)
150 to 300	61 (db)	68 (db)
300 to 600	56 (db)	62 (db)
600 to 1,200	50 (db)	56 (db)
1,200 to 2,400	45 (db)	51 (db)
2,400 to 4,800	41 (db)	47 (db)
Above 4,800	38 (db)	38 (db)

- c. Exemptions. The following shall be exempt from noise performance standards:
 - (1) Noises of construction or maintenance activities.
 - (2) Noises of agriculture and Forestry operations.
 - (3) Noises of safety signals, warning devices, and emergency pressure relief valves.
 - (4) Transient noises of moving sources such as transportation Vehicles, including trains and aircraft.
 - (5) Other noises not under the direct control of the property user.
 - (6) The use of outdoor public address systems for any purpose shall be approved by the Zoning Officer.

- 3. Vibration. Any Use creating intense earth-shaking vibrations such as are created by a heavy drop forge shall be set back a minimum of two hundred fifty (250) feet from Contiguous zoning districts. No perceptible vibrations shall be permitted at the property line. Vibration caused by maintenance and construction activities is exempt.

- 4. Glare and Heat.
 - a. All Uses shall minimize the production of light, heat or glare that is perceptible beyond any property line of the Lot from which the light, heat or glare is produced.
 - b. Glare, whether direct or reflected, such as from spotlights or high temperature processes, and as differentiated from general illumination, shall be not visible beyond the Lot line of the Lot on which the Use is located.
 - c. Exterior lighting, other than that essential for the safety and convenience of the users of the premises shall be prohibited. All exterior lighting shall be downward facing and shielded in such manner that the maximum level of light (i.e., measured in foot candles) is zero (0) at common, adjacent residential Lot lines and one-half (0.5) at common, adjacent non-residential Lot lines.

- d. Except for within commonly owned properties under unified management such as commercial centers, no direct or sky-reflected glare, whether from floodlights or from temperature processes such as combustion or welding or otherwise, to be visible at the Lot line of the subject property shall be permitted. Furthermore, there shall be no transmission of heat or heated air to be discernible (by a healthy observer such as the Zoning Officer or designee at the Lot line.
- 5. Radiation of Electrical Emissions, Radioactivity or Electrical Disturbance. Activities that may emit dangerous radioactivity beyond closed areas shall comply with State and Federal Codes. No electrical disturbances (except from domestic household appliances) shall be permitted to affect adversely, at any point, any equipment other than that of the creator of such disturbance.
- 6. Electric, Diesel, Gas or Other Power. Every Use requiring power shall be so operated that any service lines, substation, etc., shall conform to the highest applicable safety requirements. They shall be constructed, installed, etc., so that they will be an integral part of the architectural features of the Building or, if visible from abutting residential properties, shall be concealed by evergreen planting; and
- 7. Sewage and Waste Treatment. All methods of sewage and industrial waste treatment and disposal shall be approved by Monroe Township Authority or applicable provider and be in accordance with all applicable regulations.

Section 4.18 Obstruction to Vision

- (A) Walls, fences, Signs, utility poles or other Structures shall not be erected or altered, and hedges, trees or other plant material shall not be planted or maintained, which may cause danger to traffic on a Street or road by obstructing the view.
- (B) On corner lots, there shall be provided and maintained a Clear Sight Triangle in accordance with the Monroe Township Subdivision and Land Development Ordinance.

Section 4.19 On-Lot Disposal Sewage Disposal Systems

- (A) As of the effective date of this Ordinance, all future uses or change in use that rely upon on-lot sewage disposal systems (OLDS) shall be required to specifically test for and secure one disposal site (field, bed or trench) and another alternate disposal site. Both disposal sites shall be approved by the Sewage Enforcement Officer. *(Note: Within the Churchtown Village area, both the Sewage Enforcement Officer and the Township Engineer shall approve any on-lot systems pursuant to the Monroe Township On-Lot Management Ordinance.)* Furthermore, the alternate disposal site shall be perpetually protected from excavation, construction and other activities that would result in disturbance of the soils' ability to renovate sewage effluent, until such time as the alternate field may be activated due to malfunction of the initial disposal site.
- (B) Regardless of any lot area requirements listed elsewhere in this Ordinance, the minimum required lot size may be increased to insure an acceptable level of nitrate-nitrogen in the adjoining groundwaters. Such determinations will be made by the PA DEP, through its sewage module review process. In those cases where maximum lot area requirements apply and the PA DEP determines that additional land is required to protect groundwater, the Applicant may attach sewage effluent dispersal easement beyond his/her lot subject to PA DEP approval.
- (C) Every use relying upon on-lot sewage disposal systems shall be required to comply with the Monroe Township On-Lot Management Ordinance.

- (D) All subdivided parcels shall test for and delineate a primary and secondary disposal site on both the subdivided and parent tracts.
- (E) All proposed improvements shall comply with the setback regulations listed in PA Code Title 25, Environmental Protection Ordinance 73.13, including but not limited to the following, as measured from the existing or proposed tanks or the perimeter of the aggregate absorption area:
 - 1. Property Line, Occupied Buildings, Pools or Driveways, Water Supply Lines under Pressure, or Storm water Detention or Recharge facilities: 10 feet.
 - 2. Water Supply Wells: 100 feet.

Section 4.20 Outdoor Stockpiling

In all zones, no outdoor stockpiling of any personal material is prohibited in the front yard unless screened from view from the street. Except in the HC and I zones, the outdoor stockpiling of personal materials (except firewood) for more than one (1) year, is prohibited.

Section 4.21 Off-Street and On-Street Parking and Loading

- (A) General. Off-street parking shall be required in accordance with the provisions of this Section prior to the occupancy of any building or use, to alleviate traffic congestion on streets. Off-street parking shall be provided whenever:
 - 1. A building is constructed, or a new use is established.
 - 2. The use of an existing building is changed to a use requiring more parking facilities.
 - 3. An existing building or use is altered or enlarged to increase the amount of parking space required.
- (B) Computation of Required Off-Street Parking Spaces.
 - 1. To provide flexibility and ensure that development provides adequate, but not excessive, vehicle parking, the Township requires all applicants to submit a written computation of their required off-street parking spaces based on the estimated parking demand of the proposed Use(s). **Appendix C** provides a Typical Minimum Off-Street Parking Space Requirements that may be used by the applicant as a reference for the written computation analysis specified below.
 - 2. The applicant shall prepare a Parking Analysis Report to propose the number of required off Street parking spaces. The Report shall be prepared by a Professional Engineer and/or a Certified Planner. The Parking Analysis Report shall contain the following:
 - a. Site Plan. A Site Plan containing the following:
 - (1) Legal property boundary.
 - (2) Existing and proposed project layout.
 - (3) All existing and proposed uses and tenant spaces.

- (4) All existing and proposed parking spaces.
 - b. Analysis of parking demand information from professional literature that is pertinent to the proposed development. Such information may include data or literature from the Institute of Transportation Engineers, American Planning Association, Urban Land Institute, or other similar organizations.
 - c. Current parking quantity and parking Use data from existing developments that are similar to the proposed development. The information about the existing development and its parking demand shall include enough detail to evaluate similarities and differences between the existing development and the proposed development.
 - d. Propose a minimum and maximum parking ratio. For phased projects, and for projects where the tenant mix is unknown or subject to change, the applicant may propose a range (low and high number of parking spaces) for each development phase and both a minimum and maximum number of parking spaces to be provided at buildout of the project.
 - e. Peak hours of operation and parking occupancy.
 - f. Final number of proposed required parking spaces with justification and summary of findings (Note: Where the calculation of minimum parking spaces does not result in a whole number, the result shall be rounded down to the next whole number).
3. Township Approval.
- a. The Township Board of Supervisors in consultation with the Township Zoning Officer and Township Engineer shall consider the final parking requirements Determination made in the applicant's Parking Analysis Report. Based on the applicant's materials and other data the Township deems relevant, the Board of Supervisors shall set the requirements for minimum and maximum parking allowed. Conditions of approval may be placed on the Decision to ensure compliance with the parking Determination.
 - b. The applicant may appeal the Township's Decision to the Zoning Hearing Board pursuant to Section 1.14 of this Ordinance.
- (C) On-Street Parking. Where on-street parking is proposed to meet a portion or all of the computation of off-street parking requirements specified under Section 4.21(B)2 the following on-street parking standards shall apply:
- 1. On-street parking may be provided within Street rights-of-ways parallel to the curb line, only when parking on that Street Right-of-Way has been approved by PennDOT, for all state-owned streets, or by the Township Board of Supervisors for Township owned streets.
 - 2. On-street parking areas may only be counted within the Street rights-of-way abutting the Lot lines of the Lot owned by the applicant or Landowner, exclusive of any driveway, access drive, or other curb cut, and exclusive of any existing Cartway and perpendicular Street, alley, or access drive.
 - 3. A bona-fide on-street parking space, parallel to the curb line, shall measure at least eight (8) feet in width and twenty-two (22) feet in length, exclusive of any Street Cartway. Otherwise if angled parking is permitted along the Street by the Township or PennDOT,

then dimensions and number of on-street parking spaces shall be acceptable to the Township and/or PennDOT.

4. All eligible on-street parking areas shall be graphically depicted on the Site Plan required under Section 1.09(B). Such parking areas shall not conflict with any turning movements off the Cartway or obstruct access to any Street, access drive, driveway, sidewalk, crosswalk, other access way, or fire hydrant.
5. Parking for Single Family Dwellings. Every single-family dwelling shall provide off-street parking spaces located behind the street right-of-way line and may take the form of garages, carports or driveways.
6. Parking for All Other Uses.
 - a. Site Plan. Each application for a Zoning Permit (or a use for which parking spaces are required) shall include a Site Plan showing the proposed parking layout of the lot. No Zoning Permit shall be issued for any use for which parking spaces are required unless the site plan has been approved or necessary variances have been obtained; and,
 - b. Design Requirements. All parking lots shall be designed and constructed in compliance with Section 607 of the Monroe Township Subdivision and Land Development Ordinance.
 - c. For non-residential uses, parking is prohibited in the required Front Yard setback
 - d. Prohibited Uses of Parking Lots. Automobile parking lots are for the sole purposes of accommodating the passenger vehicles of persons associated with the use which require them. Parking lots shall not be used for the following:
 - (1) The sale, display or storage of automobiles or other retail merchandise.
 - (2) Parking/storage of non-passenger vehicles accessory to the use.
 - (3) Performing services (including services to vehicles, except for emergency repair services to vehicles permitted to use the parking lot).
 - (4) Loading and unloading purposes, except during hours when business operations are suspended.

(D) Joint Parking. Joint parking facilities are permitted and may be used to meet a portion or all of the computation of off-street parking requirements specified under Subsection (B) of this Section. In such instances, the following standards shall apply:

- a. The nearest point of the parking lot shall be no further distance to the nearest point of the building served as provided below (unless patron transport is provided from the parking Lot to the building being served):
 - (1) Residential Use. 100 feet.
 - (2) Commercial Use. 150 feet.
 - (3) Industrial Use. 150 feet.

- b. It shall be demonstrated that those jointly using the parking facility are using the facility at different periods of the day or different days of the week.
- c. An agreement for the joint use and maintenance of a parking facility shall be recorded as a deed restriction, irrevocable license, Easement, or other recordable document(s) in a form satisfactory to the Township Solicitor filed in the Cumberland County Recorder of Deeds in the chain of title of the land to be burdened in perpetuity or for a period to extend throughout the life of the Use requiring the maintenance of the required number of spaces.

(E) Loading Standards.

1. Required Spaces and/or Berths.

- a. Off-street loading shall be required in accordance with this section prior to the occupancy of any building or use, to alleviate traffic congestion on streets. These facilities shall be provided whenever:
 - (1) A new use is established.
 - (2) The use of a property or building is changed and thereby requiring more loading space.
 - (3) An existing use is enlarged, thereby requiring an increase in loading space.
- b. Where off-street loading spaces are required, loading spaces or berths shall be provided for standing, loading and unloading operations, either inside or outside a building and on the same or adjoining premises as prescribed in Table 4.03.

2. Site Plan. Each application for a Zoning Permit (or use for which off-street loading spaces are required) shall include a Site Plan – pursuant to Section 1.09(B) – showing the proposed layout of the loading area. No Zoning Permit shall be issued for any use for which a loading area is required unless the site plan has been approved or necessary variances have been approved;

3. Design Requirements. All off-street loading shall be designed and constructed in compliance with Section 608 of the Monroe Subdivision and Land Development Ordinance.

4. Location.

- a. Except for uses located in the NC, HC, and I Zoning Districts, loading facilities shall not be located in the front of a Building and shall be hidden from view from the primary street frontage.
- b. In no case shall the use of a loading space or berth hinder the movement of vehicles and pedestrians over a Street, alley or sidewalk.
- c. Maneuvering areas shall not be located to require vehicles to back into an Alley or Street when unloading materials.
- d. Loading spaces shall not be placed in the front, rear, or side yard minimum Setbacks, as defined in the Zoning Ordinance.

5. Dimensions. Loading spaces shall provide ample maneuvering space for vehicles as follows:
 - a. Loading Space. Shall be the of the width and length prescribed in Section 607 of the Monroe Township Subdivision and Land Development Ordinance.
 - b. Loading Berths for Local Delivery Trucks. Shall have a minimum width of ten (10) feet, minimum length of twenty-five (25) feet and a minimum vertical clearance of sixteen (16) feet above finished grade.c. Loading Berth for Semi-Trailers. Shall have a minimum width of ten (10) feet, minimum length of sixty (60) feet and a minimum vertical clearance of sixteen (16) feet above finished grade.

6. Screening. A solid masonry wall or decorative wood or vinyl fence shall be erected where a loading berth or space is located directly across a Street from a dwelling with one or two units. Where a loading space or berth is located directly across from a dwelling with one or two units, mitigation of the vehicular impacts may be required including, but not limited to, restricted loading and unloading times and landscape enhancements.

7. Off-street Parking Prohibited. A loading space shall not be considered an off-street parking space, and therefore shall not be considered a credit to the number of required parking spaces as required under Subparagraph (A) above.

Table 4.03, Minimum Required Loading Facilities

Use Classification		Requirements
Retail operations and all first floor nonresidential uses with a gross floor area of up to 20,000 sq. ft.		1 space
Retail operations and all first floor nonresidential uses with a gross floor area of more than 20,000 sq. ft up to 50,000		1 berth for local delivery trucks
Retail operations and all first floor nonresidential uses with a gross floor area of more than 50,000 sq. ft.		1 berth for local delivery trucks, 1 berth for semi-trailers
Office buildings and hotels with a gross floor area of 100,000 sq. ft. or more		1 berth for semi-trailers for every 100,000 sq. ft. of gross floor area
Industrial and wholesale operations	Less than 10,000 sq. ft.	1 space
	10,000—40,000 sq. ft.	1 berth for semi-trailers
	40,000—100,000 sq. ft.	2 berths for semi-trailers
	100,000—160,000 sq. ft.	3 berths for semi-trailers
	160,000—240,000 sq. ft.	4 berths for semi-trailers
	240,000—320,000 sq. ft.	5 berths for semi-trailers
	320,000—400,000 sq. ft.	6 berths for semi-trailers
	Each 90,000—above 400,000 sq. ft.	1 additional berth for semi-trailers

Section 4.22 Open Space Development Standards

- (A) Purpose. The Monroe Township Comprehensive Plan recognizes that maintaining open spaces and environmentally sensitive areas is important and desirable to preserve the Township’s rural character and quality of life. The intent of this article is to provide reasonable standards and procedures for open space development which will improve living, working and natural environments; promote more

economical subdivision and land development design; encourage a variety of residential dwelling types; promote ingenuity and originality in total subdivision and site design; protect rural character; maintain property values; and preserve open space. These regulations provide for the Township's administration of preserving natural features and open space.

(B) Applicability and Required Open Space.

1. The required Open Space standards of this Section shall apply to the following types of residential Subdivision or Land Development projects proposed in the ROS, R1, V, and MU Zoning Districts.
 - a. Any residential Subdivision involving more than four (4) lots.
 - b. Any residential Subdivision or Land development that involves new street construction.
 - c. A residential Subdivision or Land Development that involves four (4) acres or more, excluding the creation of a single lot in excess of four (4) acres.
 - d. Residential Land Developments of four (4) units or more.
2. The required Open Space for the total tract area shall be in accordance with the minimum percentages specified in Table 4.04.

Table 4.04, Minimum Required Open Space by Zoning District

Zoning District	Minimum Percent Open Space
Residential Open Space Zone (ROS)	55%
Suburban Residential Zone (R1)	45%
Village Zone (V)	35%
Mixed Use Zone (MU)	35%

3. A minimum of seventy-five (75) percent of the required Open Space shall be in one (1) Contiguous lot, except that the Open Space may be separated by creeks, lakes, and a maximum of one (1) street.

(C) Open Space Areas Defined. The Applicant shall be required to prepare a site plan identifying and delineating the site's Open Space areas that shall be comprised of one or more of the following natural and cultural features.

1. FEMA Special Flood Hazard Area (SFHA), 100-year floodplains.
2. Steep slopes greater than fifteen (15) percent.
3. Wetlands, streams, ponds, or other water bodies.
4. Closed depressions, sinkholes, caves, vistas, or other significant geologic features.
5. Threatened or endangered species habitats.

6. Archaeological and historic resources.
7. Prime agricultural land and adjacent agricultural security areas.
8. Significant stands of mature trees, i.e., masses of trees covering one hundred (100) square feet or more or individual trees having a caliper of twelve (12) inches or greater (See Subsection (E) Tree Preservation).

(D) Tree Preservation. No more than fifty (50) percent of the significant stands of mature trees shall be removed, subject to the replacement provisions of Section 618.2 of the Monroe Township Subdivision and Land Development Ordinance. All healthy trees in excess of twenty-four (24) inch caliper shall be preserved. At least seventy-five (75) percent of the required Open Space shall be Contiguous within the development and Contiguous with existing Open Space on adjacent properties where applicable. A minimum width of land of twenty (20) feet shall be maintained between areas to be considered Contiguous lands and shall not be counted as part of the required seventy-five (75) percent Contiguous Open Space area(s).

(E) Prime Agricultural Land. For purposes of determining the minimum Open Space area, any quantity of prime agricultural land that exceeds the minimum Open Space requirement specified in Table 4.04 may be included in the Net Developable Area.

(F) Net Developable Area and Density Calculation.

1. For purposes of calculating the Net Developable Area, both the minimum required Open Space area – as specified in Subsection (D) and derived from the natural and cultural features inventory in Subsection (C) above – and a ten (10) percent area for public streets are subtracted from the Gross Land Area of the property. This calculation is expressed in the following formula.

$$\text{[Gross Land Area minus (-) Required Open Space Area minus (-) 10\% Area for Public Streets = Net Developable Area]}$$

2. Density Calculation. The base density (i.e., the maximum number of Dwelling Units per acre for any given Lot within the Township) shall be determined by dividing the Net Developable Area by the minimum lot size permitted in the applicable zoning district multiplied by one (1) acre (43,560 sq. ft.). The result of this calculation shall equal the number of Dwelling Units permitted per acre. If a calculation results in a fractional Dwelling Unit, the fractional Dwelling Unit shall be rounded to the nearest whole number. Less than one-half shall be rounded down. Greater than or equal to one-half shall be rounded up.

$$\text{[(Net Developable Area / Minimum Lot Size) times (x) 43,560 = Base Density]}$$

(G) Density Bonus.

1. Residential Land Developments in the ROS, R1, V, and MU Zoning Districts may qualify for additional Dwelling Units under this Section if the Township Board of Supervisors finds that the Applicant commits to preserve the required minimum open space through a conservation easement, a fee-in-lieu of dedication to the municipality or a similar legal mechanism, in addition to any existing open space or recreation requirements in the Subdivision and Land Development Ordinance.
2. Uses that qualify for the prescribed density bonus shall be permitted by right.

3. The number of additional Dwelling Units awarded shall increase with the quantity of land dedicated as open space according to the schedule found in Table 4.05.

Table 4.05, Open Space Density Bonus

Minimum Preserved Open Space Percentage	Applicable Zoning District(s)				Maximum Density (Units/Acre)			
	R1	ROS	MU	V	R1	ROS	MU	V
65%		X				2.0		
60%		X				1.6		
55%	X	X			3.6	1.3		
50%	X				3.0			
45%	X				2.6			
40%			X	X			7.7	7.7
35%			X	X			6.7	6.7

- (H) Sketch Plan Requirement. Prior to any land development application submission, the applicant shall submit a Sketch Plan that illustrates and quantifies the Open Space development proposal. The Sketch Plan shall be prepared pursuant to requirements specified under Section 401 of the Monroe Township Subdivision and Land Development Ordinance.
- (I) Ownership and Maintenance. Unless accepted for dedication or otherwise agreed to by the Township or a private non-profit land conservancy, the cost and responsibility of maintaining the Open Space and any facilities located thereon shall be borne by the development's property owners and/or homeowners' association. A written description and plan for the disposition of ownership of Common Open Space land designating those areas to be offered for dedication or to be owned by the specific form of organization proposed. The Common Open Space shall be accomplished through one of the following:
1. The Township shall not be obligated to accept dedication of the Open Space.
 2. With permission of the Township, and with appropriate deed restrictions in favor of the Township and in language acceptable to the Township Solicitor, the developer may transfer ownership of the Open Space or a portion thereof to a private, nonprofit organization, among whose purposes is the preservation of Open Space land, natural resources, or both. The organization shall be a bona fide conservation organization with a perpetual existence, the conveyance shall contain appropriate provision for reversion or retransfer if the organization is unable to maintain the land, and the organization shall enter into a maintenance agreement with the Township.
 3. The developer shall provide for and establish an organization for the ownership and maintenance of the Open Space which shall be generally consistent with the requirements for unit owners' associations found in the Pennsylvania Uniform Condominium Act, 68 Pa.C.S. 3101 et seq. If such an organization is created, the agreements of sale and deeds for all lots shall contain the following requirements in language acceptable to the Township Solicitor.
 - a. Such organization shall not dispose of the Open Space by sale or otherwise, except to the Township, unless the Township has given prior written approval. Such transfer

shall be made only to another organization which shall maintain the Open Space in accordance with this Ordinance.

- b. The organization and all lot owners shall enter into a maintenance agreement with the Township and shall agree to be bound by the provisions of Article VII of the Pennsylvania Municipalities Planning Code relating to the maintenance of deteriorating Open Space by municipalities.
- c. The Township may require the establishment of a reserve fund to provide for maintenance of or capital improvements to the Open Space.

Section 4.23 Parking and Storage of Commercial Trucks and Trailers

In the C, ROS, R1, V, and MU Zoning Districts, the parking or storage of commercial trucks, or commercial trailers within the public or private road right-of-way is expressly prohibited.

Section 4.24 Parking and Storage of Unlicensed or Uninspected Motor Vehicles

Motor vehicles without current, valid license plates or inspection stickers which are more than sixty (60) days beyond their expiration date, shall not be parked or stored in any zone. The requirements of this section shall not be applicable to farm implements and other farm vehicles not normally used as a means of conveyance on public highways. Nothing contained herein shall be deemed to authorize the parking or storage of any motor vehicle in any zone, unless such motor vehicle is an accessory use to the present use of the lot. Notwithstanding the foregoing, this section, in and of itself, shall not be interpreted to prevent the unenclosed storage of motor vehicles without current, valid license plates and current, valid inspection stickers if such storage is performed in conjunction with the legal operation of a motor vehicle sales establishment, a motor vehicle service or repair establishment, or a junkyard.

Section 4.25 Propane Tank Installation

The storage, handling, transportation, and use of liquefied petroleum gas (LP-gas) shall be designed and conducted according to the latest edition of the NFPA 58, Liquefied Petroleum Gas Code and The Propane and Liquefied Petroleum Gas Act (35 P. S. § § 1329.1—1329.19).

Section 4.26 Protection of Solar Access

- (A) No Accessory Structures or vegetation shall be located to block a solar collector's access to the solar energy on an abutting lot in accordance with the following restrictions.
 - 1. No solar collector shall be shaded between the hours of 10:00 AM and 3:00 PM.
 - 2. These regulations do not apply to Accessory Structures or vegetation existing on an abutting Lot at the time of installation of the solar energy collection system.
- (B) A statement that a solar energy collection system is to be installed on a lot shall be filed and recorded with the Township on the day of the permit for the solar system is issued. The date of installation shall be the date of recordation. The solar facility shall be completed, and the Zoning Officer shall be notified within one calendar year from the date of installation.

Section 4.27 Public Utility Structures

- (A) Public Utility Structures shall be permitted by right in all zoning district without regard to the Use and area regulations, provided, however, that Buildings or Structures erected for these utilities shall be subject to the following regulations.

1. Public Utility Structures housing or storing Hazardous Materials shall be subject to Conditional Use Approval.
2. Front, side, and rear yards shall be provided in accordance with the regulations of the district in which the facility is located.
3. Height shall be as required by the regulations specified by zoning district under Article 2 of this Ordinance.
4. Unhoused equipment shall be enclosed with a chain link fence six in height topped with barbed wire.
5. Housed equipment, when the equipment is totally enclosed within a Building, no fence or screen planting shall be required, however, the yard areas shall be in conformity with the district in which the facility is located.
6. Screen Planting. The required fence for the unhoused equipment shall be surrounded by an evergreen planting as approved by the Zoning Officer.
7. The architectural design of the exterior of any Building shall be in keeping with other Structures in the neighborhood.
8. Access for unhoused equipment, where vehicular access is across the front yard, the gate shall be constructed of solid materials having not less than fifty (50) percent solid in ratio to open space.
9. Plans of the facility shall be submitted to the Zoning Officer for review and approval.

Section 4.28 Required Vegetation Setback

- (A) On any non-agricultural use parcel adjacent to an Agricultural zoned parcel, any plant or tree installed within ten (10) feet and twenty (20') feet from the property line, respectively, shall be non-poisonous, and shall not include any of the poisonous plants listed in Table 4.06.

Table 4.06, Poisonous Plants

Scientific Name	Common Name
Trees	
Acer rubrum	Red Maple
Aesculus	Horse Chestnut/Buckeye
Gymnocladus	Kentucky Coffee Tree
Purnus	Wild Black Cherry/Choke Cherry
Quercus	Oak
Robinia	Black Locust
Ornamental Plants	
Arisaema	Jack-in-the-Pulpit
Buxus	Boxwood
Celastrus	Bittersweet
Colchicum	Autumn Crocus
Convallaria	Lily-of-the-Valley
Delphinium	Larkspur/Delphinium
Dicentra	Dutchman's Breeches/Bleeding Heart
Dieffenbachia	Dieffenbachia

Digitalis purpurea Euonymus Hedera Helleborus Hydrangea Hypericum Ipomoea Iris Kalmia Lathyrus Ligustrum Valgare Lobelia Phoradendron Rheum Rhododendron Taxus	Foxglove Burning Bush English Ivy Winter-aconite/Christmas Rose Hydrangea St. John's Wort Morning Glory Iris Mountain Laurel Wild pea/flat pea Privet Indian Tobacco Mistletoe Rhubarb Azalea/rhododendron Yew
Other Plants	
Agrostemma githago Amanita Anagallis arvensis Asclepias Caltha Chelidonium Cicuta Conium macalatum Crotalaria sagittalis Datura stramonium Equisetum arvense Eupatorium rugosum Euphorbia Glecoma hederacea Helenium autumnale Pteridium Ranunculus Sanguinaria Solanum nigrum Xanthium	Corncockle Death Cap mushroom/fly mushroom Scarlet pimpernel Milkweed Marsh marigold Celandine Water hemlock Poison hemlock/spotted hemlock/deadly hemlock/poison parsley Rattlebox Jimson-weed/moon-lily/datura Common horsetail White snakeroot/snakeroot Cypress spurge/snow-on-the-mountain Ground ivy/creeping Charlie Sneezeweed Bracken fern Buttercup Blood root Black nightshade/deadly nightshade/ common nightshade/garden nightshade Cocklebur

Section 4.29 Rooftop-Mounted Equipment and Appurtenances

For all non-residential uses, mixed uses, and multifamily dwelling uses, all rooftop-mounted equipment and other similar appurtenances such as stairwells, air-conditioning units, large vents, heat pumps, and mechanical equipment shall, to the maximum extent feasible, be inconspicuously sited on the roof, screened via use of parapets, walls, fences, landscaping, or other approved screening, or integrated to be within the roof form, such that views from adjacent Street rights-of-way (excluding Alleys) are minimized. All architectural features to be used to screen rooftop equipment shall be designed to be architecturally compatible with the principal Building (including design, materials, and colors).

Section 4.30 Sale of Personal Vehicles

- (A) In any zone, a Landowner may display a maximum of two (2) personal passenger or recreational vehicles titled into the property Owner's name for sale at any given time.
- (B) Such displays shall be for a maximum of sixty (60) days not more than two (2) times in a calendar year.
- (C) Two Signs a maximum of six (6) square feet each may be displayed per vehicle.
- (D) All vehicle sale activities shall be in accordance with applicable state regulations.

Section 4.31 Setback Modifications

- (A) Accessory or Appurtenant Structures.
 - 1. The setback regulations do not apply to open or covered front porches, bus shelters; telephone booths; and cornices, eaves, chimneys, steps, canopies and similar extensions, open fire escapes, minor public utility structures less than fifty (50) square feet in area and six (6) feet in height, and articles or ornamentation of decoration.
 - 2. Accessory use setback regulations shall apply to open or covered rear decks, porches or patios.
 - 3. Principal use setbacks shall apply to all porches or patios enclosed with walls and a roof, structures attached or a part of the principal building, including, but not limited to, garages and storage units.
 - 4. Fences, hedges, and retaining walls are exempt.
 - 5. Where the proposed structure does not contain a permanent foundation and is less than two hundred (200) square feet in floor area, as in the case of a movable shed, pavilion, gazebo or other temporary facility, or a permanent structure that is at least seventy-five (75) open on at least three sides, the required side and rear yard setbacks may be reduced by fifty (50) percent of the required distance, except in the R1 Zone.
- (B) Setback Reductions in the Agricultural Zone. For all properties in the A Zone created prior to the enactment of this Ordinance containing less than the minimum lot area prescribed in Section 2.05, the required setbacks may be reduced to the setbacks in effect at the time of lot creation, however no less than the following:
 - 1. Front Yard: 30 Feet
 - 2. Rear Yard: 30 Feet
 - 3. Side Yard: 10 Feet
 - 4. Side and Rear Yards (Accessory Structures): 5 Feet

Section 4.32 Supplementary Regulations Applying to Non-Residential Uses

- (A) Height Regulations.

1. Where a Lot has frontage on two or more Streets or other public rights-of-way, the height limitation shall apply only as measured from the curb level along the Street or way with a higher elevation above sea level.
 2. Structures such as chimneys, flagpoles, flues, towers, and spires shall be exempt from height limitations provided they occupy not more than twenty (20) percent of the roof area.
- (B) Waiver of Yards. No side Yard or rear Yard shall be required where such Yard abuts an operating railroad right-of-way.

Section 4.33 Swimming Pools

- (A) No Zoning Permit shall be granted for the installation or construction of any such swimming pool unless the Township Engineer or Pennsylvania Department of Environmental Protection has certified that the drainage of such pool is adequate and will not interfere with any domestic water facilities, any sanitary sewage facilities or any Streets.
- (B) Fencing. Any such pool with a surface area of one hundred (100) square feet or more or a depth in excess of two (2) feet shall be completely surrounded by a fence or wall that is not less than four (4) feet in height. All gates or doors opening through said fence shall be erected, maintained, and provided with a self-closing, self-locking gate to prevent unauthorized use of the pool and prevent accidents. However, if said pool is located more than three and one-half (3.5) feet above the ground level, then a fence is not required, provided that all points of access to said pool are adequately removed or secured when not in Use.
- (C) A Swimming Pool shall not involve any Commercial Use if it is an Accessory Use to a principal residential Use.
- (D) The design and construction of all Swimming Pools shall be in accordance with the UCC; and
- (E) A Swimming Pool shall be within the principal setbacks. A contiguous pool patio that is concrete, pavers, bricks, or other hard impervious non-combustible material that is flush with the surrounding grade shall not be required to meet applicable zoning district's accessory use setback requirements.

Section 4.34 Temporary Storage

The temporary storage of portable dumpsters and bulk materials, including but not limited to stone, mulch, firewood and building materials, within the public right-of-way shall be prohibited in any zone. Where adequate space does not exist on a lot for the placement of a bulk disposal container, the limited placement of a dumpster within the parking area of a right-of-way shall be permitted for a period not to exceed forty-eight (48) hours.

Section 4.35 Trash Dumpsters, Commercial

- (A) In addition to the other applicable requirements of the Township, commercial trash dumpsters shall be governed by the following provisions:
1. Setbacks. Trash Dumpsters shall be located in accordance with the following setbacks:
 - a. Ten (10) feet from any residentially zoned or used property.
 - b. Five (5) feet from any non-residentially zoned or used property.

- c. Twenty (20) feet from any public Street.
- d. Twenty-five (25) feet from any residential unit.

2. Service Access.

- a. Placement of trash dumpsters and enclosures shall be planned and constructed in a manner that allows unobstructed access to each trash dumpster and the unobstructed opening of the gates during the disposal process.
- b. Trash dumpsters shall not be located in such a manner that the service Vehicle will block any public Street or Alley.
- c. When trash dumpsters are to be serviced from an Alley, enclosures shall be angled thirty (30) degrees and recessed off the Alley approximately six (6) feet (recessing the enclosure is necessary so that gates do not open into the Alley to obstruct traffic and so that a Clear Sight Triangle can be achieved).

3. Screening and Minimum Size.

- a. All trash dumpsters shall be enclosed on three (3) sides by an eight (8) foot tall enclosure to ensure that that the trash area is:
 - (1) Not visible from the Street, and
 - (2) Not visible from any single- or two-family home within fifty (50) feet.
- b. Each screened enclosure shall provide a minimum ten (10) foot interior length and width subject to the following requirements:
 - (1) Each enclosure shall provide a minimum of twelve (12) inches of clear space between each side of the trash dumpster (including lifting flanges) and the adjacent wall surface of that enclosure, or any other trash dumpsters within that same enclosure; and
 - (2) Commercial trash dumpsters may be sized appropriately based on specific Use requirements.
- c. Permitted materials for trash enclosures include materials that provide solid, opaque screening, such as:
 - (1) Masonry (such as concrete block, brick, or stone);
 - (2) Chain link with privacy slats; or
 - (3) Vinyl fencing.

4. Service Gates.

- a. All screened trash dumpster enclosures shall have gates and their construction shall be of sturdy metal frame and hinges with an opaque facing material consisting of wood or other solid material. Metal or plastic slats inserted in chain link are permitted and shall be maintained.

- b. Service gates shall incorporate gate stops and latches that are functional in the fully open and closed positions.
 - c. Gates that swing out from the container shall be set back from the property line at least a distance equal to the width of the gate. Hinge assemblies shall be strong and durable so that access and servicing gates function properly and do not sag.
5. Applicability. This subsection applies to any and all Uses of land or Structures, including existing Uses and Structures; provided that, the requirements of this subsection shall not apply to any dumpster temporarily located on property for the receipt of construction or demolition waste during ongoing construction, renovation, demolition, or similar activities.

Section 4.36 Unenclosed Storage

(A) Recreational Vehicles, Boats, Campers, Trailers, and Trucks.

- 1. Within the A, NC, HC, and I Zoning Districts, the unenclosed storage of recreational vehicles, campers, travel trailers, commercial trucks, boats and trailers is permitted, subject to the vehicle maintaining the appropriate vehicle registration with the Pennsylvania Department of Transportation or other regulatory agency.
- 2. Within the C, V, R1, ROS and MU Zoning Districts, the unenclosed storage of recreational vehicles, campers, travel trailers, commercial trucks, boats and trailers is permitted only according to the requirements specified below.
- 3. For purposes of this section, recreational vehicles, campers, travel trailers, boats and trailers are divided into two separate categories, as follows.
 - a. Class I Vehicles. Those recreational vehicles, campers, travel trailers, boats and trailers used solely for the transport of the residents' recreational vehicle(s) that are no more than twenty five (25') in length, as measured to the vehicle's outermost edges, nor exceed a height of ten feet (10'), as measured from the ground to the highest point of the main body of the vehicle.
 - b. Class II Vehicles. Those recreational vehicles, campers, travel trailers, boats and trailers used solely for the transport of the residents' recreational vehicle(s) that are more than twenty five (25') in length, as measured to the vehicle's outermost edges, exceed a height of ten feet (10'), as measured from the ground to the highest point of the main body of the vehicle, or both.
- 4. Recreational vehicles or campers with expandable roofs or sides shall be stored in the stowed position. The temporary parking of a Class I or II recreational vehicle or camper in a set-up position for a period not to exceed seventy-two (72) hours is permitted, so long as the vehicle is set back no less than five (5) feet from the edge of Cartway.
- 5. Vehicle height shall not be measured on vehicle accessories (e.g., air conditioners, vents, hatches, masts, antennas, outrigger fishing poles, etc.), but will be measured to the highest point of any flybridge or other boat console:
- 6. The storage of Class I vehicles registered to the Landowner or tenant of a property shall be permitted on the basis of one vehicle plus one vehicle per one half acre of lot area up to a maximum of three (3) vehicles, so long as each unit is set back no less than a horizontal distance equal to the zone's accessory use setbacks in the side and rear yard, and five (5)

feet from the edge of the Cartway in the front yard. A paved or gravel surface shall be provided for the storage of Class I vehicles in the front yard. All areas used for the storage of Class I vehicles shall be maintained to keep vegetation properly trimmed and debris or litter disposed of regularly. All vehicles shall maintain required licensure and prevent the leakage of fuels, lubricants, or both, into the ground.

7. The storage of one Class II vehicle is permitted subject to the following requirements:
 - a. Vehicles stored in the side or rear yard shall be set back a horizontal distance equal to the zone's accessory use setbacks.
 - b. Vehicles stored in the front yard on a paved or gravel surface shall be permitted, so long as the vehicle is set back no less than five (5) feet from the edge of Cartway. On vacant lots, the vehicle shall be stored behind the required front yard setback line, as specified for principal uses.
 - c. Screening, as described in Section 4.13 of this Ordinance, shall be provided along any side or rear lot lines. Such screening shall not extend into the required front yard. Screening shall not be required along a common side lot line when the Owner resides on one (1) lot and stores a vehicle on an adjacent vacant lot that he/she owns. One ten foot (10) wide break in required screening may be provided along one (1) rear or side lot line for vehicle access onto an adjoining alley.
 - d. All areas used for the storage of Class II vehicles shall be maintained to keep vegetation properly trimmed and debris or litter disposed of regularly. All vehicles shall maintain required licensure and prevent the leakage of fuels, lubricants, or both, into the ground.
8. The storage or parking of one (1) commercial truck upon any residential lot is permitted. For the purpose of this section, commercial trucks shall include those that do not exceed a gross vehicle weight (truck plus rated payload) of ten thousand (10,000) pounds. In addition, the parking or storage of any trailer other than those accessory to a principal residential use is expressly prohibited.

Section 4.37 Vehicular Access

- (A) Every building hereafter erected or moved to a vacant lot which existed at the time of enactment of this Ordinance, shall be on a lot adjacent to a public street right-of-way unless otherwise permitted by the provisions of a specific zoning district. The erection of buildings without approved access shall not be permitted. Approved access shall be provided in accordance with Article 6 of the Monroe Township Subdivision and Land Development Ordinance for street design or as subsequently provided for by the Township.
- (B) The erection of a principal building on any lot which existed at the time of the enactment of this Ordinance and does not have frontage on a public right-of-way shall be permitted if the Applicant provides proof of access to the property in the form of a legal document recorded at the Cumberland County Recorder of Deeds. If the existing document does not address access rights and maintenance responsibilities between the Landowner and effected parties, or if no such document exists, a new document shall be recorded that does address these issues. In addition, the Landowner shall enter into a binding legal agreement with the Township prepared by the Township Solicitor outlining the responsibility of each party as it pertains to the private right-of-way.

Section 4.38 Village District Design Standards

(A) General.

1. In compliance with MPC Sections 605.(2) and 605.(3), these Village District Design Standards shall be applied to all proposed land development projects – both new and infill – within the Village Zoning District.
2. These design standards seek to uphold and reinforce the traditional Village of Churchtown's historic setting and architectural character that is representative of much of Cumberland County's environment and heritage. The application of these design standards is vital if the “village” atmosphere is to be achieved.
3. Master Plan Requirement.
 - a. All proposed land developments of ten (10) acres or more within the Village Zoning District shall be depicted on a master plan prepared and submitted pursuant to the Plan Processing Procedures specified in Article 3 of the Monroe Township Subdivision and Land Development Ordinance. The Pre-Application Review requirements specified in Section 302 thereunder shall be required for Village District proposals given that the Sketch Plan is essential to the master plan proposal. In addition, all proposed public rights-of-way and easements identified on the Monroe Township Official Map shall be improvements shall be incorporated into the master plan.
 - b. Applicants shall demonstrate how the proposed development conforms to the design standards specified herein. The standards under each criterion shall be used to satisfy the criterion, or the Applicant may propose an alternative approach that better achieves the intent of the standards.
 - c. All proposals are subject to the Conditional Use approval procedures specified under Section 1.16 of this Ordinance.
 - d. Required Mixture of Uses. All proposed developments of thirty (30) acres or more shall provide a mixture of uses that conform with requirements specified in Table 4.07. In the event the applicant cannot meet the minimum required mixture of uses, then the applicant shall be required to submit substantiating written evidence (e.g., real estate market assessment) that the Zoning Hearing Board may consider in a variance request.

Table 4.07, Required Mixture of Uses

Use	Required Percentage
Public, Civic, or Open Space Uses	See Section 4.24, Open Space Development Standards
Single-Family Detached Dwellings (including accessory building apartments)	Minimum 35%
Other permitted dwellings (see Table 3.01, Permissible Uses)	10% – 30%
Compatible Commercial Uses (see Table 3.01, Permissible Uses)	Maximum 5%

4. These design standards specified in this Section further the purpose and intent of the Village Zone through the following design objectives that will be used as a measure of conformance with any proposed development within this Zone. Village Zone developments shall:
 - a. Be distinct in their incorporation of important natural and cultural features.
 - b. Provide for a diversity of housing types, sizes, and costs with particular emphasis on scattered-site affordable housing opportunities.
 - c. Provide for convenient vehicular access to the neighborhood's edge but increased reliance upon pedestrian movements within its bounds.
 - d. Integrate local businesses and trades to enhance resident convenience and offer limited employment opportunities.
 - e. Make efficient use of local infrastructure and services.
 - f. Reflect the historic and traditional building styles so abundant within the Township.
 - g. Reserve and feature civic uses and open spaces as community focal points.
 - h. Provide safe, efficient, and compatible linkages with existing nearby land uses, streets, sidewalks, etc.
 - i. Invite regular and frequent social interaction among its inhabitants.
 - j. Blend the above-described features in a way that promotes Community identification and a "sense-of-belonging" for the residents.

(B) Design Criteria.

1. All proposals within the Village Zone shall incorporate architectural treatments and styles that complement the Township's Historic Resources. Applicants are directed to the "Traditional Design Guidelines" included in **Appendix D** as a reference for appropriate architectural styles and elements.
2. All applications shall include textual and "typical" graphic descriptions prepared by a Pennsylvania Licensed Architect of proposed architectural features and styles, which shall be presented and analyzed based on the following criteria.
 - a. Proportion of Building's Front Facades. The relationship between the width of the front of the building and the height of the front of the building.
 - b. Proportion of Openings Within the Building. The relationship of width to height of windows and doors.
 - c. Rhythms of Solids to Voids in the Front Façade. Since rhythm is a repeated and recurrent alteration of strong and weak architectural elements, a rhythm of masses to openings in a building should be maintained.
 - d. Rhythm of Spacing of Buildings on Streets. In moving past a series of buildings, a rhythm of recurrent ore repeated building masses to spaces between them should be experienced.

- e. *Rhythm of Entrance and/or Porch Projections.* Moving past a series of structures, one experiences a rhythm of entrances or projections at an intimate scale.
 - f. *Relationship of Materials.* Within an area, the predominant materials may be brick, stone, stucco, wood siding, or other approved synthetic materials.
 - g. *Relationship of Textures.* The pre-dominant textures of an area may be smooth, such as stucco, or rough as brick with tooled joints or horizontal wood siding, or other textures.
 - h. *Walls of Continuity.* Physical ingredients, such as brick walls, wrought iron fences, evergreen landscape masses, building facades, or combinations of these form continuous, cohesive walls of enclosures along the street.
 - i. *Relationship of Landscaping.* There may be a predominance of a quality and quantity of landscaping, although emphasis here-in shall be with the amounts and continuity of landscaping.
 - j. *Paving Materials.* There may be a predominance in the use of brick pavers, cobblestones, granite blocks or approved others.
 - k. *Directional Expressions of Front Elevation.* Structural shape, planning of openings and architectural detail may provide a predominantly vertical, horizontal, or non-directional character to the building's facade.
 - l. *Scale.* Scale is created by the size of units of construction and architectural detail that relate to the size of man. It can also be determined by building mass and how it relates to open space. The major elements of scale may be brick or stone units, window or door openings, porches, and balconies, etc.
 - m. *Relationship of Color.* Insofar as the mass and detail, such as trim, are concerned, a predominant color that may be of a natural material or a patina colored by time. Blending colors of trim is also a factor. In the Village Zone, from building to building, the color of the cladding shall vary from color family to color family to avoid monotony.
 - n. *Relationship of Architectural Details.* Architectural details and their relationship to the structure in question and adjacent ones, including, but not limited to, cornices, lintels, arches, quoins, balustrades and ironwork, chimneys, etc.
 - o. *Relationship of Roof Shapes.* Buildings should have compatible roof shapes, such as gable, mansard, hip, flat, gambrel and/or other kinds of roof shapes.
 - p. *Nonstructural Site Improvements.* A description of any nonstructural site improvements (buffering, landscaping, and screening) that will be used to protect the integrity of the historic resources.
3. Applicants are also required to consider cost-effective approaches and synthetic material alternatives for Traditional Neighborhood Development (TND) detailed in Chapter 4 of the

publication titled *Architectural Design for Traditional Neighborhoods*² by Korkut Onaran, et. al.

(C) Residential Building Design Standards. In addition to the above general design criteria, all residential buildings shall comply with the following design standards:

1. Building Height. All principal residences shall be two (2) to two and one-half (2 ½) stories in height. Commercial, Mixed Use & Institutional uses shall be two (2) to three (3) stories in height. Accessory buildings shall be no more than twenty (20) feet high, unless an Accessory Building apartment is provided; in such cases, an accessory building can extend up to two (2) stories.
2. Building Orientation and Porches. All residential buildings' main entrances shall face the lot's front yard. At least fifty (50) percent of all detached dwellings located along a public street within the same block shall include porches within the front yard. When a dwelling with a porch is located on a corner lot, the porch shall extend parallel along both front lot lines.
2. Residential Building Width. No residential dwelling shall be greater than one hundred (100) feet wide as measured parallel, or approximately parallel, with any street line.
3. Vehicular Access and Parking Requirements for Residences. All driveways and off-street parking shall be provided within the rear yard. However, one joint-use driveway shall be permitted to extend into the front yard to connect adjoining residences. Driveway widths shall range between ten (10) and twelve (12) feet. In no case shall any joint use driveway serve more than four (4) Dwelling Units. However, the vehicular access requirements specified under Section 4.37 of this Ordinance is partially waived to allow the creation of dwelling lots that do not have public street frontage; however, such lots shall front along a commonly-held pedestrian path, and have direct access to a public alley, or a joint-use driveway. In such cases, the lot's front yard shall be that which is along the common pedestrian path. Furthermore, the lot's front build-to-line shall be measured from the edge of the common pedestrian path.
4. No above-ground accessory residential swimming pools, except portable "kiddie pools" no deeper than twelve (12) inches, shall be permitted.

(D) Commercial Design Requirements.

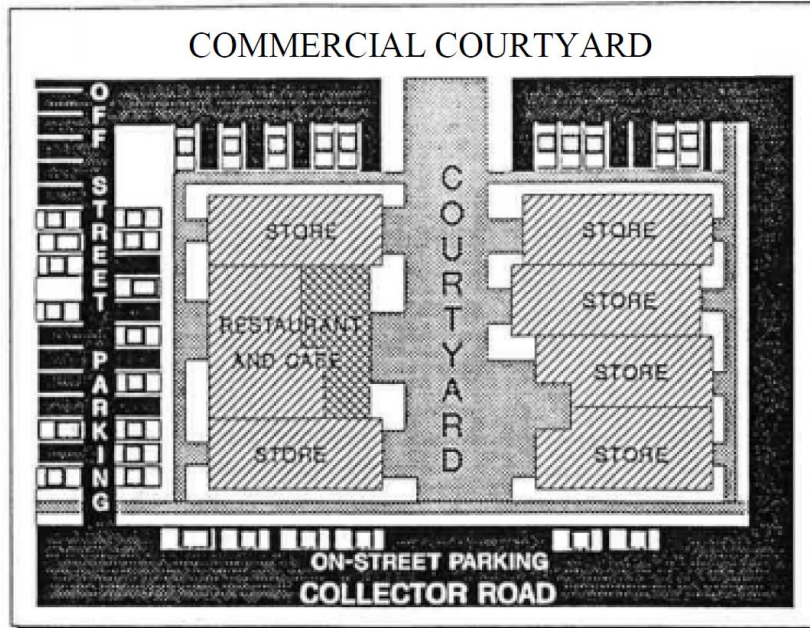
1. Within the Village Zone, commercial uses shall be permitted within new development in an area governed by a Master Plan and in one or a combination of the two following alternative design schemes: Commercial Courtyard and/or Main Street Setting.
 - a. Commercial Courtyard. This design scheme provides for a centralized pedestrian-oriented commercial courtyard that provides a maximum separation of commercial patrons from vehicular traffic.
 - (1) Where practicable, all commercial land uses shall be centralized within one area which is generally equidistant from the peripheral edges of the

² [VSI Architectural Design for Traditional Neighborhoods.pdf \(vinylsiding.org\)](#)

development, or any adjoining residential neighborhood(s) whose residents would also patronize the commercial courtyard.

- (2) Commercial courtyards as illustrated in Figure 4.01 shall also be integrated upon a system of sidewalks and/or pedestrian pathways, such that all inhabitants of the development and adjoining neighborhoods to be served will have safe and convenient pedestrian access to the commercial courtyard.

Figure 4.01, Commercial Courtyard Layout Design Scheme



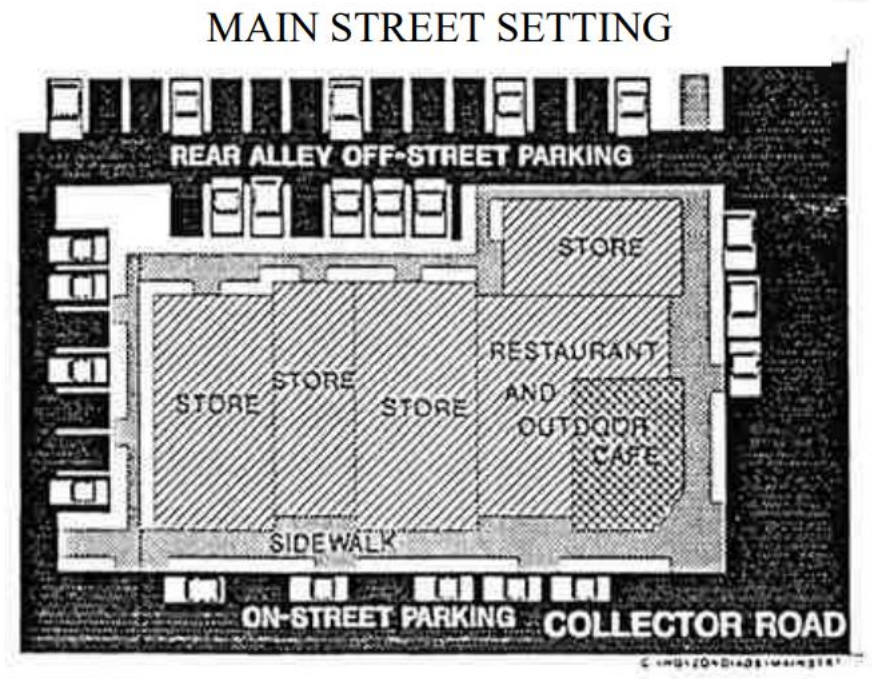
- (3) Where practicable, commercial courtyards will be Contiguous or directly across a street from Open Space areas as required by Section 4.23 of this Ordinance. Furthermore, commercial courtyards shall also incorporate, or be located in close proximity with, civic uses and amenities (e.g., postal gang boxes, bus stops, community centers or pavilions, playgrounds, etc.).
- (4) Commercial courtyards shall consist of one minimum thirty-five (35) foot wide pedestrian path which generally runs perpendicular from adjoining streets. Such pedestrian path shall have a dust-free impervious surface with lamp posts, trash receptacles, shade tree beds, pedestrian benches, and similar amenities.
- (5) Each commercial building's main facade, Sign, and customer entrance shall front on the commercial courtyard. At least fifty (50) percent of the commercial buildings' main facades shall be placed upon a five (5) foot build-to-line, as measured from the nearest edge of the courtyard's pedestrian path; however, this requirement can be waived for outdoor cafes, so long as a three (3) foot high fence is placed along the same build-to-line.
- (6) Outdoor restaurant cafes, including awnings, umbrellas, table and chairs, and trash receptacles are permitted, so long as they architecturally and

visually complement the overall appearance and function of the commercial courtyard. All activities on-site shall be controlled so as not to constitute a nuisance by means of noise, and litter.

- (7) One sidewalk display bin for retail merchandise shall be permitted per use between the main facade of the building and the courtyard's pedestrian path. Such bin shall be located against the facade and shall not extend more than two (2) feet perpendicular from it. Sidewalk display bins shall not exceed an overall length of fifteen (15), feet nor an overall height of three (3) feet. Sidewalk bins shall only be exhibited during the use's business hours.
- (8) Signs for commercial uses within the commercial courtyard shall only include flat wall Signs or wall projecting Signs. Overall Sign size shall be limited to six (6) square feet per Sign, per business. Each business will be permitted one such Sign along the courtyard pedestrian path, plus another oriented to its street side. The commercial courtyard is also permitted one freestanding archway which crosses over the common pedestrian path. Such archway shall be used to identify a common name of the commercial courtyard.
- (9) Vehicular access, off-street parking, and off-street loading shall be located in the commercial use's front yard (directly opposite the common pedestrian path or courtyard) between the building and a public street. As an alternative, off-street parking and loading can be provided on a separate common area shared by adjoining businesses. Such common parking and loading shall be not more than three hundred (300) feet from any of the uses it serves, shall be linked via a sidewalk to the courtyard's common pedestrian path, and shall be screened from the common pedestrian path, adjoining roads, and adjoining residential areas.
- (10) Required Off-Street Parking. Minimum required off-street parking spaces for commercial uses shall be provided pursuant to the applicable uses specified in Appendix C of this Ordinance. Required off-street loading spaces shall be determined by Section 4.21 of this Ordinance. Off-street parking lot design standards shall follow those specified for all commercial uses contained within Section 607 of the Monroe Township Subdivision and Land Development Ordinance. All off-street parking for commercial uses shall be set back no less than twenty-five (25) feet from any adjoining property used principally for residential purposes. Furthermore, any street access to any off-street parking space shall be set back at least forty (40) feet from the right-of-way lines of any intersecting street, or five (5) feet from a fire hydrant.
- (11) For each commercial use, one upper-floor apartment with a separate ground level access and one off-street parking space shall be provided.
- (12) No business shall comprise more than two thousand (2,000) square feet of gross floor area (excluding the upper-floor apartment).
- (13) For each thirty (30) Dwelling Units occupied, one commercial use may be constructed.

- (14) Outdoor Storage. No outdoor storage is permitted.
 - (15) Waste Products. Dumpsters may be permitted within the side or front yard, provided such dumpsters are screened from any adjoining roads and/or properties. All dumpsters shall be set back a minimum of fifty (50) feet from any adjoining properties used for a principal residence. All waste receptacles shall be completely enclosed within a masonry or “sight-tight” fenced enclosure equipped with a self-latching door or gate.
 - (16) Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.
 - (17) Commercial Operations Standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available from these governmental bodies.
 - (18) Drive Through Operations. Drive through facilities shall not be permitted unless the Lot containing the drive through facility is located along a Collector or Arterial roadway.
- b. Main Street Setting. This design scheme provides for a centralized main street streetscape similar to that characterized by many of the historic villages and boroughs located throughout Cumberland County (See Figure 4.02).
- (1) Unless impractical, all commercial land uses shall be centralized within one area which is generally equidistant from the peripheral edges of the development, or any adjoining residential neighborhood(s) whose residents would also patronize the commercial uses.
 - (2) Main street settings shall be integrated upon a system of sidewalks, such that all inhabitants of the development and adjoining neighborhoods to be served will have safe and convenient pedestrian access to the main street area.

Figure 4.02, Main Street Setting Design Scheme



- (3) Where practicable, main street settings will be Contiguous to or directly across a street from Open Space areas as required by Section 4.23 of this Ordinance. Furthermore, main street settings shall also incorporate or be located in close proximity with civic uses and amenities (e.g., postal gang boxes, bus stops, community centers or pavilions, playgrounds, etc.).
- (4) Main street settings shall require that commercial uses front along a new arterial or collector road serving the development.
- (5) Main street settings shall include sidewalks with lamp posts, trash receptacles, pedestrian benches, shade trees, and other similar amenities.
- (6) Each commercial building's facade, Sign, and customer entrance shall be oriented toward its adjoining street. At least fifty (50) percent of the commercial buildings' main facades shall be placed upon a five (5) foot front build-to-line; however, this requirement can be waived for outdoor restaurant cafes, so long as a three (3) foot high fence is placed along the same build-to-line.
- (7) Outdoor restaurant cafes, including awnings, umbrellas, tables and chairs, and trash receptacles are permitted as long as they architecturally and visually complement the overall appearance and function of the main street setting. All activities on-site shall be controlled so as not to constitute a nuisance by means of noise and litter.
- (8) One (1) sidewalk display bin for retail merchandise shall be permitted per use between the main facade of the building and the main street sidewalk.

Such bin shall be located against the facade and shall not extend more than two (2) feet perpendicular from it. Sidewalk display bins shall not exceed an overall length of fifteen (15) feet nor an overall height of three (3) feet. Sidewalk bins shall only be exhibited during the use's business hours.

- (9) Signs for commercial uses within the main street setting shall only include flat wall Signs or wall projecting Signs. Overall Sign size shall be limited to six (6) square feet per business. Each business will be permitted only one such Sign. Another two (2) square foot wall Sign is permitted facing the building's off-street parking area.
 - (10) Required Parking and Loading. Minimum required off-street parking spaces for commercial uses shall be provided pursuant to the applicable uses specified in Appendix C of this Ordinance. Required off-street loading spaces shall be determined by Section 4.21 of this Ordinance. Such off-street parking and loading areas shall be located behind any commercial building in the rear yard. All off-street parking and loading space areas shall be provided on an integrated basis so that all uses are physically interconnected and share available parking and loading spaces. Cross access easements to ensure such integration shall be required in language acceptable to the Township Solicitor. For the purpose of this Zone, the schedule of required parking spaces listed in Appendix C of this Ordinance shall not apply. However, all other design standards shall be enforceable. All vehicular access to such areas shall be via common access drives, preferably not directly from the main street area, but from an intersecting side street. In addition to the above-described off-street parking, on-street parking shall be provided as parallel parking along any side of the street upon which commercial uses front.
 - (11) For each commercial use, one upper-floor apartment with a separate ground-level access and one off-street parking space shall be provided.
 - (12) No business shall comprise more than two thousand (2,000) square feet of gross floor area (excluding the upper-floor apartment).
 - (13) Outdoor Storage. No outdoor storage is permitted.
 - (14) Waste Products. Dumpsters are permitted within the rear yard. All dumpsters shall be set back a minimum of fifty feet (50') from any adjoining properties used for a principal residence. All waste receptacles shall be completely enclosed within a masonry or "sigh-tight" fenced enclosure equipped with a self-latching door or gate.
 - (15) Landscaping. Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other native plantings.
- (E) Public Utility and Service Requirements. All proposals within the Village Zone shall comply with the following:
- 1. Both public sewer and public water shall be used throughout the development.

2. Where practicable, the retention and regenerative percolation of stormwater runoff shall be located within common passive open spaces.
3. All utility lines shall be located underground and within public streets, alleys, or other public rights-of-way. Any required utility structures, buildings, pump stations, transformers, or other similar devices shall be screened from adjoining properties and roads.
4. All public streets shall be provided on one, or both, side(s) with streetlights. Such streetlights shall be placed every one hundred (100) lineal feet and shall be of such design and light intensity to complement the development's architecture.
5. Bus stops shall be placed at appropriate location(s) along major roads serving the proposed development. Their distribution shall be such that no residence within the development shall be situated more than one thousand (1,000) feet from its bus stop. Furthermore, the selection of bus stops shall be logically connected with any existing bus routes. Bus stops shall consist of a minimum pedestrian node consisting of one ten by twenty foot (10' x 20') sidewalk section, one permanently anchored park bench, and a shade tree. Such bus stops shall be provided, even if existing bus routes do not currently serve the area.
6. Applicants are required to obtain a letter from the Monroe Township Fire Marshall confirming the company that would provide first-call service to the proposed development. Such letter should describe any foreseeable problems regarding fire protection for the proposed development. Particular attention should focus upon the location of fire hydrants and street turning radii.

Section 4.39 Waste Products

All non-residential trash dumpsters shall be located within a side or rear yard, set back at least fifteen (15) feet and screened from adjoining roads and properties, and be completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate. Such enclosure should follow the design guidelines listed in Section 435 of this Ordinance.

Section 4.40 Woodland Preservation

- (A) Wooded areas existing as of the effective date of this Ordinance containing steep slopes in excess of fifteen (15) percent or greater shall not be removed or clear cut. Limited tree removal shall be permitted for the construction of improvements permitted under the issuance of a valid Zoning Permit or depicted on an approved Subdivision or Land Development Plan. Only those areas necessary for the construction of buildings, structures, roads, stormwater management facilities and performance of grading, and other work authorized under the permit shall be cleared of existing woodland. Dead or diseased trees may be removed in any area within the Conservation Zone.
- (B) When required by PA DEP or other state agencies having appropriate authority and jurisdiction, an Erosion and Sedimentation Control Plan, in acceptable form, shall be filed with the Township and with the Cumberland Conservation District prior to the commencement of logging or the harvesting of forest products on land located in the C Zoning District if the land has a grade of five (5) percent or greater.
- (C) Grading plans shall conform with the existing grade as much as possible to limit the required amount of tree removal. Alternate grading plans will be required to preserve large stands of existing trees.
- (D) On any lot containing or intended for a residential use, a minimum of fifty (50) percent of the existing number of trees of a minimum trunk caliper of twelve (12) inches or more measured forty-eight (48)

inches above the ground shall not be removed and be protected during construction activities or forestry operations.

- (E) Vacant lands on which trees have been removed shall have replacement trees planted within one year of tree removal. Replacement trees shall have a minimum caliper of two (2) inches measured at a height of forty-eight (48) inches above the ground. Where a Forest Stewardship Plan, prepared by a licensed Professional Forester, concludes that planning of replacement trees would be harmful to the preservation and long-term health of forested areas, this requirement shall not apply.
- (F) Applicant shall meet the requirements of Section 3.05(C).4 for all Forestry Operations.

Section 4.41 Yard Requirements

(A) Where the Street or Streets (or private road) upon which the lot abuts is less than fifty (50) feet in width, the front yard depth and the width of the side yard abutting the Street (or private road) shall be measured from a line parallel to and twenty-five (25) feet from the center line of the Street (or private road).

(B) Front Yards.

1. Front Setback of Buildings on Built-up Street.

- a. When a vacant Lot is situated between two Lots, each occupied by a principal Building within twenty-five (25) feet of the side Lot line of such vacant Lot and which extends into the required front Yard, the minimum front Yard setback of the vacant lot shall be the average depth of the front Yards of the adjacent occupied Lots.
- b. When a vacant lot is situated between one lot, occupied by a principal Building within twenty-five (25) feet of the side lot line of such vacant lot and which extends into the required front yard, the minimum front yard setback of the vacant lot shall be the average depth of the front yard of the adjacent occupied lot and the front yard required for the district in which such vacant lot is located. In these cases the second vacant lot from the original occupied lot shall have at least the minimum front yard depth required in the district.

- 2. Parking shall be prohibited in front yards in the C, A, ROS, R1, V and MU districts, except on paved areas or impervious driveways in areas beyond pedestrian sidewalks or, where pedestrian sidewalks do not exist, beyond the public right-of-way portion of the front yard.
- 3. Basketball hoops shall not be permitted in the Cartway between November 1 – March 31 of each calendar year.
- 4. Reverse Frontage Lots or Through-Lots. A front setback shall be required from each Street on reverse frontage or through- lots.

(C) Projections in Yards.

- 1. Cornices, eaves, gutters, bay windows or chimneys may project into the front, side or rear yard of a lot, not more than twenty-four (24) inches.
- 2. Apparatus or architectural Structures needed for the efficient operation of solar energy systems, including but not limited to overhangs, insulating walls and roofs, solar collectors or reflectors may project not more than four feet into any required yard.

(D) Interior Yards. For lots containing more than one Building on a single lot (e.g., condominium development), the following interior yard spacing requirements shall be met:

1. Front to front: Seventy (70) feet.
2. Front to side: Fifty (50) feet.
3. Front to rear: Seventy (70) feet.
4. Side to rear: Twenty (20) feet.
5. Side to side: Twenty (20) feet.
6. Rear to rear: Fifty (50) feet.

Section 4.42 Yard/Garage Sales

(A) In addition to the other applicable requirements of the Township, Yard/Garage Sales shall also be governed by the following provisions:

1. A Yard/Garage Sale shall not involve the sale of new merchandise, excepting only custom craft items.
2. A Yard/Garage Sale may be conducted no more than four (4) times per year and last no longer than 48 hours each.

ARTICLE 5 SIGNS

Section 5.01 General

- (A) Purpose. Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this Section is to regulate all Signs within the Township to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare by:
1. Setting standards and providing uniform, scientifically based controls that permit reasonable use of Signs and preserve the character of the Township;
 2. Prohibiting the erection of Signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists;
 3. Avoiding excessive conflicts from large or multiple Signs, so that permitted Signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion;
 4. Establishing a process for the review and approval of Sign Permit applications; and
 5. Ensuring Sign design that builds on quality designed development and visual environment the Township seeks to promote.
- (B) Applicability. Any Sign erected, altered, or maintained after the effective date of this Ordinance shall conform to the regulations specified in this Ordinance.
- (C) Violations. Any of the following shall be a violation of this Section and shall be subject to the enforcement remedies and penalties provided by this Ordinance, and by State and Federal law:
1. To install, create, erect, or maintain any Sign in a way that is inconsistent with any plan or permit governing such Sign or the Lot on which the Sign is located;
 2. To install, create, erect, or maintain any Sign requiring a permit without such a permit;
 3. To fail to remove any Sign that is installed, created, erected, or maintained in violation of this Section, or for which the Sign Permit has lapsed; or
 4. To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this Ordinance. Each Sign installed, created, erected, or maintained in violation of this Ordinance shall be considered a separate violation when applying the penalty portions of this Ordinance.

Section 5.02 Defined Words and Terms.

- (A) Defined Words and Terms. Words and terms used in this Section shall have the meanings given in this Section. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this Ordinance, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

ABANDONED SIGN – A Sign which has not identified or advertised a current business, service, Owner, product, or activity for a period of at least one hundred eighty (180) days, in the

case of Off-Premise Signs, or at least three hundred sixty (360) days in the case of On-Premise Signs.

ADDRESS SIGN – A Sign that designates the Street number and/or Street name for identification purposes, as designated by the United States Postal Service.

ANIMATED SIGN – A Sign depicting action, motion, or light or color changes through electrical or mechanical means.

AWNING – A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An Awning is either permanently attached to a Building or can be raised or retracted to a position against the Building when not in Use.

AWNING SIGN – Any Sign painted on, or applied to, an Awning. See Figure 5-1.

Figure 5-1, Awning Sign



BALLOON SIGN – A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

BANNER – Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any Structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include Flags.

BEACON LIGHTING – Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting

attention to its location rather than to illuminate any particular Sign, Structure, or other object.

BILLBOARD – An Off-Premise Sign with a sign face area greater than six (6) square feet upon which images, messages, or both, of any kind are printed, posted, or drawn, whether freestanding or attached to a surface of a building or other structure, located on a lot that does not contain the subject of the content. Signs located on the same lot as a principal use or activity shall not be considered billboards. This definition shall exclude the use of a logo or trademark integrated into the primary lettering to identify a name of an individual, business, or other activity.

CANOPY – A Structure other than an Awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a Building.

CANOPY SIGN – Any Sign that is part of or attached to a Canopy.

CHANGEABLE COPY SIGN – A Sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy Signs are Manual Changeable Copy Signs and Electronic Changeable Copy Signs, which include: Message Center Signs, Digital Displays, and Tri-Vision Boards.

CHANNEL LETTER SIGN – A Sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

CLEARANCE – The distance above the walkway, or other surface if specified, to the bottom edge of a Sign. This term can also refer to a horizontal distance between two objects.

COMBINED DEVELOPMENT – Two or more establishments or businesses occupying a common building or adjoining buildings which are designed and developed in a coordinated manner and which share parking, driveways and other common facilities.

DIGITAL DISPLAY – The portion of a Sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to LCD, LED, or plasma displays.

DIRECTIONAL SIGN – Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a site.

FESTOON LIGHTING – A type of illumination comprised of either: (a) a group of incandescent light bulbs hung or strung overhead or on a Building or other Structure, or (b) light bulbs not shaded or hooded or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

FLAG – Any Sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

FLASHING SIGN – A Sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers Signs or digital displays that meet the requirements set forth herein.

FOOT CANDLE – A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. foot candle or light meter. One (1) foot candle is equal to one (1) lumen per square foot.

FREESTANDING SIGN – A Sign supported by Structures or supports that are placed on, or anchored in, the ground; and that is independent and detached from any Building or other Structure. The following are subtypes of freestanding Signs:

1. **GROUND SIGN** – A Freestanding Sign permanently affixed to the ground at its base, supported entirely by a base Structure, and not mounted on a pole or attached to any part of a Building. (Also known as Monument Sign).
2. **POLE SIGN** – A Freestanding Sign that is permanently supported in a fixed location by a Structure of one or more poles, posts, uprights, or braces from the ground and not supported by a Building or a base Structure.

FRIEZE – Refers to any long, narrow, horizontal panel or band used for decorative purposes on the exterior walls of Buildings.

GAS STATION CANOPY – A freestanding, open-air Structure constructed for the purpose of shielding service station islands from the elements.

GAS STATION CANOPY SIGN – Any Sign that is part of, or attached to, the vertical sides of the gas station canopy Roof Structure. For the purposes of this Ordinance, gas station canopy Signs shall be considered Wall Signs.

GOVERNMENT/REGULATORY SIGN – Any Sign for the control of traffic or for identification purposes, Street Signs, Warning Signs, railroad crossing Signs, and Signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee or agent thereof, in the discharge of official duties.

HOLIDAY DECORATIONS – Signs or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as seasonal decorations) **Illumination:** A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source.

HOME OCCUPATION SIGN – A Wall or Ground Sign that is used for a Home Occupation Use as defined in Article 3 of this Ordinance.

ILLUMINATION – A source of any artificial or reflected light, either directly from a source of light incorporated in, or indirectly from an artificial source.

ILLUMINATION, EXTERNAL – Artificial light, located away from the Sign, which lights the Sign, the source of which may or may not be visible to persons viewing the Sign from any Street, sidewalk, or adjacent property. **Internal Illumination:** A light source that is concealed or contained within the Sign and becomes visible in darkness through a translucent surface. Message center Signs, digital displays, and Signs incorporating neon lighting shall not be considered internal illumination for the purposes of this Ordinance.

INCIDENTAL SIGN – A Sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public Street. These Signs shall not contain any commercial advertising.

INCIDENTAL WINDOW SIGN – Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These Signs shall be informational only and shall not contain a commercial message.

INFLATABLE SIGN – A Sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or Structure and equipped with a portable blower motor that provides a constant flow of air into the device.

INTERACTIVE SIGN – An electronic or animated Sign that reacts to the behavior or electronic signals of motor vehicle drivers.

LEGIBILITY – The physical attributes of a Sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

LIMITED DURATION SIGN – A type of non-permanent Sign that requires a longer display time (1-year display limit) than a Temporary Sign (30-day display limit). Limited Duration Signs include Signs relating to commercial/industrial real estate sales, construction, or other similar types of Signs.

LUMINANCE – A photometric measure of the luminous intensity per unit area of light travelling in a given direction.

MANUAL CHANGEABLE COPY SIGN – A Sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a Sign face.
Marquee: A permanent Structure, other than a Roof or canopy, attached to, supported by, and projecting from a Building and providing protection from the elements.

MARQUEE SIGN – Any Sign attached to a marquee for the purpose of identifying a Use or product. If attached to a theater, performing arts center, cinema, or other similar Use, it may also advertise films or productions.

MECHANICAL MOVEMENT SIGN – A Sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means but shall not include wind-activated movement such as used for Banners or Flags. Mechanical movement Signs do not include digital Signs that have changeable, programmable displays.

MEMORIAL SIGN – A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

MENU SIGN – A permanent Sign for displaying the bill of fare available at a restaurant, or other Use serving food, or beverages.

MESSAGE CENTER SIGN – A type of illuminated, changeable copy Sign that consists of electronically changing alphanumeric text often used for gas price display Signs and athletic scoreboards.

MESSAGE SEQUENCING – The spreading of one message across more than one Sign Structure.

MONUMENT SIGN – See FREESTANDING GROUND SIGN.

MULTIDIMENSIONAL SIGN – A Sign that consists of, or have attached to it, one or more three-dimensional or irregularly shaped objects. See Figure 5-2.

Figure 5-2, Multidimensional Sign Example

Livonia, MI Big Boy Restaurant Sign



MULTIFACETED SIGN – A Sign having more than one (1) Sign Face.

MULTI-TENANT SIGN – A Freestanding Sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

MURAL – A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical Building wall, which may or may not contain text, logos, and/ or symbols.

NEON SIGN – A Sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.

NONCONFORMING SIGN – A Sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with Sign regulations of the district in which it is located.

OFF-PREMISE SIGN – An Outdoor Advertising Sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the Premises upon which the Sign is located.

OFFICIAL TRAFFIC SIGN – Official highway route number Signs, Street name Signs, directional Signs and other traffic Signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

ON-PREMISE SIGN – A Sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the Sign is located.

OUTDOOR ADVERTISING SIGN – See OFF-PREMISE SIGN.

PENNANT – A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

PERMANENT SIGN – A Sign attached or affixed to a Building, window, or Structure, or to the ground in a manner that enables the Sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the Sign and whose intended Use appears to be indefinite.

PERSONAL EXPRESSION SIGN – An On-Premise Sign that expresses an opinion, interest, position, or other non-commercial message.

POLE SIGN – See FREESTANDING SIGN.

PORTABLE SIGN – A Sign designed to be transported or moved and not permanently attached to the ground, a Building, or other Structure. Portable Signs include Sandwich Board Signs and Vehicular Signs.

1. **SANDWICH BOARD SIGN** – A type of freestanding, portable, temporary Sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (Also known as A-frame Sign).
2. **VEHICULAR SIGN** – A Sign affixed to a Vehicle in such a manner that the Sign is used primarily as a stationary advertisement on which the Vehicle sits or is otherwise not incidental to the Vehicle's primary purpose.

PRIVATE DRIVE SIGN – A Sign indicating a Street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

PROJECTING SIGN – A Building-mounted, double-sided Sign with the two faces generally perpendicular to the Building wall, not to include Signs located on a Canopy, Awning, or Marquee.

PUBLIC SIGN – A Sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification Signs for public facilities.

PYLON SIGN – See FREESTANDING POLE SIGN.

REFLECTIVE SIGN – A Sign containing any material or device which has the effect of intensifying reflected light.

REVOLVING SIGN – A Sign which revolves in a circular motion, rather than remaining stationary on its supporting Structure.

ROOF SIGN – A Building-mounted Sign erected upon, against, or over the Roof of a Building.

SANDWICH BOARD SIGN – See PORTABLE SIGN.

SCOREBOARD – A Sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

SECURITY SIGN – An On-Premise Sign regulating the use of the Premises, such as a “no trespassing,” “no hunting,” or “no soliciting” Sign. Also known as Warning Sign.

SHIELDED – The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.

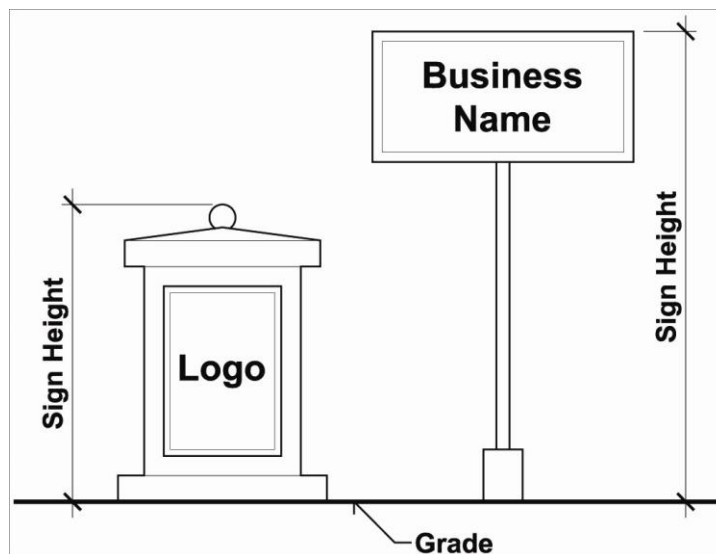
SIGN – Any device, Structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message. Sign includes the Sign faces as well as any Sign supporting Structure.

SIGN AREA – The total dimensions of a Sign surface used to display information, messages, advertising, logos, or symbols.

SIGN FACE – The part of the Sign that is or can be used for the Sign area. The Sign area could be smaller than the Sign Face.

SIGN HEIGHT – Shall be measured as the distance from the highest portion of the Sign to the mean finished grade of the Street closest to the Sign. See Figure 5-3.

Figure 5-3, Sign Height Measurement



SIGN MODIFICATION – An alteration to any element of a Sign, including the Sign Area, Sign Face, Sign Height, Sign Supporting Structure, or the painting, emblem, or visual elements that uses words, graphics, colors, illumination, symbols, numbers, or letters for the purpose of communicating a message.

SIGN SUPPORTING STRUCTURE – Poles, posts, walls, frames, brackets, or other supports holding a Sign in place.

SNIPE SIGN – A Sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public Right-of-Way or on any private property without the permission of the property Owner.

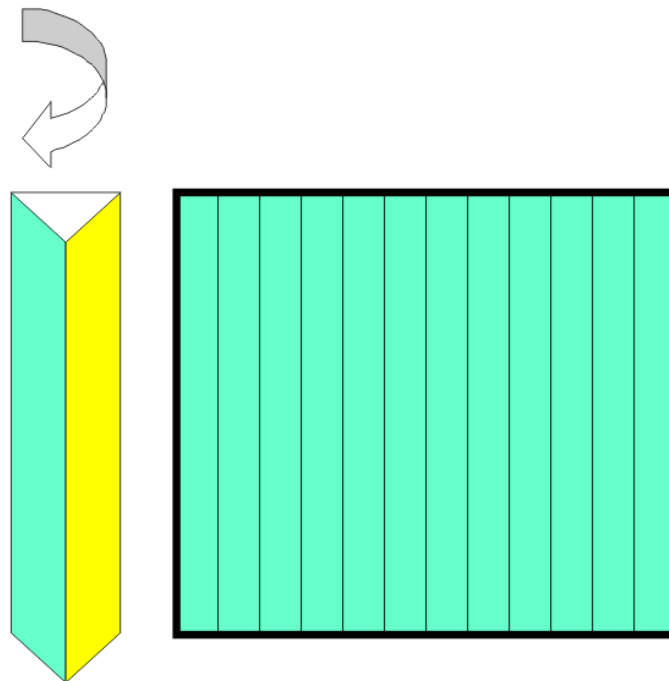
STREAMERS – A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

STREET POLE BANNER – A Banner suspended above a public sidewalk and attached to a single Street Pole. These Signs shall not contain any commercial advertising.

TEMPORARY SIGN – A type of non-permanent, Sign that is located on private property that can be displayed for no more than thirty (30) consecutive days at one time.

TRI-VISION BOARDS – An Off-Premise Sign with a slatted face that allows three different copy messages to revolve at intermittent intervals. See Figure 5-4.

Figure 5-4, Tri-Vision Board



VENDING MACHINE SIGN – A Sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

VEHICULAR SIGN – See PORTABLE SIGN.

WARNING SIGN – A type of Sign that indicates a potential hazard, obstacle, or condition requiring special attention.

WALL SIGN – A Building-mounted Sign that is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A Sign installed on a false or mansard Roof is also considered a wall Sign. (Also known as: Fascia Sign, parallel Wall Sign, or Band Sign)

WINDOW SIGN – Any Sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the Building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered Signs.

Section 5.03 Prohibited Signs

The following Signs are prohibited within the Township:

- (A) Abandoned Signs.
- (B) Animated Signs, Flashing Signs, or Signs that scroll or flash text or graphics that display messages that are less than four (4) seconds duration.
- (C) Any Banner or Sign of any type suspended across a public Street, without the permission of the Owner of the property and road.
- (D) Any Sign containing information which states or implies that a property may be used for any purpose not permitted under the provisions of the Township Zoning Ordinance.
- (E) Any Signs that imitate, resemble, interfere with, or obstruct official traffic lights, Signs, or signals.
- (F) Any Sign that promotes illegal activity.
- (G) Vehicular Signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.
- (H) Mechanical Movement Signs, including Revolving Signs.
- (I) Pennant strings and streamers.
- (J) Inflatable devices or Balloon Signs, except for those used in temporary, non-commercial situations.
- (K) Interactive Signs.
- (L) Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a Roof to any other part. No Sign other than a safety Sign shall be attached to a standpipe or fire escape.
- (M) Signs which emit smoke, visible vapors, particulate matter, sound, odor or contain open flames.
- (N) Signs containing mirrors.

- (O) Roof Signs.
- (P) Signs Constituting a Traffic Hazard.
 - 1. No Sign shall be placed, displayed, or illuminated to obstruct or impair driver vision and traffic flow.
 - 2. A Sign shall not obstruct the view of any official traffic Sign, traffic signal, or traffic marking.
 - 3. Signs that, by reason of their location, shape, size, or color, approximate official highway Signs, warning Signs, or regulatory devices are prohibited.
- (Q) Signs incorporating beacon or festoon lighting.
- (R) Snipe Signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Ordinance.
- (S) Signs erected without the permission of the property Owner, except for those authorized or required by local, state, or federal government.
- (T) Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by the Township.

Section 5.04 Signs Exempt from Permit Requirements

The following Signs shall be allowed without a Sign Permit and shall not be included in the Determination of the type, number, or area of permanent Signs allowed within a zoning district, provided such Signs comply with the regulations in this Section, if any.

- (A) Street Address Signs. Street Address Signs shall be designed and installed pursuant to the street address requirements specified in the Monroe Township Subdivision and Land Development Ordinance.
- (B) Art and Murals provided such Signs do not contain any commercial messaging.
- (C) Directional Signs provided they do not contain any written commercial messaging.
 - 1. Area. No single directional Sign shall exceed six (6) square feet in area.
 - 2. Height. Directional Signs shall have a maximum Height of five (5) feet
 - 3. Illumination. Directional Signs shall be non-illuminated.
- (D) Flags and Flagpoles (Excluding the United States of America and Commonwealth of Pennsylvania Flags).
 - 1 Location. Shall not be located within any Right-of-Way.
 - 2. Height. Shall have a maximum Height equal to its minimum setback from any property line.
 - 3. Size.
 - a. Residential Use Properties. Maximum Flag size is twenty-four (24) square feet.

- b. Non-residential Use Properties. Maximum Flag size is thirty-five (35) square feet.
 - 4. Flags containing commercial messages may be used as permitted freestanding or projecting Signs, and, if so used, the area of the Flag shall be included in, and limited by the computation of allowable area for Signs on the property.
 - 5. Flags up to three (3) square feet in area containing noncommercial messages are considered Personal Expression Signs.
- (E) Legal Notices.
 - (F) Government/Regulatory Signs.
 - (G) Holiday and seasonal decorations.
 - (H) Incidental Signs, including Incidental Window Signs.
 - (I) Official Traffic Signs.
 - (J) Memorial Signs, public monument or historical identification Sign erected by the Township, including plaque Signs up to three (3) square feet in area.
 - (K) Personal Expression Signs of any Sign type, including Flags, provided they:
 - 1. Do not exceed three (3) square feet in area per side;
 - 2. Are non-commercial in nature;
 - 3. Are not illuminated; and
 - 4. Are not placed within the public right of way.
 - (L) Public Signs. Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification or directional Signs for public facilities.
 - (M) Private Driveway Signs. Private Driveway Signs shall be designed and installed pursuant to the street address requirements specified in the Monroe Township Subdivision and Land Development Ordinance.
 - (N) Residential real estate sales.
 - (O) Security and Warning Signs. - These limitations shall not apply to the posting of conventional “no trespassing” Signs in accordance with state law.
 - 1. Residential Uses. Signs not to exceed two (2) square feet in area spaced no closer than twenty-five (25) feet from one another.
 - 2. Non-residential Uses. Maximum of one (1) large Sign per property, not to exceed five (5) square feet in area.
 - 3. All other posted security and warning Signs may not exceed two (2) square feet.

- (P) Signs advertising the variety of crop growing in a field. Such Signs shall not block vehicular sight distance and be removed after the growing season.
- (Q) Signs inside a Building, or other enclosed facility, which are not meant to be viewed from the outside and are located greater than three (3) feet from the window.
- (R) Signs or emblems of a religious, civil, philanthropic, historical, or educational organization that do not to exceed four (4) square feet in area.
- (S) Signs that are a permanent architectural feature of a Building or Structure, existing at the time of adoption of this Ordinance.
- (T) Temporary Signs in accordance with Section 5.06(D) of this Ordinance.
- (U) Vending Machine Signs.

Section 5.05 General Sign Requirements

(A) Sign Location.

1. No Sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a Street by obscuring the view or by interfering with official Street Signs or signals by virtue of position or color.
2. No Sign may occupy a Clear Sight Triangle.
3. Signs and their supporting Structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.
4. No sign shall be erected or located as to prevent free ingress or egress from any window, door or fire escape.

(B) Sign Permits.

1. Signs requiring a Permit as specified under Section 5.06 of this Ordinance shall obtain a Sign Permit prior to the placement, construction, erection, or modification of a Sign.
 - a. Permits to Construct or Modify Signs. Signs requiring a Sign Permit shall be erected, installed, or created only in accordance with a duly issued and valid Sign Permit from the Zoning Officer.
 - b. Permit for New Sign or for Sign Modification. An application for construction, creation, or installation of a new Sign or for modification of an existing Sign shall be accompanied by detailed drawings to show the dimensions, design, Structure, and location of each Sign. One application and permit may include multiple Signs on the same Lot.
 - c. If there is any change in location or dimensions of any sign, or in advertising or informative contents of a sign, a new permit shall be required.
2. No Sign Permit may be obtained unless a fully completed Sign Permit application is submitted to the Township and, following review of the same, the Zoning Officer determines that the application complies with the requirements of this Section.

3. Application Requirements. An application for a Sign Permit shall be made at the Monroe Township Municipal Office. An application shall be made on a form to be provided by the Township and shall contain the following information and documentation:
 - a. The name(s) and address(es) of the sign Owner and the Landowner.
 - b. An affidavit of title executed by the Landowner(s) indicating the date and place of recording of the present title to the land.
 - c. A drawing to scale, showing the location of the sign with reference to the adjoining property lines and streets.
 - d. A drawing to scale, showing all dimensions of the sign. For a Directional Sign or an On-premise Sign advertising activities being conducted on the property, the drawing shall also contain an accurate representation of the advertising or informative contents of the sign.
 - e. A description of the construction materials of the sign and its manner of installation.
 - f. Certification by a Professional Engineer of structural integrity for all signs over ten (10) in height.
4. All applications shall be reviewed, and permits issued, by the Zoning Officer. No Sign Permit shall be issued, except in conformity with the regulations of this Ordinance, except upon order of the Zoning Hearing Board, granted pursuant to the procedures established for the issuance of a variance.
5. Permit Issuance. Following permit application approval, a Sign Permit will be issued by the Zoning Officer upon receipt of all required fees.
6. Revocation of Permits.
 - (a) All permits shall be subject to revocation upon fifteen (15) days written notice. For violation of any provision or upon change of information provided in the application.
 - (b) Revocation of a permit shall not be cause for refund of the permit fee.
7. Inspections. Upon expiration of the time permitted for construction, creation, or installation of a Sign in an issued Sign Permit, the Zoning Officer shall cause an inspection of the Sign for compliance with the application for such permit and supporting materials with this Ordinance and all other Township Ordinances. If the construction is not substantially complete at the time of inspection, the permit shall remain lapsed. If the construction is substantially complete but not in full compliance with the application for such permit and supporting materials, this Ordinance, and all other Township Ordinances, the Zoning Officer shall give the Owner or applicant notice of the deficiencies and extend the Sign Permit an additional thirty (30) days from the date of inspection for the deficiencies to be corrected. If the deficiencies are not corrected by such date, the permit shall lapse. If a Sign Permit has lapsed, no work shall be performed upon the Sign unless and until a new Sign Permit is obtained.

8. Time of Compliance, Nonconforming Signs and Signs Without Permits. Except as otherwise provided herein, the Owner of any Lot or other Premises on which exists a Sign for which there is no current and valid Sign Permit, shall be obligated to remove such Sign or, in the case of a nonconforming Sign, bring it into conformity with the requirements of this Ordinance within one (1) year of the Effective Date of this Ordinance.
 9. Amortization of Nonconforming Signs: Any sign that was legally existing as of the effective date of this Ordinance, that does not comply with the provisions of Article 5 of this Ordinance, shall be considered a Nonconforming Sign. All such Nonconforming Signs will be required to conform at such time as any modification to the perimeter Sign dimensions, change in the type or height of Sign, or any combination thereof. Nonconforming Signs approved by variance or damaged to a point requiring over fifty (50) percent reconstruction will also be subject to the requirements of this Article. Signs may be erected for existing non-conforming uses in accordance with Article 5, regardless of the zone in which the use is located. This section shall precede any requirement listed in Section 3.04 (Nonconformities) of this Ordinance.
- (C) Sign Materials and Construction. Every Sign shall be constructed of durable materials, using noncorrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the UCC; and shall always be maintained in safe condition and good repair so that all Sign information is clearly legible. All lettering, illustrations, trademarks or logos shall be printed in a neat and professional manner with the assistance of computer generated graphics, stencils, or other similar templates or guides.
- (D) Sign Maintenance.
1. No sign shall be maintained within the Township in such a state of disrepair as to have the appearance of complete neglect, which is rotting or falling down, which is illegible, or has loose parts separated from original fastenings.
 2. Whenever a sign becomes structurally unsafe or endangers the safety of the building or premise, or endangers the public safety, the Zoning Officer shall give written notice to the Owner of the premises on which the sign is located that such sign shall be made safe or removed within five (5) days.
- (E) Sign Area.
1. The area of a Sign shall mean the area of all lettering, wording, and accompanying designs, logos, and symbols. The area of a Sign shall not include any supporting framework, bracing or trim which is incidental to the display, provided that it does not contain any lettering, wording, or symbols.
 2. Where the Sign consists of individual letters, designs, or symbols attached to a Building, Awning, wall, or window, the area shall be that of the smallest rectangle which encompasses all the letters, designs, and symbols.
 3. Multifaceted Signs. In computing square foot area of a double-faced Sign, only one side shall be considered, provided both faces are identical and parallel. Otherwise, all sides shall be considered in calculating the Sign area.
 4. Multidimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional or irregularly shaped objects, shall have a Sign area of the sum of two adjacent vertical Sign faces of the smallest cube encompassing the Sign or object.

5. If elements of a Sign are movable or flexible, such as a Flag or Banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
6. The permitted maximum area for all Signs is determined by the Sign type and its residential and non-residential Use applications.
7. Within an area regulated by the Monroe Township Floodplain Ordinance, no sign shall exceed a total area of six (6) square feet, nor shall the cross sectional area of any portion of the sign below the Base Flood Elevation be greater than 14 square inches.

(F) Sign Height.

1. Sign Height shall be measured as the distance from the highest portion of the Sign to the mean finished grade of the Street closest to the Sign. In the case of a Sign located greater than one hundred (100) feet from a public Street, Height shall be measured to the mean grade at the base of the Sign.
2. Clearance for freestanding and projecting Signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the Sign, including any framework or other structural elements.
3. The permitted maximum height for all Signs is determined by the Sign type and its residential and non-residential Use applications.

(G) Sign Spacing. The spacing between Sign Structures shall be measured as a straight-line distance between the closest edges of each Sign.

(H) Sign Illumination.

1. Signs may be illuminated, unless otherwise specified herein, consistent with the following standards:
 - a. Light sources to illuminate Signs shall neither be visible from any Street Right-of-Way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or adjacent properties.
 - b. No more than 0.5 foot-candle of light shall be detectable at the boundary of any abutting property.
 - c. Hours of Operation.
 - (1) Signs on non-residential properties may be illuminated from 5 AM until 11 PM EST, or one-half (1/2) hour past the close of business of the facility being identified or advertised, whichever is later.
 - (2) Signs shall provide an automatic timer to comply with the intent of this Section.
 - d. Brightness. Message Center Signs and digital displays are subject to the following brightness limits:

- (1) During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
- (2) At all other times, luminance shall be no greater than two hundred fifty (250) nits.
- (3) Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set herein.

e. Message Duration. The minimum length of time each message may be displayed on a Message Center Sign, digital display, or Tri-Vision Board Sign is based upon the visibility and speed limit unique to individual signs and adjacent road conditions. The following method shall be used to calculate duration for Message Center Signs, digital displays, or Tri-Vision Boards Signs.

- (1) Determine the greatest distance from which the sign becomes visible on the road the Sign is primarily intended to serve. If a sign is intended to be seen by more than one (1) roadway, the road with the lower posted speed limit shall be used for determining message duration.
- (2) Multiply the road's posted speed limit (MPH) by 5,280, and then divide by 3,600 to obtain the speed limit in feet/second.
- (3) Divide the visibility distance by the speed limit (feet/second).
- (4) The resulting amount of time is the minimum permitted message duration, except where this value is less than eight (8) seconds in which the minimum message duration shall be no less than eight (8) seconds.

f. Only the United States and the Pennsylvania state flags shall be permitted to be illuminated from dusk till dawn and each flag shall be illuminated by a source or sources with a beam spread no greater than necessary to illuminate the flag.

g. No sign located within three hundred (300) feet of any traffic light shall be illuminated with red, green, or yellow lights.

2. Types of Illumination.

a. External. Externally illuminated Signs are subject to the following regulations:

- (1) The source of the light shall be concealed by translucent covers.
- (2) External illumination shall be by a steady, stationary light source, shielded and directed solely at the Sign. The light source shall be static in color.

b. Internal. Internally illuminated Signs are subject to the following regulations:

- (1) Internal illumination, including neon lighting, shall be static in intensity and color.
- (2) Message Center Signs are permitted in accordance with the regulations contained in Section (G)3.

- (3) Digital Display Signs are permitted in accordance with the regulations contained in Section (G)4.
3. Message Center Signs are subject to the following regulations, in addition to all other illumination requirements established in this Section.
 - a. Sign Type. Message Center Signs are permitted in the form of Ground Mounted and Wall Signs as regulated under Section 5.06.
 - b. Height. A Message Center Sign shall have the same Height limits as other permitted Signs of the same type and location.
 - c. Maximum Number. Where permitted, one (1) message center Sign is permitted per Street frontage, up to a maximum of two (2) message center Signs per property.
 - d. Message Display.
 - (1) No message center Sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message shall fit on one screen.
 - (2) The content of a message center Sign shall transition by changing instantly (e.g., no fade-out or fade-in).
 - (3) Default Design. The Sign shall contain a default design which shall freeze the Sign message in one position if a malfunction should occur.
 - e. Conversion of a permitted non-message center Sign to a message center Sign requires the issuance of a Sign Permit.
 - f. The addition of any message center Sign to a nonconforming Sign is prohibited.
 - g. Public Service Announcements. The Owner of every message center Sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
4. Digital Display Signs are subject to the following regulations in addition to all other requirements established in this Section.
 - a. Sign Type. Digital Display Signs are permitted in the form of Freestanding and Wall Signs in accordance with the regulations established under Section 5.06.
 - b. Height. A digital display shall have the same Height limits as for other permitted Signs of the same type and location.
 - c. Maximum Number per Property. Where permitted, one (1) digital display Sign is permitted per property
 - d. Message Display.

- (1) Any Digital Display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message shall fit on one (1) screen.
 - (2) One message/display may be brighter than another, but each individual message/display shall be static in intensity.
 - (3) The content of a digital display shall transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
 - (4) Default Design. The Sign shall contain a default design which shall freeze the Sign message in one position if a malfunction should occur.
- e. Conversion of a permitted non-digital Sign to a digital Sign requires the issuance of a Sign Permit.
 - f. The addition of any digital display to a Nonconforming Sign is prohibited.
 - g. Public Service Announcements. The Owner of every digital Sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
5. Electrical Standards.
- a. Permits for illuminated Signs will not be issued without an approved electrical permit, if required. Applications for electrical permits shall be filed at the same time as the Sign Permit application.
 - b. All electrical work shall be completed in full compliance with the Township's Electrical Code as set forth in the UCC.
 - c. The electrical supply to all exterior Signs, whether to the Sign itself or to lighting fixtures positioned to illuminate the Sign, shall be provided by means of concealed electrical cables. Electrical supply to Freestanding Signs shall be provided by means of underground cables.
 - d. The Owner of any illuminated Sign shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to the Township as a condition precedent to the issuance of a Sign Permit.
6. Glare Control. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, and baffles, and appropriate application of fixture mounting Height, wattage, aiming angle, and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare.

Section 5.06 Signs Requiring a Permit

(A) On-Premise Signs.

1. Wall Signs.

- a. Location. Wall Signs are permitted in all zoning districts.
- b. Sign Height.
 - (1) Minimum. No portion of a Wall Sign shall be mounted less than eight and one-half (8.5) feet above the finished grade directly below the sign or extend out more than twelve (12) inches from the Building wall on which it is affixed. If the wall Sign projects less than three (3) inches from the Building wall on which it is affixed, the eight (8) foot Height requirement need not be met.
 - (2) Maximum. Wall Signs shall have a maximum Height equal to less than the Eaveline.
- c. Maximum Number.
 - (1) One (1) Wall Sign per principal residential or non-residential building.
 - (2) Lots with more than one Street Frontage shall be allowed to erect one additional Wall Sign on the secondary Street Frontage.
 - (3) Lots with parking to the side or rear of a Building shall be allowed to erect one additional Wall Sign facing the parking Lot, provided that at least fifty (50) percent of the required parking for the establishment is located to the side or rear of the Building and an entrance to the establishment faces the parking Lot. The secondary Wall Sign may not be placed on the same Building wall as the primary Sign.
- d. Area.
 - (1) Residential. Permitted for Home Occupation Signs only at a maximum of four (4) square feet in area.
 - (2) Non-Residential. Not more than fifteen (15) percent of the wall area.
- e. Signs on Building Walls. The permitted Wall Sign may be placed on a wall that either does or does not face a public Street. The maximum allowable area for a Sign on one wall is not transferable to a wall with less length.
- f. Location Requirements for Wall Signs. No portion of a Wall Sign may extend above the Roof line of a Building without a Parapet wall.
- g. Wall Mounted Signs for Combined Developments. All establishments within Combined Developments shall Use as individual identification Signs, exclusively, Canopy/Awning or Wall Signs. No mixing of Sign types within a Combined Development shall be permitted, except that Canopies containing no Sign copy may be used in combination with Wall Signs.

- h. Wall Signs on Historic Buildings. Wall Signs on Historic Buildings shall be placed within the Sign Frieze, or distinct place within which a Wall Sign was intended to be located, if the Building was designed for such. No Wall Sign shall extend beyond such space. If there is no Sign Frieze, the Wall Sign shall be placed below the typical second floor window area. The design and coloration of such Signs shall be compatible with the character of the Building.
- i. Changeable Copy. Changeable Copy or “reader board” area and Electronic Message Board area are not permitted as Wall Signs.

2. Canopy or Awning Signs.

- a. Location. Canopy or Awning Signs are permitted in the V, MU, NC, HC, and I zoning districts.
- b. Maximum Number. One (1) Canopy or Awning Signs per principal residential or non-residential building.
- c. A canopy or awning without lettering or other advertising shall not be regulated as a Sign.
- d. Canopy or Awning Signs shall be centered within or over architectural elements such as windows or doors.
- e. No Awning or canopy Sign shall be wider than the Building wall or tenant space it identifies.
- f. Sign Placement.
 - (1) Letters or numerals shall be located only on the front and side vertical faces of the Awning or canopy.
 - (2) Logos or emblems are permitted on the top or angled portion of the Awning or canopy up to a maximum of three (3) square feet. No more than one emblem or logo is permitted on any one Awning or canopy.
- g. Sign Height. The lowest edge of the canopy or Awning Sign shall be at least eight (8) feet above the finished grade.
- h. Any ground-floor Awning projecting into a Street Right-of-Way shall be retractable.
- i. Awnings above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the Building.
- j. Multi-tenant Buildings. If the Awning or canopy Sign is mounted on a multi-tenant Building, all Awning or canopy Signs shall be similar in terms of Height, projection, and style across all tenants in the Building.

3. Projecting Signs.

- a. Location. Projecting Signs are permitted in the V, MU, NC, HC, and I zoning districts.

- b. Maximum Number.
 - (1) One (1) Projecting Sign per building face.
 - (2) Lots with more than one Street Frontage shall be allowed to erect one additional Projecting Sign on the secondary Street Frontage.
 - c. No portion of a Projecting Sign shall project more than four (4) feet from the face of the Building.
 - d. The outermost portion of a Projecting Sign shall project no closer than five (5) feet from a curbline or shoulder of a public Street.
 - e. Sign Height. The lowest edge of a Projecting Sign shall be at least eight (8) feet above the finished grade.
 - f. Area. No single Projecting Sign shall exceed twenty-four (24) square feet in area.
4. Window Signs.
- a. Location. Window Signs are permitted in all zoning districts.
 - b. Maximum Number. One (1) per street entrance, but no more than two (2) total.
 - c. Incidental window Signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window Signs.
5. Marquee Signs.
- a. Location. Marquee Signs are permitted in the V, MU, NC, HC, and I zoning districts.
 - b. Such Signs shall be located only above the principal public entrance of a Building facing a public Street or parking Lot.
 - c. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
 - d. No marquee shall extend closer to the curb than three (3) feet.
 - e. Sign Height.
 - (1) No portion of a marquee Sign shall extend vertically above the Eaveline.
 - (2) The lowest edge of the marquee Sign shall be at least ten (10) feet above the finished grade.
6. Ground Mounted Signs.
- a. Location. Ground Mounted Signs are permitted in the C, A, V, MU, NC, HC, and I all zoning districts.

- b. Maximum Number.
 - (1) One (1) per Street Frontage.
 - (2) Lots with more than one Street Frontage shall be allowed to erect one (1) Ground Mounted Sign per Frontage, provided that each Frontage is at least one hundred (100) feet in width at the Street Right-of-Way. No two (2) Ground Mounted Signs shall be placed on the same Street Frontage.
- c. Size and Height.
 - (1) Non-Combined Developments. Ground Mounted Signs shall not exceed one (1) sq. ft. per two and one half (2.5) linear feet of Lot Frontage, not to exceed ninety-six (96) sq. ft. in Sign Area and be no greater than ten (10) feet in Height.
 - (2) Combined Developments. Ground Mounted Signs shall not exceed one (1) sq. ft. per two and one half (2.5) linear feet of Lot Frontage, not to exceed one hundred fifty (150) square feet and be no greater than ten (10) feet in Height.
- d. Sign Placement.
 - (1) All Ground Mounted Signs shall be set back five (5) feet from the Right-of-Way, except for official traffic Signs and government/regulatory Signs.
 - (2) No Ground Mounted Sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, Easement, cartway of the Right-of-Way or other areas required to remain unobstructed.
- e. Base Landscaping for Ground Mounted Signs. All Ground Mounted Signs located within parking or vehicular Use areas, and not in Yard areas, shall stand in a bed of landscaping at least thirty (30) square feet in area. This area shall contain low growing materials such as ground covers, perennials, and evergreen shrubs.
- f. Distance Requirements from Existing Ground Mounted Signs. No proposed Ground Mounted Sign shall be placed within fifty (50) feet of an existing Ground Mounted Sign.
- g. Ground Mounted Signs for Combined Developments. All Uses within a Combined Development (includes more than one establishment or business on a common parcel) shall share the permitted Ground Mounted Sign(s) for said Combined Development. Outparcels shall not be considered part of a Combined Development.
- h. Changeable Copy. Changeable Copy or “reader board” area and Electronic Message Board area are permitted as On-Premise Ground Mounted Signs. Electronic Message Board area is included in the calculation of the total Sign area unless the board displays only time and temperature information, in which case the message area is allowed in addition to the maximum area of the Sign.
- i. Drive-Through Menu Signs. Drive-through menu Signs shall be limited to a maximum size of thirty-two (32) square feet.

7. Manual Changeable Copy Signs. Manual Changeable Copy Signs are permitted only when integrated into a Freestanding, Marquee, Wall, or Portable Sign.

(B) Off-Premise and Billboard Signs.

1. Locations Permitted.

- a. Off-Premise Signs are permitted only in the A zoning District.
- b. Billboards are permitted only in the HC and I zoning District.

2. Size.

- a. Off-Premise Signs shall be no greater six (6) feet in sign face area.
- b. Billboard Signs are subject to the size restrictions specified in Table 5-1 according to the posted speed limit of the road which the sign faces.

Table 5-1, Billboard Sign Size Standards.

	Posted Speed Limit (MPH)			
	≤35	36-45	46-55	56-65
Maximum Sign Area (sq. ft.)	60	100	150	200

3. Height.

- a. Off-Premise Signs shall have a maximum Height of six (6) feet.
- b. Billboard Signs shall have a maximum Height of thirty (30) feet. The lowest edge of a Billboard Sign shall be at least seven (7) feet above the finished grade.

4. Spacing. Off-Premise and Billboard Signs shall be:

- a. Set back from the ultimate Right-of-Way a distance equal to the Height of the Off-Premise or Billboard Sign or fifteen (15) feet, whichever is greater.
- b. Located no closer than twenty-five (25) feet from any property line.
- c. Located no closer than fifty (50) feet from any Building or Structure located on the same property.
- d. Located no closer than three hundred (300) feet from another Off-Premise Sign or Billboard on either side of the road measured linearly.
- e. Located no closer than five hundred (500) feet from any intersection.
- f. Located no closer than three hundred (300) feet from any property line abutting a public park, playground, religious institution, cemetery, school, or residential district.

- g. Not attached to the external wall or otherwise affixed to any part of any Building and shall not extend over any public property or Right-of-Way.
 - h. Not located on sewer rights-of-way, or water, electric, or petroleum pipelines.
 - i. Not located on a bridge.
- 5. Number of Signs. There shall be no more than one (1) Off-Premise or Billboard Sign per Lot (vertically or horizontally stacked Signs shall not be permitted) and no more than two (2) per roadway intersection.
- 6. Content. Off-Premise and Billboard Signs shall not display any message or graphic of an obscene or pornographic nature as determined by the Township.
- 7. Double-Sided Off-Premise Signs. Signs may be single or double-sided, in accordance with Section 5.05(D).
- 8. Message Sequencing. Message sequencing is prohibited.
- 9. Construction and Maintenance.
 - a. All plans for Billboard shall be certified by a licensed engineer registered in Pennsylvania.
 - b. All Billboard Signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All Billboard Signs shall be structurally sound and maintained in good condition and in compliance with the UCC.
 - c. The rear face of a single-faced of an Off-Premise or Billboard Sign shall be painted and maintained with a single neutral color as approved by the Township.
 - d. Every three years, the Owner of the Off-Premise or Billboard shall have a structural inspection made of the billboard by a licensed engineer registered in Pennsylvania and shall provide to the Township a certificate certifying that the billboard is structurally sound.
- 10. Identification of Sign Owner. All Off-Premise and Billboard Signs shall be identified on the Structure with the name, address, and phone number of the Owner of such Sign.
- 11. Additional Regulations. All Off-Premise and Billboard Signs shall comply with all applicable zoning regulations of the Township, and all municipal, state and/or federal regulations. In the event any other applicable regulation conflicts with the provisions of this Section, the stricter regulation shall apply.
- 12. Application/Plan Requirements. Plans submitted for Off-Premise or and Billboards Signs shall show the following:
 - a. The location of the proposed Sign on the Lot with the required Sign setbacks from the property line and ultimate Right-of-Way.
 - b. The location and species of existing trees.

- c. The distance to the nearest existing Off-Premise Sign or Billboard Sign.
 - d. The distance to the nearest Right-of-Way, property line, Building, Structure, On-Premise Sign, Off-Premise Sign, Billboard, intersection, interchange, safety rest area, bridge, residential district, or institutional Use, sewer rights-of-way, and water, electric or petroleum pipelines.
 - e. Site plan containing all the applicable requirements set forth in under Section 1.09(B)d of this Ordinance.
 - f. Certification by a Professional Engineer that the Off-Premise or Billboard Sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.
 - g. Written approval or authorization from the Property Owner of record.
13. Illumination and Changeable Copy of Off-Premise Signs.
- a. Off-Premise Signs may incorporate manual changeable copy Signs.
 - b. Off-Premise Signs may be illuminated, provided the following requirements are met.
 - (1) All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the Off-Premise or Billboard Sign and away from adjoining properties.
 - (2) Light sources are not visible from any Street or adjoining properties.
 - c. The following illumination types shall be permitted subject to the regulations in Section 5.05(G).
 - (1) Message Center Sign.
 - (2) Digital Display.
 - (3) External illumination.
 - (4) Internal illumination.
 - d. Off-Premise Signs may incorporate Tri-Vision Boards. The length of time each message of the Tri-Vision Board may be displayed before changing is based upon the visibility and posted speed limit unique to individual Signs and adjacent road conditions. The message duration for Tri-Vision Boards shall be calculated using the method described in Section 5.05(H)1.e, Message Duration.
14. Safety. The applicant bears the burden of proof to establish that the proposed Off-Premise or Billboard Sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

(C) Limited Duration Signs.

1. Limited Duration Signs, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration Signs that comply with the requirements in this subsection shall not be included in the Determination of the type, number, or area of Signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial Signs.

2. Size and Number.

a. Non-Residential Use Properties.

(1) Large Limited Durations Signs. One (1) large Limited Duration Sign is permitted on a non-residential Use property. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of Street frontage or has more than ten thousand (10,000) square feet of floor area, one (1) additional large Limited Duration Sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between the two (2) large, limited duration Signs.

(a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

(b) Area. Each Large Limited Duration Sign shall have a maximum area of forty-eight (48) square feet.

(c) Height. Large Limited Duration Signs that are freestanding shall have a maximum Height of eight (8) feet.

(2) Small Limited Duration Signs: In addition to the Large Limited Duration Sign(s) outlined above, one (1) Small Limited Duration Sign is permitted per property in all nonresidential zones. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of Street frontage or has more than 10,000 square feet of floor area, one (1) additional Small Limited Duration Sign may be permitted.

(a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

(b) Area. Each Small Limited Duration Sign shall have a maximum area of six (6) square feet.

- (c) Height. Small Limited Duration Signs that are freestanding shall have a maximum Height of sixteen (16) feet.

b. Residential Use Properties.

- (1) Large Limited Duration Sign. One (1) Large Limited Duration Sign is permitted per property so long as the property is greater than five (5) acres in size and has at least four hundred (400) feet of Street frontage or has more than ten thousand (10,000) square feet of floor area.

- (a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

- (b) Area. Each Large Limited Duration Sign shall have a maximum area of sixteen (16) square feet.

- (c) Height. Large Limited Duration Signs that are freestanding shall have a maximum Height of eight (8) feet.

- (2) Small Limited Duration Sign. One (1) Small Limited Duration Sign is permitted per property

- (a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

- (b) Area. Each Small Limited Duration Sign shall have a maximum area of six (6) square feet.

- (c) Height. Small Limited Duration Signs that are freestanding shall have a maximum Height of six (6) feet.

c. Permit Requirements. Notwithstanding the Sign Permit requirements specified under Section 5.05(B) of this Ordinance, the following Sign Permit requirements pertain to all Limited Duration Signs:

- (1) A Sign Permit for a Limited Duration Sign is issued for one (1) year and may be renewed annually.
- (2) One (1) Sign is allowed per permit. An applicant may request up to two (2) permits per address but is subject to the size and number requirements set forth in this Section.
- (3) An application for a Sign Permit shall include:

- (a) A description of the Sign indicating the number, size, shape, dimensions, and colors of the Sign, and the expected length of time the Sign will be displayed.
- (b) A schematic drawing of the site showing the proposed location of the Sign in relation to nearby Building and Streets.
- (c) The number of Signs on the site.
- d. Installation and Maintenance. Limited Duration Signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- e. Illumination. Illumination of any Limited Duration Sign is prohibited.

(D) Temporary Signs.

- 1. Temporary Signs, as defined in this Section, located on private property, are exempt from standard Sign Permit requirements. Temporary Signs that comply with the requirements in this Section shall not be included in the Determination of the type, number, or area of Signs allowed on a property.
- 2. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial Signs.
- 3. Size and Number.
 - a. Non-Residential Use Properties.
 - (1) Large Temporary Signs. One (1) Large Temporary Sign is permitted per each non-residential Use property in the A, NC, HC, and I zoning districts. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of Street frontage or has more than ten thousand (10,000) square feet of floor area, one (1) additional large temporary Sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between the two (2) large Temporary Signs.
 - (a) Type.
 - i. Ground Mounted Sign.
 - ii. Window Sign.
 - iii. Wall Sign.
 - iv. Banner.
 - (b) Area.
 - i. Each large temporary freestanding, window, or wall Sign shall have a maximum area of forty-eight (48) square feet.

- ii. Each large temporary Banner shall have a maximum area of thirty-two (32) square feet.

(c) Height.

- i. Large Temporary Signs that are freestanding shall have a maximum Height of eight (8) feet.
- ii. Banners shall hang at a Height no greater than twenty-four (24) feet.
- iii. Small Temporary Signs: In addition to the large temporary Sign(s) outlined above, one (1) small temporary Sign is permitted per each non-residential Use property. If a property is greater than five (5) acres in size and has at least four hundred (400) feet of Street frontage or has greater than 10,000 square feet of floor area, one (1) additional small Sign may be permitted so long as there is a minimum spacing of two hundred (200) feet between both sets of Small Temporary Signs.

(d) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

- (e) Area. Each Small Temporary Sign shall have a maximum area of sixteen (16) square feet.

- (f) Height. Small Temporary Signs shall have a maximum Height of six (6) feet.

b Residential Use Properties.

- (1) Large Temporary Signs. One (1) Large Temporary Sign is permitted per residential property. The use of said Sign is permitted only in the C, A, ROS, R1, V, and MU zoning districts.

(a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.
- iv. Banner.

(b) Area.

- i. Each large temporary freestanding, window, or wall Sign shall have a maximum area of sixteen (16) square feet.
- ii. Each large temporary Banner shall have a maximum area of thirty-two (32) square feet.

(c) Height.

- i. Large Temporary Signs that are freestanding shall have a maximum Height of eight (8) feet.
- ii. Banners shall hang at a Height no greater than twenty-four (24) feet.

(2). Small Temporary Signs. One (1) small temporary Sign is permitted per residential property.

(a) Type.

- i. Ground Mounted Sign.
- ii. Window Sign.
- iii. Wall Sign.

(b) Area. Each small temporary Sign shall have a maximum area of six (6) square feet

(c) Height. Small Temporary Signs shall have a maximum Height of six (6) feet.

4. Duration and Removal.

- a. Temporary Signs may be displayed up to a maximum of thirty (30) consecutive days, two (2) times per year.
- b. The Township or the property Owner may confiscate Signs installed in violation of this Ordinance.
- c. Neither the Township nor the property Owner is responsible for notifying Sign owners of confiscation of an illegal Sign.

5. Permission. The party posting the temporary Sign is solely responsible for obtaining the permission of the property Owner before posting their Temporary Sign.

6. Municipal Notification. Temporary Signs are exempt from the standard permit requirements but the date of erection of a temporary Sign shall be written in indelible ink on the lower right-hand corner of the Sign.

7. Installation and Maintenance. Temporary Signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

8. Illumination. Illumination of any temporary Sign is prohibited.

(E) Portable Signs.

1. General Provisions.

a. Illumination. Illumination of any portable Sign is prohibited.

b. Hours of Display.

(1) Signs shall not be displayed on any Premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable Signs shall be taken in during hours of non-operation of the business being advertised.

(2) All portable Signs shall be taken in during inclement weather.

2. Sandwich Board or A-Frame Signs. Sandwich Board Signs that comply with the requirements in this subsection shall not be included in the Determination of the type, number, or area of Signs allowed on a property.

a. Number. One (1) sandwich board Sign is permitted per business establishment. For the purposes of this subsection, a publicly accessible parking lot shall be considered an establishment.

b. Area. Each Sign shall have a maximum area of seven (7) square feet per Sign face.

c. Height. Signs shall have a maximum Height of three and one-half (3.5) feet.

d. Sign Placement.

(1) If a Sign is located on a public or private sidewalk, a minimum of thirty-six (36) inches of unobstructed sidewalk clearance shall be maintained between the Sign and any Building or other obstruction.

(2) The Sign shall be located on the Premises, and within twelve (12) feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking Lot.

(3) Portable Signs shall be weighted, temporarily secured, or strategically placed to avoid being carried away by high winds.

e. Manual Changeable Copy.

(1) Manual changeable copy Signs are permitted when integrated into a sandwich board Sign.

(2) Commercial messages shall advertise only goods and services available on the Premises.

3. Vehicular Signs. Prohibited pursuant to Section 5.03 of this Ordinance. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.

(F) Street Pole Banners.

1. General. Street Pole Banner Signs that comply with the requirements in this Section shall not be included in the Determination of the type, number, or area of Signs allowed on a property.
2. Illumination. illumination of any Street Pole Banner is prohibited.
3. Area. Each Street Pole Banner shall have a maximum area of twelve and one-half (12.5) square feet and a maximum width of three (3) feet. Up to two (2) Street Pole Banners are permitted per Street Pole.
4. Height.
 - a. When the Street Pole Banner's edge is less than eighteen (18) inches from the curb, the lowest edge of the Street Pole Banner shall be at least fourteen (14) feet above the finished grade.
 - b. When the Street Pole Banner's edge is greater than eighteen (18) inches from the curb, the lowest edge of the Street Pole Banner shall be at least eight (8) feet above the finished grade.
5. Location.
 - a. No Street Pole Banner shall extend beyond the curblines.
 - b. Street Pole Banners shall maintain a minimum of three (3) foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
 - c. Street Pole Banners shall not interfere with the visibility of traffic signals or Signs.
 - d. No Street Pole Banner shall be located on a pole that has traffic or pedestrian control signals.
6. Installation and Maintenance. All Street Pole Banners shall be made of lightweight and durable fabrics with wind slits.
7. Permit Requirements.
 - a. A Sign Permit for a Street Pole Banner is issued for one (1) year and may be renewed annually.
 - b. In addition to the Sign Permit requirements specified under Section 5.05(B) of this Ordinance, an application for a Street Pole Banner Sign Permit shall also include the following:
 - (1) A diagram or map of the specific poles to be used for Street Pole Banner installation and the Streets on which the poles are located.

- (2) A proof of the Street Pole Banner design, including the Banner's dimensions.
- (3) If brackets are to be installed, submit specifications for the bracket installation system.
- (4) Written authorization from the Street Pole Banner Owner permitting use of the Street Pole for the Banner installation.

ARTICLE 6 DEFINITIONS

Section 6.01 Rules of Interpretation

- (A) The following rules apply to the interpretation of this Ordinance:
1. Words in the singular include the plural and those in the plural include the singular;
 2. Words used in the present tense include the future tense;
 3. The words “Person”, “Applicant”, “developer”, and “Owner” include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual engaged in the subject activity;
 4. The word “Building” includes Structure and shall be construed as if followed by the phrase “or part thereof”;
 5. The word “Watercourse” includes channel, creek, ditch, dry run, spring, Stream and river;
 6. The words “should” and “may” are permissive; the words “shall” and “will” are mandatory and directive;
 7. The word “Lot” includes the word plot or parcel; and
 8. The word “used” or “occupied” as applied to any land or Building shall be construed to include the words “intended, arranged or designed to be used or occupied.”

Section 6.02 Defined Words and Terms

- (A) Words and terms used in this Part shall have the meanings given in this Part. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this Ordinance, shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted by practitioners including civil engineers, surveyors, architects, landscape architects, and planners.

ACCESS DRIVE - An improved, privately-owned Cartway designed and constructed to provide for vehicular movement between a public road and a tract of land containing any use other than one single-family Dwelling Unit or farm.

ACCESSORY EQUIPMENT – Any equipment serving or being used in conjunction with a wireless communications facility or wireless support structure, including but not limited to utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets, and storage sheds, shelters, or similar structures.

ACCESSORY STRUCTURE OR BUILDING – A structure or building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building.

ACREAGE, NET – The total land area contained within a property or proposed site, exclusive of lands within a public or private street right-of-way, private easement, or public utility right-of-way or easement.

ADAPTIVE REUSE – An Historic Resource which undergoes a process of rehabilitation, thus making possible a compatible new use for the property through repair, alteration and additions

which retain the historic character of the property by retention of distinctive material and features of the structure which convey its historical, cultural, or architectural value.

ADDITION – An extension or increase in the footprint, floor area, Height or other dimension of a Building or Structure.

ADJACENT TRACT, PARCEL, OR LOT – Property that is Contiguous with, or directly across a public Street or other Right-of-Way from, the boundaries of any side of the subject property.

ADULT BOOK STORES – An establishment having as a substantial or significant portion of its stock in trade, books, magazines, films for sale or viewing on Premises by use of motion picture devices or any other coin-operated means, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to “Specified Sexual Activities,” or “Specified Anatomical Areas,” or an establishment with a segment or section devoted to the sale or display of such material.

ADULT BUSINESS – Shall mean:

1. Any commercial establishment, including but not limited to Adult Book Stores, Adult Motion Picture Theaters, Adult Mini-Motion Picture Theaters, Adult Entertainment Cabaret, or other adult entertainment establishments, in which is offered for sale as a substantial or significant portion of its stock in trade video cassettes, movies, books, magazines, or other periodicals or other media which are distinguished or characterized by their emphasis on nudity or sexual conduct or activities which if presented in live presentation would constitute adult entertainment;
2. Any commercial establishment that offers for a consideration physical contact in the form of wrestling or tumbling between Persons of the opposite sex;
3. Any commercial establishment that offers activities between male and female Persons and/or Persons of the same sex when one or more Persons are nude or Semi-Nude; and
4. Any commercial establishment that offers for a consideration nude human modeling.

ADULT ENTERTAINMENT CABARET – A public or private establishment that is licensed to serve food and/or alcoholic beverages, which features topless dancers, strippers, male or female impersonators, or similar entertainers.

AGRICULTURAL COMMODITY – Includes any of the following transported or intended to be transported in commerce: (1) agricultural, aquacultural, horticultural, floricultural, viticultural or dairy products; (2) Livestock and the products of livestock; (3) ranch-raised fur-bearing animals and the products of ranch-raised fur-bearing animals; (4) the products of poultry or bee raising; (5) forestry and forestry products; and (6) any products raised or produced on farms intended for human consumption and the processed or manufactured products of such products intended for human consumption.

ALLEY (or SERVICE DRIVE) – A minor Right-of-Way, publicly or privately owned, primarily for service access to the side, rear or both, of property with frontage on a street and not intended for general traffic circulation.

ALTERATIONS - An action involving any of the following:

1. A change in the size of a building, structure, or both;
2. A change in the use of property; and
3. A rearrangement or relocation of a building, structure, use, or any combination thereof, upon a property.

AMENDMENT – A change in Use in a district that includes revisions to this Ordinance text or the official Zoning Map. The authority for any amendment lies solely with the Township Board of Supervisors.

ANTENNA — an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to Federal Communications Commission authorization, for the provision of wireless service and any commingled information services.

APPEAL – For the purpose of this Ordinance, an Appeal shall refer to a timely submitted and complete application on an application form prescribed by the Zoning Hearing Board for appeal of an order, requirement, Decision or Determination made by the Zoning Officer or rule or regulation adopted pursuant thereto.

APPLICANT – A Landowner or developer, as hereinafter defined, who has filed an application for development including heirs, successors, and assigns.

AREA – The amount of flat space or ground measured in square units.

ATTACHED STRUCTURE – That which is physically connected to or part of a Structure by materials including breezeways, coverings, overhangs or canopies.

ATTIC – That part of a Building which is immediately below the wholly or partly within the roof framing. Within a Dwelling Unit, an attic shall not be counted as floor area unless it is constructed as or modified into a habitable room by an average ceiling height of five feet (5') or more, and a permanent stationary interior access stairway to a lower building story.

BOLLARD – A cement filled cylinder attached to the ground to protect sensitive equipment and restrict vehicle movement.

BUCKLING – A young male Goat.

BUILDING - Any structure having walls and a roof or other covering, designed or used for the shelter or enclosure of any person, animal, property, or any combination thereof.

1. Detached: A Building which has no common wall.
2. Semi-Detached: A Building which has only one common wall.
3. Attached: A Building which has more than one common wall.

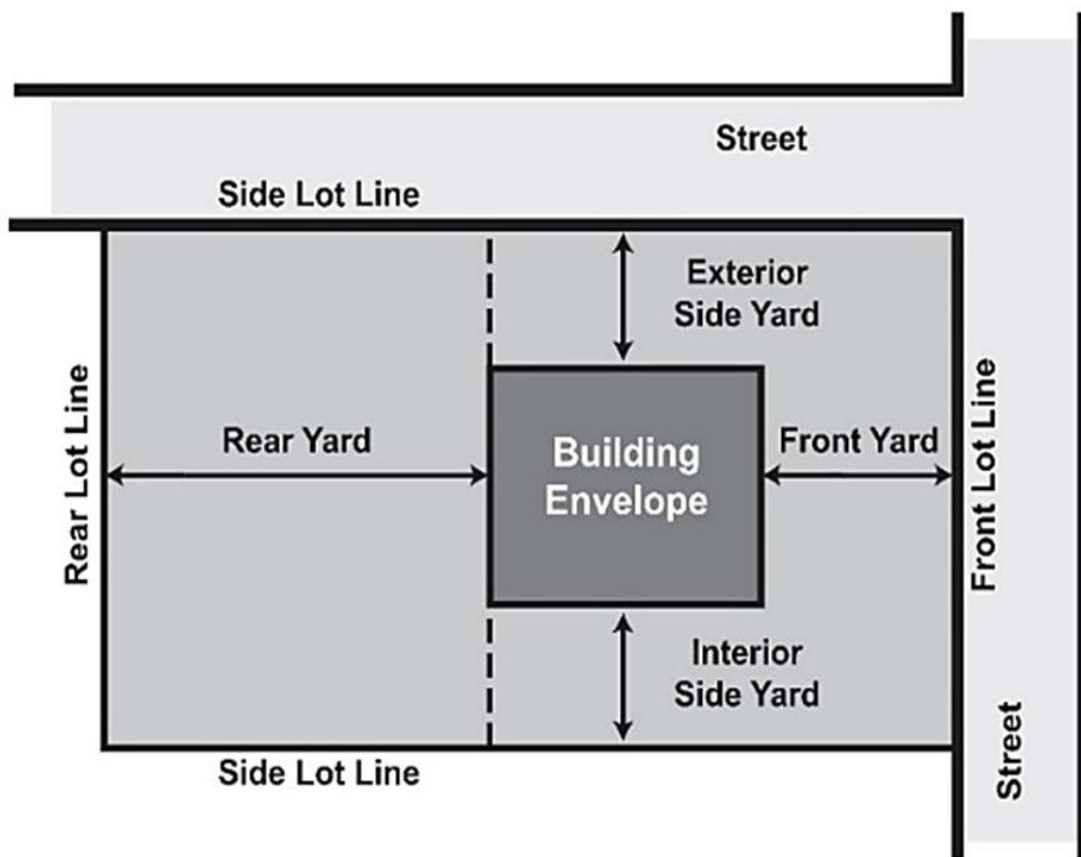
BUILDING AREA – The total of areas taken on a horizontal plane at the average grade level of the principal building and all accessory buildings, exclusive of uncovered porches, patios, decks, awnings, terraces, and steps.

BUILDING CODE OFFICIAL – The duly constituted municipal official designated to administer and enforce the Pennsylvania Uniform Construction Code in accordance with its literal terms.

BUILDING SETBACK LINE – An imaginary line established by setback requirements listed in Article 2 for the purpose of determining where structures may be located. No structure shall be permitted within the area between the building setback line and the property or street right-of-way line, except as otherwise modified by this Ordinance.

BUILDING ENVELOPE – The area within a Lot where Buildings and other improvements shall be located as determined by the applicable Yard setbacks (see Figure 6-1).

Figure 6-1, Building Envelope, Lot Lines, and Yards



BUILDING FRONTAGE – The maximum linear width of a Building measured in a single straight line parallel, or essentially parallel, with the abutting public Street or parking Lot.

BUILDING MODIFICATION – Any modification that modifies any structural element of a Building, adds, or removes additional interior walls, or modifies any of the existing high voltage electrical, HVAC, fire protection, sanitary sewer, potable water, or industrial water services.

BUSINESS DAY – Means a day that is not a recognized municipal or federal holiday and is not a Saturday or Sunday.

CARTWAY - The surface of a street, access drive, driveway or alley available for vehicular traffic, including travel lanes and parking lanes, but not including curbs, sidewalks, or swales.

CELLAR - Space with less than one-half of its floor-to-ceiling height above the average finished grade of the adjoining ground or with a floor-to-ceiling height of less than six and one-half (6 ½) feet.

CERTIFICATE OF OCCUPANCY – A certificate issued and enforced by the Zoning Officer after completion of the construction of a new Building or after a change or conversion of the Structure or use of a Building, and prior to the use of said Structure or Building, which certifies that all requirements and regulations as provided herein, as well as all other applicable requirements, have been satisfied.

CERTIFIED PLANNER – A person that has obtained and maintains certification through the American Institute of Certified Planners (AICP).

CHICKENS – Female poultry or fowl of the species gallus domesticus species.

CLASSIC MOTOR VEHICLE – A Motor Vehicle, but not a reproduction thereof, manufactured at least 15 years prior to the current year which has been maintained in or restored to a condition which is substantially in conformity with manufacturer specifications and appearance. Any Classic Motor Vehicle registered under Section 1340 of the Pennsylvania Vehicle Code (Title 75) (relating to antique and classic plates) on the effective date of the Code's amendment to this definition which fails to qualify as a Classic Motor Vehicle pursuant to these provisions may retain such classic registration unless another type of registration is applied for and issued for the Vehicle.

CLEAN WOOD – Natural wood that has no paint, stains, or other types of coatings, and natural wood that has not been treated with, including but not limited to, cooper chromium arsenate, creosote, or pentachlorophenol.

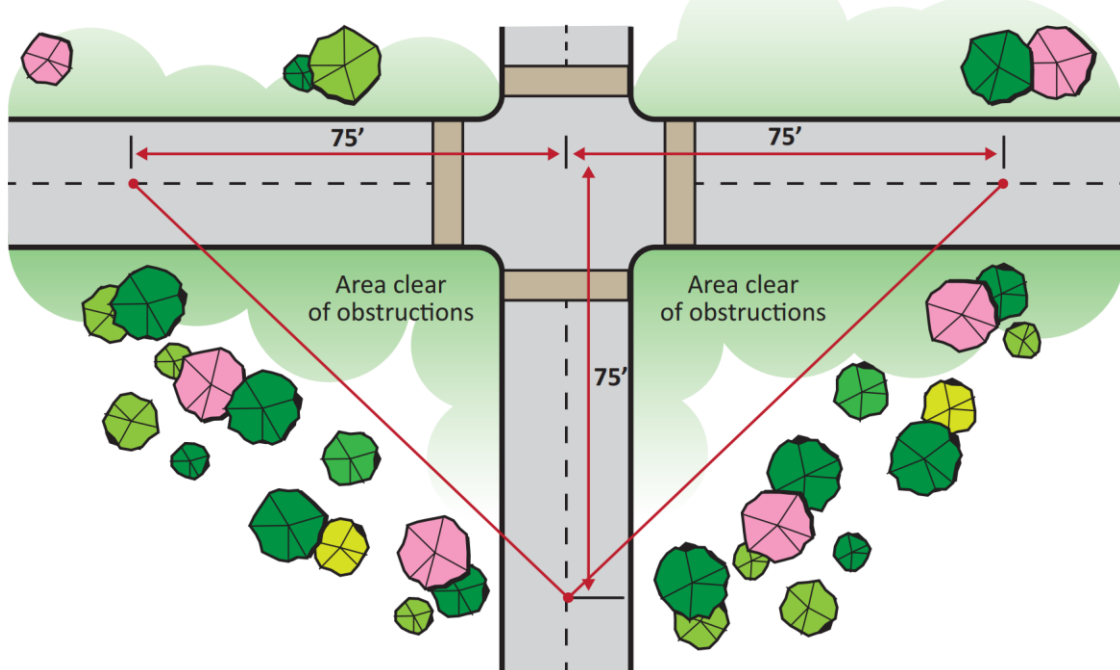
CLEAR SIGHT DISTANCE – An area of unobstructed vision measured at the centerline of the Cartway to an object one and one-half (1½) feet above the pavement, from a height of three and one-half (3½) feet and ten (10) feet from the edge of paving at the intersection. Sight distances shall be designed pursuant to Section 602.12.7 of the Monroe Township Subdivision and Land Development Ordinance.

CLEAR SIGHT TRIANGLE – An area of unobstructed vision at Street intersections defined by lines of sight between points at a given distance from the intersection of the Street center lines (see Figure 6-2).

CLOSED LOOP SYSTEMS – A geothermal heat pump system which relies on the contained circulation of geothermal fluids through an underground loop of pipes. The loops act as a subsurface heat exchanger, which transports the heat to or from the ground. The loop of pipe is installed either vertically in borings or horizontally in trenches.

Figure 6-2, Clear Sight Triangle

Source: Chester County Multi-modal Handbook (2016)



CLOSED LOOP, HORIZONTAL – A Closed Loop System where the loops of the pipe are laid horizontally in the ground, in trenches.

CLOSED LOOP, VERTICAL – A Closed Loop System where the loops of the pipe are installed vertically into the ground, in well borings.

COLLECTIBLE MOTOR VEHICLE – A reconstructed or modified Motor Vehicle substantially modified from the manufacturer's original specifications and appearance and maintained in a collectible condition as determined by the Pennsylvania Department of Transportation.

COLLOCATED WIRELESS COMMUNICATIONS FACILITY (COLLOCATED WCF) – Wireless communications facilities that are attached to existing structures, such as, but not limited to buildings, water towers, electrical transmission towers, utility poles, light poles, traffic signal poles, flag poles, and other similar structures that do not require the installation of a new or replacement wireless support structure.

COLLOCATION – The mounting of one or more WCFs, including antennas, on a pre-existing structure, or modifying a structure for the purpose of mounting, or installing a WCF on that structure.

COMMERCIAL MOTOR VEHICLE – A Motor Vehicle or combination designed or used to transport passengers or property:

1. If the Vehicle has a gross vehicle weight rating or gross vehicle weight of 26,001 or more pounds or such lesser rating as the department shall adopt under the provisions of Section 6103(c) (relating to promulgation of rules and regulations by department), as determined by Federal regulation and published by the Pennsylvania Department of Transportation as a notice in the Pennsylvania Bulletin;

2. If the Vehicle has a gross combination weight rating or gross combination weight of 26,001 pounds or more, whichever is greater, inclusive of a towed unit with a gross vehicle weight rating or gross vehicle weight of more than 10,000 pounds, whichever is greater;
3. If the Vehicle is designed to transport sixteen (16) or more passengers, including the driver;
4. If the Vehicle is a school bus; or
5. If the Vehicle is transporting hazardous materials and is required to be placarded in accordance with department regulations.

The term does not include an antique or classic motor Vehicle, or an implement of husbandry, or any Recreational Vehicle operated solely for personal Use, or motorized construction equipment, including, but not limited to, motorscrapers, backhoes, motorgraders, compactors, excavators, tractors, trenchers and bulldozers.

COMPREHENSIVE PLAN – The most recently adopted version of the Official Comprehensive Plan, Monroe Township, Cumberland County, PA, including any amendments.

CONDITIONAL USE – A use which may be appropriate to a particular zoning district, only when specific conditions and criteria prescribed for such uses have been complied with.

CONDOMINIUM - A form of property ownership providing for individual ownership of a specific Dwelling Unit, or other space, together with an undivided interest in the land or other parts of the structure in common with other owners.

CONSISTENCY - An agreement or correspondence between matters being compared which denotes a reasonable, rational, similar connection or relationship.

CONSTRUCTION – The erection or installation of a new Building, Structure, or object, as well as modifications or improvements to existing Buildings, Structures, or objects.

CONTIGUOUS TRACT/PARCEL, OR LOT – All portions of one operational unit as described in the deed or deeds, whether or not the portions are divided by streams, public roads or bridges and whether or not the portions are described as multiple tax parcels, tracts, subparts or other property identifiers. The term includes supportive lands, such as unpaved field access roads, drainage areas, border strips, hedgerows, submerged lands, marshes, ponds and streams.

COOP – A Structure, either portable or permanent, to shelter poultry.

COURTS – An open, unoccupied space, bounded on two or more sides by the walls of a Building. An inner court is a court entirely enclosed within the exterior walls of a Building. All other courts are outer courts.

DECISION – A final adjudication of any board or other body granted jurisdiction under this Ordinance do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from Determinations. All Decisions shall be appealable to the Court of Common Pleas of Cumberland County and applicable judicial district wherein the Township lies.

DEMOLITION OR DEMOLISH – The removal or destruction of all or part of a Building or Structure. Demolition includes, but is not limited to:

1. Permanent removal of any portion of any structural element such as a Roof or exterior wall, or any significant Building elements such as cornices, doors, windows, doorways, porches, or chimneys.
2. Permanently covering or obscuring any portion of any Roof or exterior wall, or any significant exterior Building elements.
3. Removing all or part of a Building or Structure that has been damaged by a fire, flood, or other disaster.

DENSITY – The average number of persons, families, or dwellings per unit of area (acre, square mile, etc.).

DENSITY, NET RESIDENTIAL – The Density of the Building site minus traversing Streets, Alleys, and drives, required Open Space and one-half of bounding Streets.

DENSITY, GROSS RESIDENTIAL – Density of the Building site plus traversing Streets, Alleys, and drives, required Open Space and one-half of bounding Streets.

DEP – Pennsylvania Department of Environmental Protection.

DETERMINATION – Final action by an officer, body or agency charged with the administration of any land Use ordinance or applications thereunder, except the following:

1. the Governing Body;
2. the Zoning Hearing Board; or
3. the Planning Commission, only if and to the extent the Planning Commission is charged with final Decision on preliminary or final plans under the subdivision and land development ordinance or planned residential development provisions.

Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

DEVELOPMENT – Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.

DISABILITY – A physical or mental impairment that substantially limits one or more major life activities, a Person who has a history or record of such an impairment, or a Person who is perceived by others as having such an impairment.

DOELING – A young, unbred female Goat.

DOMESTIC ANIMAL – An animal maintained in captivity. The term also includes the germ plasm, embryos and fertile ova of such animals.

DOMESTIC PARTNER – Shall refer to a spousal equivalent and “Domestic Partners” shall refer to such a couple who cohabitate and live together, whether married or not but who seeks the benefits usually available only to spouses.

DRIVEWAY – An improved cartway designed and constructed to provide vehicular movement between a public street and a tract of land serving one single-family dwelling unit or farm. Driveways shall be designed pursuant to the applicable design standards specified in the Township Subdivision and Land Development Ordinance.

EARTHMOVING ACTIVITY - Any construction or other activity which disturbs the surface of the land including, but not limited to, excavations, embankments, land development, subdivision development, mineral extraction and the moving, depositing or storing of soil, rock or earth, excluding the tilling of the soil.

EASEMENT – A right to cross or otherwise Use someone else’s land for a specified purpose. Such as ingress or egress or utility installation and maintenance.

EAVELINE – Lower edges of a roof that overhang a Building’s exterior walls.

ELECTRIC VEHICLE – Any vehicle that operates in any way on electrical energy which includes but is not limited to the following:

1. A battery electric vehicle.
2. A plug-in hybrid electric vehicle.
3. A neighborhood electric vehicle.
4. A medium-speed electric vehicle.

ELECTRIC VEHICLE CHARGING SPACE – An off-street parking space designated for an electric vehicle to park while charging.

ELECTRIC VEHICLE CHARGING STATION, FREE-STANDING – An Electric Vehicle Charging Station that is standing alone and is not mounted to a wall or any other vertical surface.

ELECTRIC VEHICLE MAKE READY – Infrastructure that will support the future installation of an Electric Vehicle Charging Station.

ENCROACHMENT – The use, placement, or extension of private Uses into, upon, over, or under public space or a publicly-owned property.

EPA – United States Environmental Protection Agency.

EQUINE – Relating to or affecting horses or other members of the horse family.

EQUIPMENT COMPOUND – An area surrounding or adjacent to a wireless support structure within which base stations, power supplies, or accessory equipment are located.

EXOTIC WILDLIFE – The phrase includes, but is not limited to, all bears, coyotes, lions, tigers, leopards, jaguars, cheetahs, cougars, wolves and any crossbreed of these animals which have similar characteristics in appearance or features. The definition is applicable whether

or not the birds or animals were bred or reared in captivity or imported from another state or nation.

FAMILY - An individual or individuals related by blood, marriage, or adoption (including persons receiving foster care) that maintain one common household and live within one Dwelling Unit. Additionally, up to six (6) individuals who maintain a common household and live within one Dwelling Unit may be considered a family. Finally, a family shall also expressly include up to six (6) unrelated persons who reside within a licensed Group Home, as defined herein.

FCC—Federal Communications Commission.

FAÇADE – The face of a Building, especially the principal front that looks onto a Street or Open Space.

FAIR HOUSING ACT – The Fair Housing Act, 42 U.S.C. 3601 et seq., prohibits discrimination by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of race or color, religion, sex, national, origin, familial status, or disability.

FARM – Any parcel of land with ten (10) or more acres which is used for a principal agricultural use, which may include one dwelling and other necessary farm structures, and the storage of equipment customarily incidental to the primary use.

FARTHEST FACING WALL – The wall of a Building or Structure that faces, but is farthest in distance from, the subject Street Line or Lot line. In the case of a Building or Structure with walls that are not substantially parallel to Street Lines and Lot lines, separate Farthest Facing Walls may exist for different elevations of the Building or Structure.

FENCE - A structure designed as a barrier to restrict the movement of persons, animals, vehicles or any combination thereof or to provide privacy.

FILL - Material placed or deposited so as to form an embankment or raise the surface elevation of the land, including but not limited to levees, bulkheads, dikes, jetties, embankments, and causeways.

FINANCIAL INSTITUTION - A bank, savings and loan association, credit union, finance or loan company, etc.

FINISHED GRADE – The completed surfaces of lawns, walks, and roads brought to grades as shown on official plans or designs relating thereto.

FIRE, RECREATIONAL - An outdoor fire burning materials other than rubbish where the fuel being burned is not contained in an incinerator, outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of 3 feet or less in diameter and 2 feet or less in height for pleasure, religious, ceremonial, cooking, warmth or similar purposes.

FIREPLACE, OUTDOOR - An outdoor, solid-fuel or LP gas burning fireplace that may be constructed of steel, concrete, clay or other noncombustible material. An outdoor fireplace may be portable or stationary, open in design, or may be equipped with a small hearth opening and a short chimney or chimney opening in the top.

FLOOR AREA, GROSS – The sum of the floor areas of a building as measured to the outside surfaces of exterior walls and including all areas intended and designed for the conduct of a business or use.

FLOOR AREA, GROSS LEASABLE – The total floor area designed for occupancy by an Owner or tenant, as measured to the center of interior joint walls and the exterior of outside walls.

FLOOR AREA, HABITABLE – The sum of the floor areas of a Dwelling Unit as measured to the outside surfaces of exterior walls and including all rooms used for habitation, such as living room, dining room, kitchen, bedroom, bathroom, closets, hallways, cellars, stairways, but not including attics, service rooms or areas such as utility rooms, unheated areas such as enclosed porches or attached garages.

FOOT CANDLE – A measure of illumination produced by 1 candle, at a distance of 1 foot on a 1 square foot area.

FRONTAGE – The linear measurement taken along a property’s common boundary with an adjoining street right-of-way, other than that of a limited access highway.

FRONTAGE BUILDOUT – The percentage of the property width that is occupied by the building facade within the front yard.

FRONTAGE, STREET – The side or sides of a Lot abutting on a public Street or Right-of-Way.

GARAGE, PRIVATE - An accessory building for the storage of one or more automobiles, other vehicles accessory and incidental to the primary use of the premises, or both; provided however, that one (1) vehicle used for commercial purposes that has a gross vehicle and payload rating not greater than six (6) tons and that is not incidental to the primary use of the premises may be stored therein.

GEOHERMAL FLUID – Any fluid transporting or capable of transporting geothermal heat. For the purpose of this Ordinance, only food-grade or USP-grade propylene glycol may be used as a Geothermal Fluid. No other materials or additives may be used except for potable water.

GEOHERMAL HEAT – Heat derived from geothermal resources, or heat derived from groundwater.

GEOHERMAL HEATING SYSTEM – A geothermal heat pump system which relies on the contained circulation of geothermal fluids to obtain and to utilize geothermal resources.

GEOHERMAL RESOURCES: The natural heat of the earth, and the energy, in whatever form, below the surface of the earth present in, resulting from created by, or which may be extracted from the natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases in whatever form, found below the surface of the earth exclusive of oil, hydrocarbon gas, other hydrocarbon gas, other hydrocarbon substances of helium, but including specifically: a) All products of geothermal processes, embracing indigenous steam, hot water and hot brines; b) Steam and other gases, hot water, and hot brines resulting from water, gas, or other fluids artificially introduced into geothermal formations; c) Heat or other associated energy found in geothermal formations; and d) Any by-product derived from them.

GOAT – A Pygmy or Nigerian dwarf breed of goat.

GOVERNING BODY – The Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania.

GROSS LAND AREA – The total square footage or acreage of a parcel of land prior to subdivision, development, or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.

HABITABLE SPACE – Space within a Structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space and similar areas are not considered habitable space.

HANDICAP – Means, with respect to a Person:

1. a physical or mental impairment which substantially limits one or more of such person's major life activities,
2. a record of having such an impairment, or
3. being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802)).

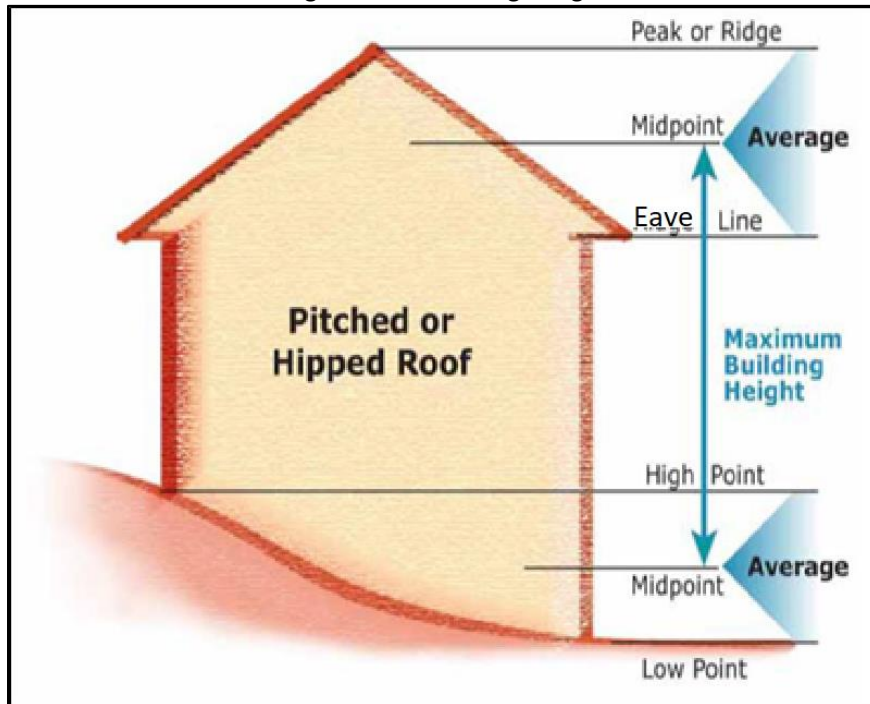
HAZARDOUS MATERIAL – Substances or materials which, because of their chemical, physical, or biological nature, pose a potential risk to life, health, or property if they are released. A “release” may occur by use, spilling, leaking, emitting toxic vapors, or any other process that enables the material to escape its container, enter the environment, and create a potential hazard. The separate and authoritative definitions are in the U.S. OSHA, U.S. EPA, U.S. NRC, and U.S. DOT regulations. These agencies and their state counterparts provide the authoritative definitions of hazardous wastes, radioactive materials, and related definitions.

HAZARDOUS WASTE FACILITY - Any structure, group of structures, aboveground or underground storage tanks, or any other area or buildings used for the purpose of permanently housing or temporarily holding hazardous waste for the storage or treatment for any time span other than the normal transportation time through the Township.

HEARING – An administrative proceeding conducted by a board pursuant to Section 909.1 of the Pennsylvania Municipalities Planning Code.

HEIGHT, BUILDING – A building’s vertical measurement taken from average grade level along the face of the building which is nearest the property line adjacent to a public or private street right-of-way to the highest point of the roof. Height measurement does not include spires, belfries, cupolas, penthouses or domes not used for human occupancy, nor to chimneys, ventilators, skylights, water tanks, bulkheads, utility poles or towers, silos, and ornamental or necessary mechanical appurtenances (see Figure 6-3).

Figure 6-3, Building Height



HEIGHT, STRUCTURE – A structure’s vertical measurement taken from average grade along the face of the structure which is nearest the property line adjacent to a public or private street right-of-way to the highest point of the structure.

HEIGHT, WIRELESS COMMUNICATIONS FACILITY – The distance measured from the pre-existing grade level to the highest point on the Wireless Communication Facility, even if said highest point is an antenna or lightning protection device.

HIVE – Any frame hive, box hive, box, barrel, log, gum, skep or other receptacle or container, natural or artificial, or any part thereof, which may be used or employed as a domicile for bees.

HISTORIC RESOURCE – Any Building or Structure in the Township, which meets one or more of the following criteria and is therefore in the public interest to be preserved or rehabilitated, rather than to be Demolished.

1. Is listed in Appendix A of this Ordinance, the “Monroe Township Historic Resources Inventory”; or
2. Is listed on or is within an area listed on the National Register of Historic Place and/or the Cumberland County Register of Historic Places, or which is the subject of a pending application for listing on either of these registers; or
3. Is listed in the Historic Preservation chapter of the Cumberland County Comprehensive Plan; or
4. Is at least fifty (50) years old and is determined by the Township Board of Supervisors to be either:

- a. Importantly associated with one or more persons or events, or with the broad architectural, cultural, political, economic, or social history of the Township or Commonwealth of Pennsylvania; or
- b. Historically or architecturally significant (in terms of period, style, method of Building construction, or association with a reputed architect or builder) either by itself or in the context of a group of Buildings or Structures.

HOUSEHOLD LIVING – Household living means the use of one or more Dwelling Units located within the Principal Structure of a Lot by a household, in which the units may or may not share a common wall with the adjacent unit or have individual entrances from the outside. Nothing in this Section shall be deemed to limit the ability of lawful occupants of a Dwelling Unit to have bona fide guests.

IMPERVIOUS (AREA) COVERAGE – The ratio of the total area on a Lot which is in Impervious Cover, divided by the total area of the Lot, expressed as a percentage. For the purpose of this definition, Impervious Coverage on a Lot encompasses all Impervious Cover plus the entire Building area, including Roof overhangs, cornices, eaves, and gutter.

IMPERVIOUS COVER – A surface composed of any material that significantly impedes or prevents natural infiltration of water into the soil. Includes, but is not limited to, rooftops, parking lots, driveways, Buildings, Streets, roads, decks, swimming pools and any concrete, asphalt, or compacted gravel. Impervious cover does not include Pervious Surfaces as defined herein (see PERVIOUS SURFACE).

IMPERVIOUS SURFACE – A surface covered with Impervious Cover that prevents the percolation of water into the ground.

JUNK – Used materials, discarded materials, or both, including, but not limited to, waste paper, rags, metal, building materials, house furnishings, machinery, vehicles, or parts thereof, which are being stored awaiting potential reuse or ultimate disposal.

LAND DEVELOPMENT – Consists of any of the following activities:

- 1. The improvement of one lot or two or more Contiguous lots, tracts or parcels of land for any purpose involving:
 - a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups or other features.
- 2. A subdivision of land.
- 3. The exclusion of certain land development from this definition of "land development" is permitted only when such land development involves:

- a. The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three (3) residential units, unless such units are intended to be a Condominium.
- b. The addition of an Accessory Building, including farm buildings, on a lot or lots subordinate to an existing principal building not to exceed 5,000 square feet of impervious coverage.
- c. An addition to a nonresidential building not to exceed 2,500 square feet. Files shall be checked to be sure plan is compatible with the original land development plan.

LANDOWNER – The legal or beneficial Owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the Landowner, or other person having a proprietary interest in land, shall be deemed to be a Landowner for the purposes of this Ordinance.

LAND USE ORDINANCE – Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the Pennsylvania Municipalities Planning Code.

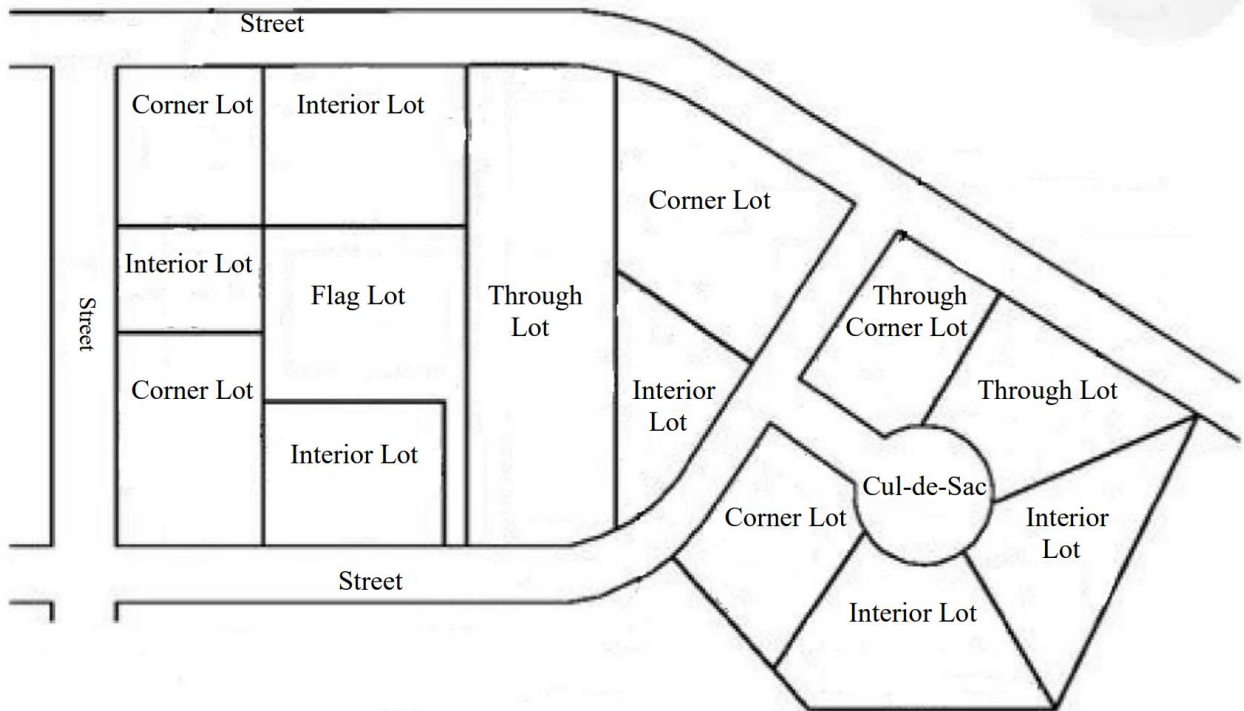
LEGALLY NONCONFORMING USE – Any use of land, a Building or a Structure (including Signs) lawfully existing at the time of the adoption of this Ordinance or at the time this Ordinance is subsequently amended, which Use may be continued without prohibition by this Ordinance as long as such Use is maintained, subject to the provisions of this Ordinance.

LIVESTOCK – That class of animals that are customarily kept and housed outside the home or in enclosures such as pens, barns, corrals or paddock areas. Livestock includes, but is not limited to, horses, cattle (beef and dairy), llamas, mules, swine, sheep, goats, poultry, and fowl. Animals customarily considered to be domesticated such as dogs, cats and other small pets are not considered Livestock under this ordinance.

LOADING BERTH – A designated area for the express purpose of loading or unloading delivery vehicles.

LOT – A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit. Lot types include the following and as illustrated in Figure 6-4, Lot Types.

Figure 6-4, Lot Types



Corner Lot – A Lot at the junction of and abutting on two (2) or more intersecting Streets or private roads or at the point of abrupt change of a single Street or private road, where the interior angle is less than one hundred and thirty-five degrees (135) and the radius of the Street or private road line is less than one hundred feet (100'0").

Flag Lot – A Lot; the width of which is less than eighty percent (80%) of the minimum Lot width at any point between the front Lot line and the Building setback line, the width being determined by a line which is perpendicular to any side Lot line. For the purposes of this section, a Flag Lot shall be described as containing two parts: (1) The “flag” shall include that portion of the lot that is the location of the principal and accessory buildings. (2) The “pole” shall be considered that portion of the site that is used for vehicular access between the site and its adjoining road.

Interior Lot. – A Lot other than a Corner Lot with only one frontage on a Street other than an Alley.

Through Lot – A Lot other than a Corner Lot with frontage on more than one Street other than an Alley. Through Lots with frontage on two Streets may be referred to as double frontage Lots.

LOT, MINIMUM WIDTH – The Lot dimension measured along the Building setback line parallel to and abutting a public Street where public vehicular access is allowed.

LOT, REVERSE FRONTAGE – A Lot extending between and having frontage on an arterial Street and a minor Street, and with vehicular access solely from the latter.

LOT AREA – The area contained within the property lines of individual parcels of land, excluding any area within a street right-of-way, but including the area of any easement.

LOT COVERAGE – Expressed as a percentage of the lot which is covered with impervious surfaces, including buildings, driveways, parking area, sidewalks or any other “non-green” cover, including semi-impervious or porous pavement materials.

LOT DEPTH – The horizontal distance measured between the street right-of-way line and the rear property line. On corner lots, reverse frontage lots, and triangular or other irregularly shaped lots, the depth shall be measured along the property line adjacent to the side yard which extends from the street of address to the opposite property line. Where a rear yard is formed by angled or offset property lines, the lot depth shall be measured as the weighted average distance from the street right-of-way line to the farthest rear property line.

LOT FRONTAGE – The Lot dimension measured along the Right-Of-Way line parallel to and abutting a public Street where public vehicular access is allowed.

LOT LINE – A line of record which divides one (1) lot from another lot, or from a public or private road or any other public space. Where a lot abuts a public right-of-way, the lot line for regulatory purposes shall be the right-of-way line. Also known as road or street line (see Figure 6-1).

LOT OF RECORD - A lot identified on a subdivision plan or on a deed or other instrument of conveyance recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania.

LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of Vehicles, Building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a Building, provided that such space is not designed and built so that the Structure is in violation of the applicable non-elevation design requirements of this Ordinance.

MAINTENANCE AND REPAIR – Work that does not alter the appearance or harm the stability of exterior features of a Building.

MANUFACTURE - A function involving either the processing or production of materials, goods, or products.

MANUFACTURED HOME/HOUSE - Any structure intended for or capable of permanent human habitation, with or without wheels, and capable of being transported or towed from one place to the next, in one or more pieces, by whatsoever name or title it is colloquially or commercially known, but excluding transport trucks or vans equipped with sleeping space for a driver or drivers, and travel trailers. Manufactured houses placed in parks shall meet the requirements for Manufactured Housing Parks listed in Article 7 of the Monroe Township Subdivision and Land Development Ordinance, as may be amended. Manufactured houses placed on individual lots shall be considered “dwellings”, and be bound by the requirements there-imposed.

MANUFACTURED HOME/HOUSING PARK - A parcel or contiguous parcels of land which have been so designated and improved to contain two or more manufactured housing lots for the placement thereon of manufactured houses.

MANUFACTURED HOUSING LOT - A parcel of land in a manufactured housing park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured house.

MANURE – The fecal and urinary excrement of livestock and poultry, often containing some spilled feed, bedding or litter.

MANURE STORAGE FACILITY – A structure or other improvement built to store manure for future use, or disposal. Types of storage facilities are as follows: underground storage, in ground storage, earthen bank, stacking area, and above-ground storage.

MEDICAL MARIJUANA – Refers to using the whole unprocessed marijuana plant or its basic extracts to treat a disease or symptom.

MICRO WIRELESS FACILITY – A small wireless communications facility that:

1. Does not exceed two (2) cubic feet in volume; and
2. Has an exterior antenna no longer than eleven (11) inches.

MINERAL RESOURCE – Any aggregate or mass of mineral matter, whether or not coherent. The term includes, but is not limited to, limestone and dolomite, sand and gravel, rock and stone, earth, fill, slag, iron ore, zinc ore, vermiculite and clay, anthracite and bituminous coal, coal refuse, peat and crude oil and natural gas.

MINOR REPAIR – The replacement of existing work with equivalent materials for the purpose of its routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a Structure affecting the exit way requirements; nor shall minor repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

MODIFICATION OR MODIFY — The improvement, upgrade, or expansion of existing wireless communications facilities or base stations on an existing wireless support structure or the improvement, upgrade, or expansion of the wireless communications facilities located within an existing equipment compound, if the improvement, upgrade, expansion or replacement does not substantially change the physical dimensions of the wireless support structure.

MODULAR (INDUSTRIALIZED) HOME – A home that is wholly or mostly made, constructed, fabricated or assembled in manufacturing facilities. These Structures are then shipped to the home site for assembly and installation. A modular home is designed only for installation on a site built permanent foundation and not to be moved after the installation.

MOTOR VEHICLE – A Vehicle that is self-propelled except an electric personal assistive mobility device or a Vehicle which is propelled solely by human power.

NET DEVELOPABLE AREA – The land area, measured in acres, remaining after the Open Space requirements of this Ordinance have been met.

NONCONFORMING LOT – A Lot, of which the area or dimension was lawful prior to the adoption or amendment of a zoning ordinance, but now fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

NONCONFORMING STRUCTURE – A Structure or part of a Structure manifestly not designed to comply with the applicable Use or extent of Use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such Structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming Structures include, but are not limited to, nonconforming Signs.

NONCONFORMING USE – A Use, whether of land or of Structure, which does not comply with the applicable Use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such Use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.

NONCONFORMITY, DIMENSIONAL – Any aspect of a land use that does not comply with any size, height, bulk, setback, distance, landscaping, coverage, screening, or any other design or performance standard specified by this Ordinance, where such dimensional nonconformity lawfully existed prior to the adoption of this Ordinance or amendment thereto.

NON-PHASE 2 OUTDOOR WOOD-FIRED BOILERS – An Outdoor Wood-Fired Boiler (OWB) that has not been certified or qualified by the EPA as meeting a particulate matter emission limit of 0.32 pounds per million British Thermal Units (BTU) output or lower and is labeled accordingly.

ON-LOT SEWER SERVICE – The disposal of sewage generated a user on land by safe and healthful means, as approved by the Township On-Lot Management Ordinance.

ON-LOT WATER SERVICE – The provision of a safe, adequate and healthful supply of water to a user from a private well.

OPEN LOOP SYSTEMS – A geothermal heat pump system which relies on the circulation of groundwater from a supply well, spring or surface water. The source for heat, groundwater is moved from the ground to a heat pump. The water is then transferred to a discharge area, typically a surface water body, storm or sanitary sewer system, or recharge well.

OPEN SPACE, COMMON – A designated area within or related to a site designated as a development and designed and intended for the use or enjoyment of residents and owners of the development or the general public. Common Open Space may contain such complementary structures and improvements as are necessary and appropriate for the use and enjoyment of residents and owners of the development. Unless otherwise modified by Section 4.22 (Open Space Development Standards) this Ordinance, maintenance of and improvements to Common Open Space is the responsibility of the residents and owners of the development. The following items shall not be classified as common open space and shall not be included in the calculation of common open space area:

1. Area within street right-of-way lines or private access easements.
2. Area within storm water management basins with impervious surfaces.
3. Area located within fifteen (15) feet of any structure not designated for community use.

4. Area between the required building setback line and the property of street right-of-way line.
5. Area between the required building setback line and a private access easement, interior access drive or parking area.
6. Area located on lots held in single and separate ownership not intended for community use.
7. Area within the footprint of any enclosed structure.

Recreation areas located within common open space areas defined above which contain impervious surfaces such as athletic courts or walking paths can be considered part of the common open space. Common open space shall be principal use of the lot.

OPEN SPACE, PUBLIC – Publicly-owned and maintained undeveloped land, a natural landscaped area, or a formal improved area designed or reserved for the general public’s use as active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, building, and other structures that are consistent with and supportive of the general purposes of public parkland and open space.

OWNER – Owner means the Person with legal title to real property, a Building, or Structure.

OUTDOOR WOOD-FIRED BOILER (OWB) – Also known as outdoor wood-fired furnaces, outdoor wood-burning appliances, or outdoor hydronic heaters, water stoves, etc. A fuel-burning device:

1. Designed to burn clean wood or other approved solid fuels;
2. That the manufacturer specifies for outdoor installation or for installation in Structures not normally intended for habitation by humans or domestic animals, including Structures such as garages and sheds; and
3. Which heats Building space and/or water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

PEN – A fenced area designed to contain the animal to a restricted area and prevent animals roaming at large.

PENNSYLVANIA UNIFORM CONSTRUCTION CODE (UCC) ACT – Act of Nov. 10, 1999, P.L. 491, No. 45 as amended. The statewide Building code adopted by the Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Applicable to residential and commercial Buildings, the code adopted the International Residential Code (IRC) and the International Building Code (IBC), by reference as the construction standard applicable with the Commonwealth floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC such references shall be based on the most recently adopted editions thereof.

PENNSYLVANIA LICENSED ARCHITECT – An individual licensed under this Architects Licensure Law (Act of Dec. 14, 1982, P.L. 1227, No. 281) to engage in the practice of architecture within the Commonwealth of Pennsylvania.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC) – Act of 1968, P.L. 805, No. 247 as reenacted and amended.

PERMANENT FOOD FACILITY – A retail food facility operating in a permanently constructed Structure permitted and operated for the purpose of storing, preparing, serving, packaging, or otherwise handling food at the retail level. Permanent Food Facility does not include Mobile Food Facility, or a facility licensed as a Temporary Food Service Facility (TFS) under The Retail Food Facility Safety Act §5703(g)(2).

PERSON – Includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in cases under title 11 [of the United States Code], receivers, and fiduciaries.

PERVIOUS SURFACE – A pervious surface is a surface that allows the percolation of water into the underlying soil. Pervious surfaces include grass, mulched groundcover, planted areas, vegetated roofs, permeable paving as well as porches and decks erected on pier foundations that maintain the covered lot surface's water permeability. Pervious surfaces do not include any structure or building, any porch or deck that limits the covered lot surface from absorbing water, or any outdoor stairs, on-grade surface sports court, swimming pool, artificial turf, sidewalk or patio constructed of concrete, asphalt, brick, compacted gravel or other material that impedes the infiltration of water directly into the subsurface of the lot.

PESTICIDE – Any substance or mixture of substances intended for use in preventing, destroying, repelling, sterilizing, or mitigating any insects, rodents, nematodes, predatory animals, fungi, weeds, or other forms of plant or animal life.

PETROLEUM PRODUCT – Oil petroleum of any kind and in any form, including crude oil and derivatives of crude oil. It may be alone, as a sludge, as oil refuse, or mixed with other wastes.

PHASE 2 OUTDOOR WOOD-FIRED BOILER – An outdoor wood-fired boiler that has been certified or qualified by the EPA as meeting a particulate matter emission limit of 0.32 pounds per mill BTU output and is labeled accordingly.

PLANNING COMMISSION – The Planning Commission of Monroe Township.

PORCH – A non-enclosed or semi-enclosed Roof covered Accessory Structure adjoining a first floor entrance to a Building.

PRE-COMMERCIAL TIMBER STAND IMPROVEMENT – A forest practice, such as thinning or pruning, which results in better growth, structure, specific composition, or health for the residual stand but does not yield a net income to the Landowner, usually because any trees cut are of poor quality, too small or otherwise of limited marketability or value.

PREMISES – The property upon which the activity is conducted as determined by physical facts rather than property lines. It is the land occupied by the buildings or other physical uses that are necessary or customarily incident to the activity, including such open spaces as are arranged and designed to be used in connection with such buildings or uses.

PRESERVATION OR PROTECTION – When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use but shall not be interpreted to authorize the unreasonable restriction of forestry, mining or other lawful uses of natural resources.

PRIME AGRICULTURAL LAND – Land used for agricultural purposes that contains soils of the first, second or third class, or is considered to be unique agricultural land, all as defined by the United States Department of Agriculture Natural Resource and Conservation Services County Soil Survey.

PROFESSIONAL ENGINEER – An individual licensed and registered under the laws of the Commonwealth of Pennsylvania to engage in the Practice of Engineering. A Professional Engineer may not practice land surveying unless licensed and registered as a Professional Land Surveyor as defined and set forth in the Engineer, Land Surveyor and Geologist Registration Law, Act of May 23, 1945, P.L. 913, No. 367 Cl. 63. However, a Professional Engineer may perform engineering land surveys.

PROFESSIONAL LAND SURVEYOR – An individual licensed and registered under the laws of the Commonwealth of Pennsylvania to engage in the Practice of Land Surveying. A Professional Land Surveyor may perform engineering land surveys but may not practice any other branch of engineering.

PROPERTY OWNER – The individual, corporation, any other legal entity that holds either legal or equitable title to the real estate as set forth on any deed, agreement of sale, or any other document recorded in the Office of the Recorder of Deeds for the applicable jurisdiction.

PROTECTION UTILITIES – Use or extension thereof which is operated, owned or maintained by a municipality or municipal authority or which is privately owned and approved by the Pennsylvania Public Utility Commission for the purpose of providing public sewage disposal, treatment, or both; public water supply, storage, treatment, or any combination thereof; or for the purpose of providing the transmission of energy or telephone service.

PUBLIC – Owned, operated, or both, by the township, its authority, a Township-supported fire company, or a Township-supported ambulance association.

PUBLIC HEARING – A formal meeting held pursuant to public notice by the Monroe Township Board of Supervisors or Zoning Hearing Board intended to inform and obtain public comment, prior to taking action in accordance with the Pennsylvania Municipalities Planning Code.

PUBLIC MEETING – A forum held pursuant to notice under 65 Pa.C.S. Ch. 7 (relating to open meetings.)

PUBLIC NOTICE – Notice published once each week for two (2) successive weeks in a newspaper of general circulation in Monroe Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. Public notice for rezoning, special exception, variance, or any combination thereof, requests shall also include the posting of a sign(s) at a conspicuous location(s) upon the site to notify potentially interested citizens; this sign(s) shall be posted at least one week prior to the hearing and will exhibit the nature, date, time and location of the hearing.

PUBLIC SEWER – A municipal sanitary sewer or a comparable common or package sanitary facility approved and permitted by the Pennsylvania Department of Environmental Protection.

PUBLIC WATER – A municipal water supply system, or a comparable common water facility approved and permitted by the Pennsylvania Department of Environmental Protection.

PREFABRICATED HOME – Any Building or Dwelling that is manufactured off-site in a home Building facility, and then transported to the home or Building site.

PREFERABLY PRESERVED SIGNIFICANT BUILDING – Preferably Preserved Significant Building or Structure means any Significant Building or Structure, which the Township Board of Supervisors determine as provided in Section 4, Subsection (C) of this Ordinance, that it is in the public interest to be preserved or rehabilitated rather than to be demolished.

PREMISE or PREMISES – Premises mean the parcel of land upon which the demolished Building or Structure was located and all adjoining parcels of land under common ownership or control.

RECREATIONAL VEHICLE – A Vehicle which is either self-propelled or towed by a consumer-owned tow Vehicle and designed to provide temporary living quarters for recreational, camping or travel use that complies with all applicable Federal vehicle regulations and is certified by the manufacturer as complying with NFPA 1192 Standard on Recreational Vehicles or ANSI A119.5 Park Model Recreational Vehicle Standard and includes the following types as defined by the Pennsylvania Board of Vehicles Act (Act of Oct. 24, 2018, P.L. 816, No. 134)

1. Motor home.
2. Travel trailer.
3. Fifth wheel travel trailer.
4. Folding camping trailer.
5. Truck camper.
6. Park model RV

REPLACEMENT OF A WIRELESS COMMUNICATIONS FACILITY (REPLACEMENT OF WCF) – The replacement of existing wireless communications facilities on an existing wireless support structure or within an existing equipment compound due to maintenance, repair, or technological advancement with equipment composed of the same wind loading and structural loading that is substantially similar in size, weight, and height as the wireless communications facilities initially installed and that does not substantially change the physical dimensions of the existing wireless support structure.

RENTALS – A procedure by which services or personal property are temporarily transferred to another person for a specific time period for compensation.

REPAIR – A function involved in correcting deficiencies of products that affect its performance, appearance, or both.

REPORT – Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such Report in the rendering of any Decision or

Determination. All Reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body, or agency, nor shall any appeal lie therefrom. Any Report used, received or considered by the body, board, officer or agency rendering a Determination or Decision shall be made available for inspection to the Applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

RIGHT-OF-WAY (ROW) – An area acquired or reserved for Streets, street trees (or landscaping), drainage, utilities and pedestrian ways owned by a public or private Person. When used in the regulation of Wireless Telecommunications Facilities, the surface of and space above and below any real property in the Township in which the Township has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all Streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, or any other public place, area or property under the control of the Township, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes, but excluding lands other than Streets that are owned by the Township. The phrase “in the right(s)-of-way” means in, on, over, along, above and/or under the right(s)-of-way.

ROOF – An Impervious Cover of a Building.

SAFETY FAN – An area on a Shooting Range Facility designed to contain all projectiles fired from a shooting range. The Safety Fan consists of three parts: the direct fire zone, the safety zone, and the ricochet zone. The direct fire zone is that area into which all shots are fired during the normal course of shooting.

SEASONAL RESIDENCE – A dwelling, cabin, lodge or summer house which is intended for occupancy less than one hundred eighty-two (182) days of the year.

SETBACK - The minimum required horizontal distance between a setback line and a property or street right-of-way line.

SETBACK, FRONT – The minimum distance between the street line and the building setback line projected the full width of the lot. Commonly, called “required front yard”.

SETBACK, REAR – The minimum distance between the rear lot line and the rear setback line projected the full width of the lot. Commonly called “required rear yard”.

SETBACK, SIDE – The minimum distance between the side lot line and the side setback line projected from the front yard to the rear yard. Commonly called “required side yard”.

SETBACK LINE – A line within a property and parallel to a property or street line which delineates the required minimum distance between some particular use of property and that property or street line.

SINGLE AND SEPARATE OWNERSHIP – The ownership of a lot by one or more persons, which ownership is separate and distinct from that of any abutting or adjoining lot. Ownership shall be considered separate and distinct where lots have been separately described as such, by metes and bounds, in a recorded deed or conveyance prior to the enactment of this Ordinance, or an amendment thereto, and have continued since that date to be so separately described in all subsequent recorded deeds of conveyance.

SMALL WIRELESS COMMUNICATIONS FACILITY – A wireless communications facility that meets the following criteria:

1. The wireless support structure on which antenna facilities are mounted—
 - (a) Is fifty (50) feet or less in height, or
 - (b) is no more than ten (10) percent taller than other adjacent structures, or
 - (c) is not extended to a height of more than fifty (50) feet or by more than ten (10) percent above its pre-existing height as a result of the Collocation of new Antenna facilities; and
2. Each Antenna associated with the deployment (excluding the accessory equipment) is no more than three cubic feet in volume; and
3. All accessory equipment associated with the wireless support structure (excluding antennas) is cumulatively no more than 28 cubic feet in volume.
4. The wireless communications facility does not require antenna structure registration under 47 CFR Section 17;
5. The wireless communications facility is not located on Tribal lands, as defined under 36 CFR 800.16(x); and
6. The wireless communications facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).

SOLAR ACCESS – A Property Owner's right to have the sunlight shine on his land.

SOLAR ENERGY SYSTEM – A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy.

SPARK ARRESTER – A device (located at the top of a chimney) to prevent sparks, embers or other ignited material above a given size from being expelled to the atmosphere.

STACK – Any vertical Structure enclosing a flue or flues that carry off smoke or exhaust from a furnace, especially that part of a Structure extending above a Roof.

STEEP SLOPES - Areas of land, 3,000 square feet or greater, where the grade is fifteen (15) percent or greater. Steep slopes are divided into two categories:

1. Precautionary slopes are those areas of land where the grade is 15 to 25 percent.
2. Prohibitive slopes are those areas of land where the grade is greater than 25 percent.

Slope shall be measured as the change in elevation over the horizontal distance between consecutive contour lines. Slope shall be measured over three (3) consecutive 2- foot contour intervals [six (6) cumulative vertical feet of slope]. All slope measurements shall be

determined by a topographic survey signed and sealed by a Professional Engineer or a Professional Land Surveyor.

STORM WATER MANAGEMENT BASIN – Any facility used to retain or detain storm water, that is part of a storm water management system.

STORY – The part of a Building between the surface of any floor and the next floor above it or in its absence, the finished Story if its floor level is six feet or more above the level of the line of the finished floor next below it. Any floor under a sloping roof at the top of a Building, which is more than two feet below the top plate shall be counted as a Story; and, if less than two feet below the top plate, it shall be counted as a half-Story. A basement shall be counted as a Story if it averages more than five feet above grade.

STREET – An avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. This definition shall not include Access Drives or Driveways.

STREET CENTERLINE – A baseline used for the layout of lots and the construction of a cartway generally midway between the street lines.

STREET FRONTAGE – See Frontage, Street.

STREET LINE (RIGHT-OF-WAY LINE) – A line defining the edge of a street right-of-way and separating the street from abutting property or lots.

STREET WALL – The façade wall of a Building or portion of a wall facing a street line.

STRUCTURE – Any assembly of materials constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, any portion of which is above the natural surface grade, including, but not limited to buildings, sheds, cabins, manufactured houses and trailers, pavilions, pagodas, tents, kennels, swimming pools, dumpsters, fences, dams, culverts, roads, railroads, bridges, storage tanks, and signs.

STRUCTURE, ACCESSORY – A structure associated with an accessory use, (e.g., decks, swimming pools, patios, antennas, tennis courts, garages, utility shed, etc.).

STRUCTURE, PRINCIPAL – A structure associated with a primary use. Structures shall not include such things as temporary fences, sandboxes, decorative fountains, swing sets, doghouses, birdhouse, bird feeders, mailboxes, and any other similar non-permanent improvements.

SUBDIVISION – The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition of the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, or any residential dwelling, shall be exempted.

SUBSTANTIAL IMPROVEMENT – Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the fair market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purpose of this definition, “substantial improvement” is considered to occur when the first alteration of any

wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure

SUBSTANTIAL CHANGE – A modification substantially changes the physical dimensions of any support structure if it meets the criteria established by 47 CFR §1.6100.

TRACT AREA, ADJUSTED – The gross tract area minus the constrained land.

TRACT AREA, GROSS – The total amount of land contained within the limits of the legally described property lines bounding the tract.

TESTING – A function involving the examination and assessment of qualities, performances, capabilities, or any combination thereof, of a product, good or material.

TECHNICALLY FEASIBLE – By virtue of engineering or spectrum usage, the proposed placement for a small wireless facility or its design or site location can be implemented without a material reduction in the functionality of the small wireless facility.

TERMINAL VISTA – The scene terminating the view down a road or street, as at an intersection or on the outside of a curve.

TOWER-BASED WIRELESS COMMUNICATIONS FACILITY (TOWER-BASED WCF) – Any structure that is used for the primary purpose of supporting one or more antennae, including, but not limited to, self-supporting lattice towers, guy towers, and monopoles, and the accompanying Antenna and Accessory Equipment.

TOWNSHIP – Monroe Township, Cumberland County, Pennsylvania.

THERMAL GROUNDWATER – Groundwater which is less than two-hundred fifty (250) degrees Fahrenheit at bottom-hole temperature and possessing sufficient heat to be used for a direct thermal application or in conjunction with a groundwater heat pump.

TINY HOME – A Dwelling Unit placed on a property for occupancy as a residential dwelling with a habitable area of not less than two hundred (200) square feet and not more than five hundred ninety-nine (599) square feet, constructed on a permanent foundation. A Tiny Home may be considered a Manufactured Home as defined herein and shall meet the following additional requirements:

1. Contains a minimum of (200) square feet and a maximum of (600) square feet of living space;
2. Is a detached, self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping and toiletry; and
3. Is designed and built to look like a conventional residential building structure.

TOTAL FLOOR AREA – The area of all floors in all Buildings measured to the outside of the exterior walls, excluding attics, basements, and open porches (measured in square feet). (Note: An “open porch” has a Roof but is not enclosed with screens or windows. Porches enclosed with screens or windows shall be counted toward Total Floor Area.)

TRAILER – A vehicular, portable Structure that may be built with or without a chassis, wheels, and Motor or may be mounted on a truck chassis; however, is designed as a temporary dwelling

for travel, recreation and vacation Use and is either dependent upon a service Building for toilet and lavatory facilities or for disposal of stored sewage.

UNENCLOSED STORAGE – Storage outside of a fully enclosed free standing building containing walls and a roof. Storage under or within fabric carports or canopies, vehicle covers, tarps, or buildings whose walls are not fully opaque shall constitute unenclosed storage.

UNIFORM CONSTRUCTION CODE (UCC) – Act 45 of 1999 establishing a state-wide building code in the Commonwealth of Pennsylvania.

USE – The specific purpose for which land or a Building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "Permitted Use" or its equivalent shall not be deemed to include any Non-Conforming Use.

USE, PERMITTED – Means any Use allowed by right within a Zoning District, subject to the restrictions applicable to that Zoning District, and that is not a Special Exception Use or Conditional Use.

USE, PRINCIPAL – The dominant purpose for which a Lot or Building is utilized.

USE, SPECIAL EXCEPTION – A Use conditionally permitted in a particular Zoning District under this Ordinance that may be undertaken only following the approval by the Zoning Hearing Board and the subsequent issuance of a Zoning Permit by the Zoning Officer pursuant to standards and criteria established in this Ordinance.

USE, TEMPORARY – Any Use authorized under and in accordance with the provision of this Ordinance which is limited to the time in which such Use may legally continue.

VARIANCE – The permission granted by the Zoning Hearing Board following a Public Hearing that has been properly advertised as required by the Pennsylvania Municipalities Planning Code, as amended, for an adjustment to some regulation which, if strictly adhered to, would result in an unnecessary hardship and where the permission granted would not be contrary to the public interest, and would maintain the spirit and original intent of the Ordinance.

VEHICLE – Every device in, upon or by which any person or property is or may be transported or drawn upon a highway, except devices used exclusively upon rails or tracks. The term does not include a self-propelled wheelchair, or an electrical mobility device operated by and designed for the exclusive use of a person with a mobility-related disability.

VOLUNTARILY – Means any act(s) done by design or intention, which is proposed, intended, or not accidental. An Act of God is not considered voluntary, but rather is regarded as an act done without the will or choice of the Applicant (or Owner, if different from Applicant). For the purposes of this Ordinance, the destruction of a significant Building or Structure for failure to properly secure it shall be considered voluntary.

WALL MOUNTED – An Electric Vehicle Charging Station that is mounted to a wall or any similarly substantial vertical surface.

WBCA - Pennsylvania Wireless Broadband Collocation Act (53 P.S. §11702.1 et. seq.)

WETHER – A male sheep castrated before sexual maturity.

WETLANDS – Areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a

prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. Any area meeting the official wetland definition of the U.S. Army Corps of Engineers or the Pennsylvania Department of Environmental Protection, as amended, shall be considered a wetland for the purposes of this Ordinance. In the event the definition of wetland accepted by the U.S. Army Corps of Engineers conflicts with the definition of a wetland accepted by the (state) Department of Environmental Protection, the more restrictive definition shall apply.

WIND ENERGY SYSTEM (WES) – Equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, turbine, vane, wire, or other component used in the system.

WIND ENERGY SYSTEM, ACCESSORY – A WES designed as a secondary use on a lot, wherein the power generated is used primarily for on-site consumption

WIND ENERGY SYSTEM, PRINCIPAL – A WES designed as the primary use on a lot, wherein the power generated is used primarily for off-site consumption.

WINDOW – An opening to the outside other than a door which provides all or part of the required natural light, natural ventilation or both to an interior space. The glazed portion of a door in an exterior wall may be construed to be a window in regard to provision of natural light.

WIRELESS COMMUNICATIONS FACILITY APPLICANT (WCF Applicant) – Any person that applies for a wireless communication facility building permit, zoning approval, and/or permission to use the public right-of-way (ROW) or other Township-owned land or property.

WIRELESS SUPPORT STRUCTURE – A pole, tower, base station, or other building, whether or not it has an existing antenna facility that is used or is to be used for the provision of wireless service (whether on its own or commingled with other types of services).

WOODLANDS – A tree mass or plant community in which tree species are dominant or co-dominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees [larger than twelve (12) inches dbh] covering an area of one-quarter (1/4) acre or more, or consisting of ten (10) individual trees larger than six (6) inches dbh, shall be considered a woodland. The extent of any woodland plant community or any part thereof shall be measured from the outer-most drip line of all the trees in the plant community.

WOODLAND DISTURBANCE – Any activity that 1) alters the existing structure of a woodland or hedgerow, including the cutting or removal of canopy trees, sub-canopy trees, understory shrubs and vines, and herbaceous woodland floor species; 2) constitutes a land disturbance within a woodland or hedgerow. Woodland disturbance does not include the selective cutting or removal of invasive plant species.

YARD – An area between the permitted structures and the property lines (see Figure 6-5).

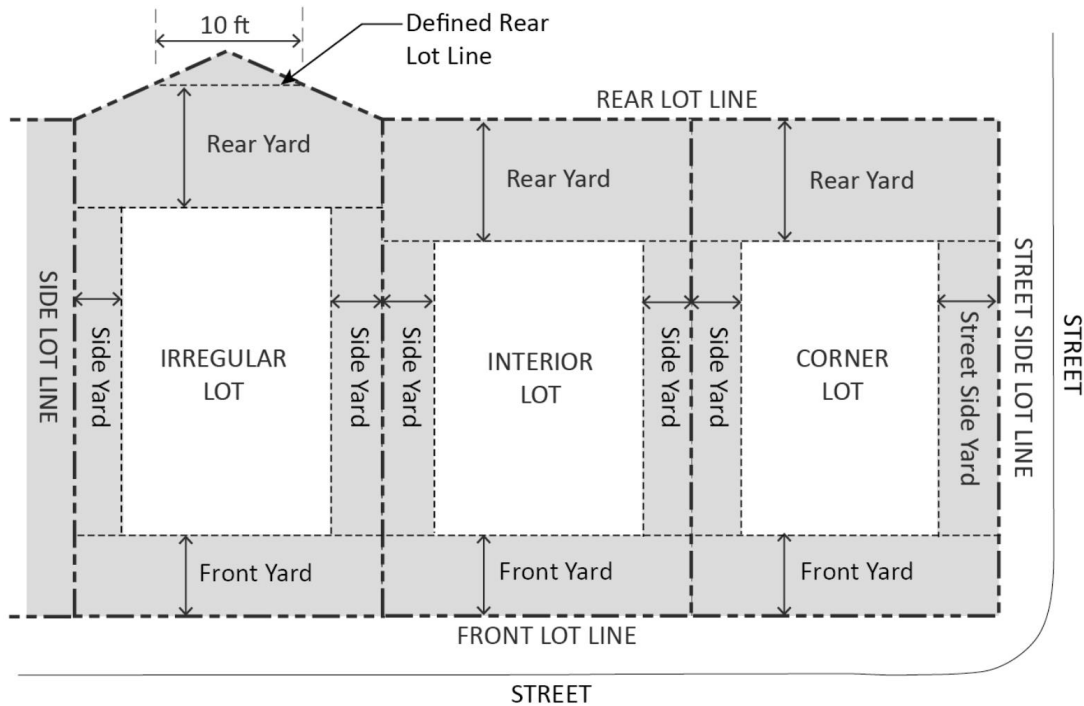
YARD, FRONT – The area contained between the street right-of-way line and the principal structure. For flag lots, the front yard shall be that area between the principal structure and that property line which is most parallel to the street that provides access and is not part of the flagpole.

YARD, REAR – The area contained between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be that area between the

principal structure and that lot line which is directly opposite the above described front yard.

YARD, SIDE – The area (s) between a principal structure and any side lot line(s). On corner lots, the side yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s). For flag lots, the side yards shall be the area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal structure (see Figure 6-5, Yards).

Figure 6-5, Yards



ZONING – The designation of specified districts within the Township, reserving them for certain uses together with limitations on lot size, heights of structures and other stipulated requirements.

ZONING OFFICER – The duly constituted municipal official designated to administer and enforce this Ordinance in accordance with its literal terms.

APPENDIX A – MONROE TOWNSHIP HISTORIC RESOURCES INVENTORY

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
1	1012 Baish Rd. [parcel #22-11-0278-026]	log(?) farmhouse	pre-1858	Bridgens Atlas; proportions
2	1191 Baish Rd. (<i>Engle/Baish/Stamy Century-Farm</i>) [parcel #22-11-0280-030]	brick farmhouse	1900 house; (barn 1886)	Pa. Dept. of Agriculture Century Farm Program (<i>100 yrs. in same family</i>)
3	1220 Baish Rd. (<i>Joseph & Elizabeth Strickler Farm</i>) [parcel #22-11-0280-023]	brick farmhouse; also brick-end barn (<i>bushel measure, haystack & lily motif</i>) (*** 1 of only 5 surviving brick- end barns in twp.)	pre-1872 house; (barn 1861)	Beers Atlas; Van Dolsen pg. 192-193
4	1256 Baish Rd. [parcel #22-11-0280-022]	frame farmhouse	pre-1858?	Bridgens Atlas
5	830 Boiling Springs Rd. [parcel #22-24-0779-002]	frame house or duplex	ca. late 19th c.?	proportions
6	849 Boiling Springs Rd. [parcel #22-09-0539-012]	brick farmhouse	ca. 1870s?	style & proportions
7	856 Boiling Springs Rd. [parcel #22-09-0539-015]	farmhouse	pre-1858?	Bridgens Atlas; proportions
8	995 Boiling Springs Rd. (<i>John Beelman House & Farm</i>) [parcel #22-10-0642-025]	varied-mass farmhouse; also small log tenant house	ca. 1840	CCHRS #041-023-010
9	1024 Boiling Springs Rd. (<i>Dr. Michael L. Hoover House & Farm</i>) [parcel #22-10-0642-029]	brick farmhouse	1877-1880	CCHRS #041-023-011
10	1040 Boiling Springs Rd. (<i>Samuel Cocklin House & Farm</i>) [parcel #22-10-0642-030A]	stone & frame farmhouse	ca. 1842	CCHRS #041-023-012
11	1084 Boiling Springs Rd. (?) [parcel #22-10-0640-016]	farmhouse?	pre-1858?	Bridgens Atlas
12	1146 Boiling Springs Rd. (<i>J. Sollenberger House</i>) [parcel #22-10-0640-146]	brick farmhouse	ca. 1870s?	style & proportions; Beers Atlas
13	1155 Boiling Springs Rd. [parcel #22-11-0280-010]	half-timbered house (*** 1 of only 5 known half- timbered houses in twp.)	pre-1872	Beers Atlas, Bridgens Atlas
14	1210 Boiling Springs Rd. [parcel #22-10-0640-059]	farmhouse	pre-1858?	Bridgens Atlas
15	1251 Boiling Springs Rd. (<i>Morrett Family Farm</i>) [parcel #22-11-0280-001]	"gateway barn" to agricultural crossroads village: wooden bank barn	ca. 1841	Vanderlodge

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
16	1259 Boiling Springs Rd. too (<i>Nicholas Morrett House</i>) [parcel #22-28-2403-001]	brick (Flemish bond) farmette house; also 2 small "gateway barns" to agricultural crossroads village	1840-1841	Vanderlodge, CCHRS #041-023-?_ (& -45 Village of Churchtown)
17	1260 Boiling Springs Rd. (<i>Churchtown School</i>) [parcel #22-28-2401-044]	brick two-room schoolhouse (*** 1 of only 7 surviving schoolhouses in twp.)	1880	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
18	1261 Boiling Springs Rd. (<i>Jacob Ritner House</i>) [parcel #22-28-2401-097]	brick (Flemish bond) house	1831	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
19	1263 Boiling Springs Rd. (<i>Village of Churchtown</i>) [parcel #22-28-2401-098]	brick semi-detached house	ca. 1830s/1841	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
20	1265 Boiling Springs Rd. (<i>Jacob Worst / William Sollenberger House</i>) [parcel #22-28-2401-099]	half-timbered semi-detached house (*** 1 of only 5 known half-timbered houses in twp.)	ca. 1830s/1844	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
21	1267 Boiling Springs Rd. (<i>Adam Bitner / John Brannon House</i>) [parcel #22-28-2401-100]	log or frame (German Georgian style) house (*** 1 of only 13 surviving German Georgian houses in twp.)	1832-36/1843-44	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
22	1269 Boiling Springs Rd. (<i>William Darr House</i>) [parcel #22-28-2401-101]	frame house	1849-1850	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
23	1271 Boiling Springs Rd. (aka. 335 Old Stone House Rd.) (<i>Samuel Hyer Store</i>) [parcel #22-28-2401-102]	brick corner store	1830-1833	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Church-town))
24	1272 Boiling Springs Rd. (<i>Village of Churchtown</i>) [parcel #22-28-2401-014]	brick (Flemish bond) rowhouse	ca. 1856-1869	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
25	1274 Boiling Springs Rd. (<i>George Wunderlich House</i>) [parcel #22-28-2401-012]	brick (Flemish bond) triplex	1850-1852	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
26	1276 Boiling Springs Rd. (<i>Samuel Diven House</i>) [parcel #22-28-2401-012 too]	brick (Flemish bond) triplex	1850	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
27	1278 Boiling Springs Rd. (<i>[Levi Gates Saddle Shop]</i>) [parcel #22-28-2401-011]	frame house	pre-1851	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
28	1279 Boiling Springs Rd. (<i>Samuel Hyer House</i>) [parcel #22-28-2401-068]	brick house	1823-1824	Vanderlodge; CCHRS #041-023-?_ (&-45 Village of Churchtown)
29	1280B Boiling Springs Rd. (<i>Mary Ann Natcher House</i>) [parcel #22-28-2401-130]	frame house (German Georgian style) <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	1873-1882	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
30	1281 Boiling Springs Rd. (<i>Joseph Farenbaugh House</i>) [parcel #22-28-2401-069]	frame (beaded lap siding) house	1877	Vanderlodge; CCHRS #041-023-?_ (&-45 Village of Churchtown)
31	1283 Boiling Springs Rd. (<i>John Rider House</i>) [parcel #22-28-2401-070]	brick house	1831	Vanderlodge; CCHRS #041-023-?_ (&-45 Village of Churchtown)
32	1284 Boiling Springs Rd. (<i>Daniel Stees House</i>) [parcel #22-28-2401-006]	frame house	1853-1860	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
33	1285 Boiling Springs Rd. (<i>Jacob Wolf/ John Harlan House</i>) [parcel #22-28-2401-071]	half-timbered house <i>(*** 1 of only 5 known half-timbered houses in twp.)</i>	1831	Vanderlodge; CCHRS #041-023-?_ (&-45 Village of Churchtown)
34	1288 Boiling Springs Rd. (<i>Goodyear Family House</i>) [parcel #22-28-2401-005]	log farmhouse (German Georgian style) <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	pre-1841 (likely early 1800s)	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
35	1289 Boiling Springs Rd. (<i>Solomon Rider House</i>) [parcel #22-28-2401-073]	log house	1829-1832	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
36	1348 Boiling Springs Rd. [parcel #22-11-0282-012]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
37	1386 Boiling Springs Rd. (<i>Culbertson/Diller House</i>) [parcel #22-11-0282-026]	log & brick house	pre-1858	Bridgens Atlas; PHMC
38	1559 Boiling Springs Rd. (<i>George Beltzhoover ("Allenberry Mansion") House & Barn ("Stone Lodge & Carriage Room")</i>) [parcel #22-11-0284-017]	stone mansion house; also stone barn <i>(*** 1 of only 10 surviving stone barns in twp.)</i>	both ca. 1812-1820	Tritt, et.al. (Heinze); Keefer (Berkheimer)
39	1559 Boiling Springs Rd. too (<i>James Crockett (Allenberry) Still House & "Fairfield Hall" Barn</i>) [parcel #22-11-0284-017 too]	stone "still" house; also stone barn <i>(*** 1 of only 10 surviving stone barns in twp.)</i>	both ca. early 1800s?	1798 Tax; Tritt, et.al.(Heinze); Keefer (Berkheimer)

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
40	1571 Boiling Springs Rd. (<i>"Rose Balcony" House</i>) [parcel #22-11-0284-016]	stone mansion house; also stone cottage	pre-1858(?) house (cottage early 1800s?)	Kefer (Berkheimer); 1798 Direct Tax; Bridgens; proportions
41	1580 Boiling Springs Rd. (barn, formerly of <i>David McGowan Farm</i>) [parcel #22-11-0284-001A]	"gateway barn" to Allenberry area: wooden drive-thru barn (formerly pt. of #1590 farm)	ca. 19 th c.	Tritt, et. al. pgs. 98-99
42	1590 Boiling Springs Rd. (<i>David McGowan Farmhouse</i>) [parcel #22-11-0284-001B]	stone farmhouse	1799-1812	Tritt, et. al. pgs. 98-99
43	105 Boyer Rd. (<i>Samuel Eberly House & Farm</i>) [parcel #22-09-0535-003]	log "German style central chimney" farmhouse	pre-1826	CCHRS #041-023-181: "exhibits evidence of a center chimney [char-acteristic] of a "German" [or Continental style] log house" NVD/LFS, 12/1986
44	181 Boyer Rd. (<i>Samuel Irwin House</i>) [parcel #22-10-0640-069]	stone farmhouse (w/ flat arches)	1801/1882	datestones; (CCHRS #041-023-182)
45	190 Boyer Rd. [parcel #22-10-0638-010]	brick (Flemish bond, German Georgian style) farmhouse (*** 1 of only 13 surviving German Georgian houses in twp.)	pre-1858?	Bridgens Atlas; (CCHRS #041-023-183); proportions
46	215 Boyer Rd. [parcel #22-10-0640-038B]	brick farmhouse	ca. late 19th c.	(CCHRS #041-023-184); style & proportions
47	240 Boyer Rd. (<i>Allen Christian (Mennonite) Day School</i>) [parcel #22-10-0640-038A-EX]	brick schoolhouse (*** 1 of only 7 surviving schoolhouses in twp.)	post-1872	Beers Atlas; (CCHRS #041-023-185)
48	1180 Brandt Rd. [parcel #22-11-0280-019]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
49	1299 Brandt Rd. (<i>Neisley House</i>) [parcel #22-11-0280-021A]	brick farmhouse	ca. 1850s or earlier	Vanderlodge; Bridgens Atlas; (CCHRS #041-023-45 Village of Churchtown)
50	132 Brindle Rd. (<i>Thomas McElhenny House</i>) [parcel #22-10-0642-092]	stone (random ashlar) farmhouse	1849-1852	CCHRS #041-023-263: "Despite "Improve-ments," this house remains a good example of a mid-nineteenth century Cumberland County stone farm-house." NVD, 1/1987
51	205 Brindle Rd. (<i>Frederick & Barbara Gantz House & Farm</i>) [parcel #22-10-0642-021]	brick farmhouse; also stone bank barn (w/ <i>slit ventilators</i>) (*** 1 of only 10	both 1839-1840	CCHRS #041-023-262: "...the stone bank barn retains remarkable integrity

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
		<i>surviving stone barns in twp.)</i>		with its slit ventilation." NVD/KMD, 12/1986
52	245 Brindle Rd. (Michael Wenger House & Farm) [parcel #22-27-1901-042]	log farmhouse	ca. 1830-1840	CCHRS #041-023-261
53	316 Brindle Rd. (Peter Brindle House & Farm) [parcel #22-11-0278-002]	log(?) farmhouse	pre-1843?	(CCHRS #041-023-040)
54	335 Brindle Rd. (Peter Brindle Tenant House) [parcel #22-11-0278-002 (part of)]	log tenant house	ca. 1840?	CCHRS #041-023-040; Van Dolsen pg. 13: [originally had central chimney, an early Continental construction style]
55	1301 Church St. (Elmer Rank Barbershop) [parcel #22-28-2401-055]	bungalow	1928	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
56	1310 Church St. (Katherine Enck House) [parcel #22-28-2401-049]	bungalow	1936	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
57	1316 Church St. (Rachel Goodyear House) [parcel #22-28-2401-048]	brick (Flemish bond) house	1849-1850	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
58	1320 Church St. (John Pipher House) [parcel #22-28-2401-047]	log & frame house	ca. 1812-1817/ 1900	Vanderlodge; (CCHRS #041-023-1320 (&-45 Village of Churchtown))
59	1329 Church St. (Village of Churchtown) [parcel #22-28-2401-096]	frame house	post-1872	(CCHRS #041-023-45 Village of Churchtown)
60	1341 Church St. (Churchtown Mennonite Church) [parcel #22-11-0282-013-EX]	brick church (* ** 1 of only 3 surviving brick churches in twp.)	1885	datestone; Vanderlodge; (CCHRS #041-023-?_)
61	37 Clouser Rd. (?) [parcel #22-09-0541-008]	stone & frame house?	post-1872	Beers Atlas
62	69 Clouser Rd. [parcel #22-09-0539-023]	stone & frame farmhouse	pre-1858	Bridgens Atlas
63	96 Clouser Rd. [parcel #22-10-0642-018]	varied-mass frame farmhouse	pre-1872?	Beers Atlas; Bridgens Atlas
64	146 Clouser Rd. [parcel #22-10-0642-023]	frame farmhouse	ca. 1870s?	Beers Atlas; style & proportions
65	207 Clouser Rd. [parcel #22-10-0642-047]	stone & frame farmhouse	pre-1858	Bridgens Atlas; style & proportions
66	273 Clouser Rd. [parcel #22-10-0642-041]	varied-mass frame farmhouse	pre-1858?/later 19th c.?	Beers Atlas
67	11 Clouser Road Spur [parcel #22-24-0781-032]	frame farmhouse	pre-1872	Beers Atlas
68	432 Cockley Rd. [parcel #22-11-282-033]	stone farmhouse	pre-1858 (likely late 1700s-early 1800s?)	Bridgens Atlas; style & proportions
69	1186 Creek Rd. [parcel #22-12-0348-023]	log or frame house	ca. 1825?	Owner

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
70	1275 Creek Rd. [parcel #22-12-0348-022]	American 4-Square brick farmhouse	ca. early 20th c.	style
71	1369 Creek Rd. [parcel #22-12-0348-021]	frame house	ca. mid-late 19th c.?	proportions
72	511 Creekview Lane [parcel #22-11-0280-034]	frame house; (<i>also log house that was moved here/ rebuilt?</i>)	post-1872	Beers Atlas
73	381 Criswell Dr. [parcel #22-30-2664-017]	log or frame house	pre-1858?	Bridgens Atlas; proportions
74	456 Criswell Dr. [parcel #22-11-0282-066]	log or frame house	pre-1858?	Bridgens Atlas; proportions
75	497 Criswell Dr. [parcel #22-11-0282-068A]	log & half-timbered farmhouse <i>(***1 of only 5 known half-timbered houses in twp.)</i>	1830s or earlier	Owner; construction (1830s interior woodwork)
76	512 Criswell Dr. [parcel #22-11-0284-025A]	frame or log farmhouse	pre-1858?	Bridgens Atlas; proportions
77	542 Criswell Dr. Extended [parcel #22-31-2173-025D]	frame or log farmhouse; also 2 other exposed log houses or barns	pre-1858?	Bridgens Atlas; proportions & constr.
78	561 Criswell Dr. Extended [parcel #22-12-0346-001]	log or brick farmhouse?	pre-1858?	Bridgens Atlas; proportions
79	570 Criswell Dr. Extended [parcel #22-31-2173-029]	exposed round-log cabin	early 20th c.?	Beers Atlas; construction
80	415 Dunkleberger Rd. [parcel #22-11-0282-078]	frame (or brick?) farmhouse	pre-1858?	Bridgens Atlas
81	717 Eppley Rd. [parcel #22-10-0644-099]	frame house	post-1872	Bridgens Atlas
82	720 Eppley Rd. [parcel #22-10-0644-004A]	frame house	post-1872	Bridgens Atlas
83	765 Eppley Rd. [parcel #22-10-0644-006 (pt.)]	brick farmhouse	ca. 1870	(CCHRS #041-023-130); Beers Atlas
84	776 Eppley Rd. [parcel #22-10-0644-002]	log & frame farmhouse; also stone barn <i>(*** 1 of only 10 surviving stone barns in twp.)</i>	both ca. 1820/ w/ later house additions	(CCHRS #041-023-129); Bridgens Atlas
85	821 Eppley Rd. [parcel #22-10-0644-017]	log & frame farmhouse	ca. 1840/1910	(CCHRS #041-023-128); Bridgens Atlas
86	880 Eppley Rd. [parcel #22-10-0644-022]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
87	895 Eppley Rd. [parcel #22-10-0644-028B]	brick farmhouse	ca. 1870	(CCHRS #041-023-126); Beers Atlas
88	904 Eppley Rd. [parcel #22-10-0644-025]	log or frame house (w/ exposed basement)	pre-1858?	Bridgens Atlas; (CCHRS #041-023-125)

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
89	1045 Eppley Rd. (Adam & Rebecca Schenck House & Farm) [parcel #22-11-0278-001]	brick farmhouse	1871	datestone; CCHRS #041-023-018
90	175 Fertenbaugh Ln. (Dr. Michael L. Hoover House) [parcel #22-10-0642-002]	brick & log (German Georgian style) farmhouse (*** 1 of only 13 surviving German Georgian houses in twp.)	ca. 1810	CCHRS #041-023-133: ("Unusual way of building brick addition to a log house." NVD, 5/1987)
91	324 Gish Lane (Strock House) [parcel #22-28-2401-045]	frame farmhouse;	pre-1854	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
92	Gish Lane & Boiling Springs Rd. intersection [parcel #22-10-0640-056 (pt.)]	"gateway barns" to agricultural crossroads village: red wooden barn and combined wagonshed/corncrib	ca. 19 th c.	Vanderlodge
93	950 Green Lane [parcel #22-11-0278-004]	frame or log tenant house?	pre-1858?	Bridgens Atlas
94	548 Gutshall Rd. [parcel #22-31-2173-018]	frame house	pre-1872?	Beers Atlas
95	552 Gutshall Rd. [parcel #22-31-2173-017]	frame house	post-1872	Beers Atlas
96	558 Gutshall Rd. [parcel #22-31-2173-014]	frame house	post-1872	Beers Atlas
97	562 Gutshall Rd. [parcel #22-31-2173-013]	frame house	post-1872	Beers Atlas
98	564 Gutshall Rd. [parcel #22-31-2173-012]	frame house	post-1872	Beers Atlas
99	997 Hauck Rd. [parcel #22-10-0642-017A]	frame house	post-1872	Beers Atlas
100	1006 Hauck Rd. [parcel #22-09-0539-021]	gambrel-roofed frame house	early 20th c.?	style
101	1020 Hauck Rd. (Line's School) [parcel #22-09-0539-019]	brick schoolhouse (*** 1 of only 7 surviving school houses in twp.)	pre-1858?	Bridgens Atlas; Beers Atlas
102	280 Heisey Rd. [parcel #22-11-0280-014]	gambrel-roofed frame house	early 20th c.?	style
103	345 Heisey Rd. (Jacob S. Shopp House & Farm) [parcel #22-11-0280-018]	brick farmhouse (Italianate Villa/Georgian style; also stone barn (w/ slit ventilators) (*** 1 of only 10 surviving stone barns in twp.)	ca. 1885 house; (barn earlier)	Van Dolsen pgs. 46-47; (CCHRS)
104	410 Heisey Rd. [parcel #22-11-0280-024]	frame or log farmhouse?	pre-1858?	Bridgens Atlas; proportions

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
105	460 Heisey Rd. (George Brandt/Jacob Plank House & Farm) [parcel #22-11-0280-029]	log (principle/purlin roof) & brick farm house; also brick-end barn (diamond & lily motif) (*** 1 of only 5 surviving brick-end barns in twp.)	ca. late 1700s/1856-59 house; (barn 1852)	Van Dolsen p. 190-191; CCHRS #041-023-087 ("The (log house) roof framing consists of the massive timbers in the principle/purlin configuration found in four other Monroe Township structures." & "Beautifully preserved brick barn," NVD, 5/1987)
106	493 Heisey Rd. (Maple Grove School) [parcel #22-11-0280-051]	brick schoolhouse (*** 1 of only 7 surviving school houses in twp.)	pre-1858?	Bridgens Atlas; Beers Atlas
107	1261 High St. (Dr. John Ahl House) [parcel #22-28-2401-115]	log & brick house	1844-1846	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
108	1263 High St. (John Leidig House) [parcel #22-28-2401-116]	brick house	1843	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
109	1265 High St. (Michael Fissel House) [parcel #22-28-2401-117]	log semi-detached house (w/ exposed basement)	ca. 1844-1847	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
110	1266 High St. (Ben Correll Shop) [parcel #22-28-2401-108]	brick-encased log shop/house (*** 1 of only 3 known brick-encased log houses in twp.)	ca. 1834	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
111	1267 High St. (Village of Churchtown) [parcel #22-28-2401-118]	semi-detached house (w/ exposed basement)	pre-1850	Vanderlodge; (CCHRS #041-023-45 Village of Churchtown)
112	1284 High St. (John Messinger House) [parcel #22-28-2401-061]	brick house	1851	Vanderlodge; (CCHRS #041-023-1284 (&-45 Village of Churchtown))
113	1285 High St. (Knights of Pythias Lodge #299) [parcel #22-28-2401-082]	frame meeting hall (** the only fraternal mtg. hall in twp.)	1909	Vanderlodge; (CCHRS #041-023-___ (&-45 Village of Churchtown))
114	1287 High St. (John Davis Zell House) [parcel #22-28-2401-083]	brick (Flemish bond) house	1844-1846	Vanderlodge; (CCHRS #041-023-1287 (&-45 Village of Churchtown))
115	1288 High St. (John Messinger House) [parcel #22-28-2401-059]	frame house	1848-1849	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
116	1289 High St. (Adam Gensler Shoe Shop) [parcel #22-28-2401-084]	brick & half-timbered shop/house (*** 1 of only 5 known half-timbered houses in twp.)	1842	Vanderlodge; CCHRS #041-023-241 (&-45 Village of Churchtown)

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
117	1290 High St. (<i>William Diller House</i>) [parcel #22-28-2401-058]	frame (German lap siding) house	1887-1888	Vanderlodge; (CCHRS #041-023-1290 (&-45 Village of Churchtown))
118	1291 High St. (<i>Adam Gensler House</i>) [parcel #22-28-2401-085]	frame house	1850	Vanderlodge; (CCHRS #041-023-1291 (&-45 Village of Churchtown))
119	1295 High St. (<i>Joseph Gensler House</i>) [parcel #22-28-2401-086]	frame (German lap siding) house	1888	Vanderlodge; (CCHRS #041-023-1295 (&-45 Village of Churchtown))
120	1302 High St. (<i>Longsdorff Family House</i>) [parcel #22-28-2401-054]	frame (German lap siding) house	1856-1859	Vanderlodge; (CCHRS #041-023-1302 (&-45 Village of Churchtown))
121	1306 High St. (<i>Village of Churchtown</i>) [parcel #22-28-2401-053]	frame quadraplex	ca. 1840s-1895	Vanderlodge; (CCHRS #041-023-___ (&-45 Village of Churchtown))
122	1311 High St. (<i>John Swanger House</i>) [parcel #22-28-2401-089]	frame (German lap siding) house	1859-1860?	Vanderlodge; CCHRS #041-023-314 (&-45 Village of Churchtown)
123	1312 High St. (<i>James Wiley House</i>) [parcel #22-28-2401-052]	frame (German lap siding) house	1843	Vanderlodge; (CCHRS #041-023-1312 (&-45 Village of Churchtown))
124	1314 High St. (<i>Anthony Baird House</i>) [parcel #22-28-2401-051]	frame house	1849	Vanderlodge; (CCHRS #041-023-1314 (&-45 Village of Churchtown))
125	1225 Indian Peg Rd. (<i>Margaret "Indian Peg" Henry's Warrant Tract?</i>) [parcel #22-12-0348-063]	stone & frame-or-log house; also additional frame cottage	pre-1858(?) stone house; early 20 th c.(?) frame cottage	Bridgens Atlas; Beers Atlas; construction & style
126	1497 Kuhn Rd. [parcel #22-12-0346-003]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
127	1291 Leidigh Dr. (<i>Castle Family Castle</i>) [parcel #22-11-0282-041]	brick castle-inspired house	20th c.	Owner
128	1322 Leidigh Dr. [parcel #22-11-0282-038]	frame or log farmhouse	pre-1858?	Bridgens Atlas; proportions
129	1385 Leidigh Dr. [parcel #22-12-0348-002]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
130	1387 Leidigh Dr. [parcel #22-12-0348-001]	frame farmhouse	post-1872?	Beers Atlas
131	1458 Leidigh Dr. [parcel #22-11-0282-081]	brick (Flemish bond) farmhouse	mid-late 19th c.? w/ later additions	Bridgens Atlas; Beers Atlas
132	1463 Leidigh Dr. [parcel #22-11-0282-075]	frame farmhouse	post-1782	Beers Atlas
133	1480 Leidigh Dr. [parcel #22-11-0282-074]	half-log farmhouse	pre-1858	Bridgens Atlas; construction
134	1499 Leidigh Dr. (<i>Mt. Pleasant School</i>) [parcel #22-12-0346-002]	brick schoolhouse (*** 1 of only 7 surviving school houses in twp.)	ca. 1870s?	Keefer (Berkheimer) pg. 101; Bridgens Atlas; Beers Atlas
135	1526 Leidigh Dr. [parcel #22-11-0282-071]	frame or log house	pre-1858?	Bridgens Atlas

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
136	1538 Leidigh Dr. [parcel #22-31-2173-024]	flat-roofed frame or log house	post-1872?	Beers Atlas
137	1540 Leidigh Dr. [parcel #22-11-0284-022]	varied mass farmhouse	pre-1858? / w/ later additions	Bridgens Atlas
138	1319 W. Lisburn Rd. <i>(Jacob Eberly House & Farm)</i> [parcel #22-11-0278-030]	brick farmhouse	ca. 1862	CCHRS #041-023-051
139	1355 W. Lisburn Rd. <i>(Rife's School)</i> [parcel #22-11-0278-017]	brick schoolhouse (*** 1 of only 7 surviving school houses in twp.)	pre-1858?	Bridgens Atlas; Beers Atlas
140	1360 W. Lisburn Rd. [parcel #22-11-0278-017B]	brick (German Georgian style) farmhouse (*** 1 of only 13 surviving German Georgian houses in twp.)	pre-1858?	Bridgens Atlas; proportions
141	1377 W. Lisburn Rd. <i>(John Gleim House)</i> [parcel #22-11-0278-027]	farmhouse	1841-1842	CCHRS #041-023-030
142	1404 W. Lisburn Rd. <i>(Joseph Bomberger House & Farm)</i> [parcel #22-11-0278-018]	stone farmhouse (w/ flat arches)	ca. 1850 or before	CCHRS #041-023-038
143	1430 W. Lisburn Rd. <i>(John Brandt House)</i> [parcel #22-11-0278-019]	log tenant house	1837-1840	CCHRS #041-023-037
144	1522 W. Lisburn Rd. [parcel #22-10-0642-142]	brick-encased log farmhouse (*** 1 of only 3 known brick- encased log houses in twp.)	ca. 1840	CCHRS #041-023-016
145	1547 W. Lisburn Rd. <i>(Givler's School)</i> [parcel #22-10-0642-033]	brick schoolhouse (*** 1 of only 7 surviving school houses in twp.)	ca. 1856	CCHRS #041-023-014; Bridgens Atlas; Beers Atlas
146	1576 W. Lisburn Rd. <i>(John Meixel House/Meixel's Tavern)</i> [parcel #22-10-0642-032A]	stone farmhouse (former tavern) (*** 1 of only 4 surviving historic taverns in twp.)	ca. 1816	Shaumann, pgs. 150-151; CCHRS #041-023-013
147	1595 W. Lisburn Rd. [parcel #22-10-0640-025]	brick (Flemish bond) farmhouse	pre-1858?	Bridgens Atlas; proportions
148	1602 W. Lisburn Rd. [parcel #22-10-0640-072]	brick-encased log farmhouse (*** 1 of only 3 known brick-encased log houses & *** 1 of only 9 known surviving pre-1800 houses in twp.)	pre-1798?	1798 Tax; construction; Owner

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
149	1692 W. Lisburn Rd. [parcel #22-10-0640-006]	frame farmhouse	post 1872	Beers Atlas
150	1710 W. Lisburn Rd. <i>(Jacob Welsh Farm/Welsh's Tavern)</i> [parcel #22-10-0640-005]	stone single-pile farmhouse (former tavern, w/ flat arches) (*** 1 of only 4 surviving historic taverns & *** 1 of only 9 known surviving pre-1800 houses in twp.); <u>also</u> stone barn (w/ slit ventilators) (*** 1 of only 10 surviving stone barns in twp.)	pre-1796 both house & barn	Shaumann pg. 148; CCHRS #041-023-155
151	1815 W. Lisburn Rd. [parcel #22-10-0640-077]	American 4-Square farmhouse	ca. early 20th c.	style
152	1880 W. Lisburn Rd. <i>(John Sollenberger Tenant House & Barn)</i> [parcel #22-09-0535-004]	log (German Georgian style) tenant house (*** 1 of only 13 surviving German Georgian houses in twp.); <u>also</u> stone barn (w/ louvered ventilators) (*** 1 of only 10 surviving stone barns in twp.)	ca. 1820 house; (barn ca. 1800-1820?)	Van Dolsen pgs. 285-287; CCHRS #041-030-098&99
153	1885 W. Lisburn Rd. <i>(John Sollenberger Farmhouse)</i> [parcel #22-10-0638-029]	stone & frame farmhouse (w/ flat arches)	ca. 1800	Van Dolsen pgs. 285-287; CCHRS #041-030-098&99
154	126 Locust Point Rd. S. [parcel #22-10-0642-006]	frame farmhouse	post 1872	Beers Atlas
155	190 Locust Point Rd. S. [parcel #22-10-0642-027]	frame or log farmhouse	pre-1858?	Bridgens Atlas
156	203 Locust Point Rd. S. [parcel #22-10-0642-026]	brick farmhouse	ca. 1858-1872	Beers Atlas; Bridgens Atlas
157	258 Locust Point Rd. S. <i>(Henry Enck Sr. House & Farm)</i> [parcel #22-10-0642-039 & 39A]	log farmhouse	1844-1850	CCHRS #041-023-020
158	291 Locust Point Rd. S. <i>(Abraham & Mary Hertzler House)</i> [parcel #22-10-0642-043]	frame farmhouse	pre-1858	CCHRS #041-023-019
159	300 Locust Point Rd. S. <i>(Phillip Zeigler House)</i> [parcel # 22-11-0280-097]	brick farmhouse (w/ exposed basement)	1870-1872	CCHRS #041-023-017
160	348 Locust Point Rd. S. [parcel #22-11-0280-016]	frame(?) farmhouse	post-1872	Beers Atlas

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
161	439 Locust Point Rd. S. (<i>Martin Brandt House & Farm</i>) [parcel #22-11-0278-022]	stone farmhouse (*** 1 of only 9 known surviving pre-1800 houses in twp.); stone springhouse (*** 1 of only a few surviving springhouses in twp.)	1786 house & springhouse	Keefe (Berkheimer) pg. 92-93
162	575 Locust Point Rd. S. [parcel #22-12-0350-004A]	varied mass frame farmhouse	post-1872	Beers Atlas
163	441 Long Rd. [parcel #22-11-0282-049]	frame or log miller's mansion	pre-1858?	Bridgens Atlas
164	1329 Lutztown Rd. [parcel #22-11-0282-043]	brick farmhouse	pre-1858?	Bridgens Atlas; Beers Atlas
165	1446 Lutztown Rd. (<i>Village of Lutztown</i>) [parcel #22-11-0282-029]	stone farmhouse	pre-1858?	Bridgens Atlas; proportions
166	1447 Lutztown Rd. (<i>Jacob Wise/Peter & Mary Bricker House / "Twin Springs"</i>) [parcel #22-29-2478-012A]	stone & frame house atop spring, with exposed basement (*** 1 of only 9 known surviving pre-1800 houses in twp.)	ca. 1775/ ca. 1830	CCRHP
167	1453 Lutztown Rd. (<i>Village of Lutztown</i>) [parcel #22-29-2478-011]	American 4-Square frame house	ca. early 20th c.	style
168	1460 Lutztown Rd. (<i>Village of Lutztown</i>) [parcel #22-29-2478-035]	log house (*** 1 of only 9 known surviving pre-1800 houses in twp.)	ca. pre-1800	Cumberland Co. 250th Anniversary Architectural Tour - Ed LaFond, expert
169	1481 Lutztown Rd. [parcel #22-29-2478-004]	frame(?) house	post-1872	Bridgens Atlas; Beers Atlas
170	295 Martin Rd. [parcel #22-11-0282-001]	brick farmhouse; also frame or log tenant house	ca. 1900(?) brick house; (other bldgs. likely 19 th c.)	style
171	493 Miller's Rd. (<i>Village of Williams Grove</i>) [parcel #22-31-2156-006]	brick miller's house	ca. 1870-1880	(CCHRS #041-023-109)
172	495 Miller's Rd. (<i>Village of Williams Grove</i>) [parcel #22-31-2156-017]	frame (gable-front) house	ca. 1900	(CCHRS #041-023-108)
173	497 Miller's Rd. (<i>Village of Williams Grove</i>) [parcel #22-31-2156-007]	frame (gable-front) house	ca. 1900	(CCHRS #041-023-107)
174	503 Miller's Rd. (<i>Village of Williams Grove</i>) [parcel #22-31-2156-008]	frame house	late 19th c.?	Beers Atlas; (CCHRS #041-023-106)

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
175	507 Miller's Rd. (Village of Williams Grove) [parcel #22-31-2156-009]	frame (gable-front) house	ca. 1920	(CCHRS #041-023-105)
176	509 Miller's Rd. (Village of Williams Grove) [parcel #22-31-2156-010]	frame (gable-front) house	ca. 1920	(CCHRS #041-023-104)
177	511 Miller's Rd. (Village of Williams Grove) [parcel #22-31-2156-011]	frame (gable-front) house	ca. 1920	(CCHRS #041-023-103)
178	513 Miller's Rd. (Village of Williams Grove) [parcel #22-31-2156-012]	frame (gable-front) house	ca. 1920	(CCHRS #041-023-102)
179	1221 Minnich Rd. [parcel #22-09-0537-014]	frame(?) farmhouse	ca. 1858-1872	Bridgens Atlas; Beers Atlas
180	280 Myers Rd. [parcel #22-10-0638-024]	frame farmhouse w/ half-hipped roof	post-1872	Beers Atlas
181	315 Myers Rd. [parcel #22-10-0638-027]	American 4-Square farmhouse	ca. early 20th c.	style
182	320 North St. (formerly 324B) (Hannah Shupp/Shoff House) [parcel #22-28-2401-133]	frame (German lap siding) cottage	1864-1865	Vanderlodge; (CCHRS #041- 023-1288 (&-45 Village of Churchtown))
183	323 North St. (Samuel Lehman House) [parcel #22-28-2401-009]	frame house	1862-1864	Vanderlodge; (CCHRS #041- 023-1288 (&-45 Village of Churchtown))
184	8 Old Stone House Rd. S. [parcel #22-09-0537-002]	farmhouse	pre-1858?	Bridgens Atlas; proportions
185	29 Old Stone House Rd. S. [parcel #22-09-0537-008]	brick farmhouse	ca. 1858-1872	Beers Atlas; Bridgens Atlas
186	36 Old Stone House Rd. S. [parcel #22-24-0771-010]	farmhouse	ca. 1858-1872	Beers Atlas; Bridgens Atlas
187	50 Old Stone House Rd. S. [parcel #22-24-0771-018]	frame(?) farmhouse	pre-1858?	Bridgens Atlas
188	53 Old Stone House Rd. S. [parcel #22-24-0771-028]	frame(?) farmhouse	ca. 1858-1872	Beers Atlas
189	65 Old Stone House Rd. S. [parcel # 22-09-0537-007]	stone & log-or- frame farmhouse	pre-1828?	1828 Indenture, 90acres for \$400, from Samuel to Thomas Martin, w/ allowances for house & farm buildings
190	136 Old Stone House Rd. S. (Jacob Goodyear House & Farm) [parcel #22-25-0047-034]	brick farmhouse; also stone barn (w/ slit ventilators) (*** 1 of only 10 surviving stone barns in twp.)	1861-1868 house; (stone barn 1839)	CCHRS #041-023-157
191	245 Old Stone House Rd. S. [parcel #22-10-0640-079]	frame farmhouse	post-1872	Beers Atlas
192	276 Old Stone House Rd. S. [parcel #22-10-0640-052]	frame farmhouse; also "gateway barn" to agricultural crossroads village:	ca. 1860-1872	Vanderlodge; (CCHRS #041- 023-1288 (&-45 Village of Churchtown))

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
		wooden cuppola barn		
193	277 Old Stone House Rd. S. <i>(Locust Hill Farm)</i> [parcel #22-10-0640-056]	brick farmhouse & farm	pre-1858 (brick house ca. early 1800s?)	Bridgens Atlas; Owner
194	300 Old Stone House Rd. S. <i>(John Moul House)</i> [parcel #22-28-2401-030]	frame house	1878	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
195	304 Old Stone House Rd. S. <i>(Solomon Byers House)</i> [parcel #22-28-2401-029]	frame (German lap siding) house	1872-1878	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
196	306 Old Stone House Rd. S. <i>(Emma & Mary Strickler House)</i> [parcel #22-28-2401-028]	bungalow (German lap siding)	1900	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
197	307 Old Stone House Rd. S. <i>(Emma Engle House)</i> [parcel #22-28-2401-037]	frame house	1914-1916	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
198	308 Old Stone House Rd. S. <i>(Catherine Ellen Goodyear House)</i> [parcel #22-28-2401-027]	frame house	1879-1880	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
199	310 Old Stone House Rd. S. <i>(Elizabeth Pipher House)</i> [parcel #22-28-2401-026]	frame house	1877	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
200	312 Old Stone House Rd. S. <i>(Philip Beidle House)</i> [parcel #22-28-2401-025]	frame house	1876	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
201	313 Old Stone House Rd. S. <i>(Joseph Plough House)</i> [parcel #22-28-2401-039]	brick house	1890s	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
202	314 Old Stone House Rd. S. <i>(Lewis Filler House)</i> [parcel #22-28-2401-024]	frame (German Georgian) house (*** 1 of only 13 surviving German Georgian houses in twp.)	1860	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
203	316 Old Stone House Rd. S. <i>(Village of Churchtown)</i> [parcel #22-28-2401-023]	frame (gable-front) house	1920	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
204	318 Old Stone House Rd. S. <i>(Henry Long House)</i> [parcel #22-28-2401-022]	frame house	1859-1860	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
205	320 Old Stone House Rd. S. <i>(Michael Landis House)</i> [parcel #22-28-2401-021]	brick house	1872-1880	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
206	322 Old Stone House Rd. S. <i>(Conrad Drager / Mary Eichelberger House)</i> [parcel #22-28-2401-020]	frame house	1859/pre-1930s	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
207	324 Old Stone House Rd. S. <i>(Moses Bricker House)</i> [parcel #22-28-2401-019]	brick semi-detached house	1859-1860	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
208	325 Old Stone House Rd. S. (<i>Mt. Zion Lutheran Church</i>) [parcel #22-28-2401-042-EX]	brick church (w/ exposed basement) <i>(*** 1 of only 3 surviving brick churches in twp.)</i>	1849	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
209	326 Old Stone House Rd. S. (<i>Moses Bricker House</i>) [parcel #22-28-2401-018]	brick semi- detached house	1859-1860	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
210	328 Old Stone House Rd. S. (<i>Daniel Stees House</i>) [parcel #22-28-2401-017]	frame house (almost flat roof)	1856-1860	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
211	332 Old Stone House Rd. S. (<i>Village of Churchtown</i>) [parcel #22-28-2401-015]	frame (gable-front) house	ca. 1872-1884	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
212	334 Old Stone House Rd. S. (<i>Village of Churchtown</i>) [parcel #22-28-2401-016]	brick corner store	1860-1861	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
*	335 Old Stone House Rd. S. (* see 1271 Boiling Springs Rd.)	*	*	*
213	336 Old Stone House Rd. S. (<i>Isaac Enck House</i>) [parcel #22-28-2401-067]	frame house	ca. 1850/1873	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
214	337 Old Stone House Rd. S. (<i>David Diller House</i>) [parcel #22-28-2401-102A]	brick semi- detached house	1831	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
215	338 Old Stone House Rd. S. (<i>Adam Stonesberger / Samuel Plank House</i>) [parcel #22-28-2401-066]	brick (Flemish bond) house	ca. 1824	Vanderlodge; CCHRS #041-023-200 (&-45 Village of Churchtown)
216	339 Old Stone House Rd. S. (<i>Adam Bitner House</i>) [parcel #22-28-2401-103]	brick stepped row house (Flemish bond; Italianate details)	ca. 1831-1842	Vanderlodge; CCHRS #041-023-222 (&-45 Village of Churchtown) ("Excellently preserved mid-19th century row houses" that "dominate the east side of the Main St." NVD, 4/1987)
217	340 Old Stone House Rd. S. (<i>Samuel Plank House</i>) [parcel #22-28-2401-065]	frame house	1857-1858	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
218	341 Old Stone House Rd. S. (<i>Adam Bitner House</i>) [parcel #22-28-2401-104]	brick stepped row house (Flemish bond; Italianate details)	ca. 1831-1842	Vanderlodge; CCHRS #041-023-223 (&-45 Village of Churchtown) ("Excellently preserved mid-19th century row houses" that "dominate the east side of the Main St." NVD, 4/1987)
219	343 Old Stone House Rd. S. (<i>Ben Correll House</i>) [parcel #22-28-2401-105]	brick stepped row house (Flemish bond; Italianate details) ;	1831-1838	Vanderlodge; CCHRS #041-023-224 (&-45 Village of Churchtown) ("Excellently preserved mid-19th century row houses" that "dominate

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
				the east side of the Main St." NVD, 4/1987)
220	344 Old Stone House Rd. S. <i>(Abraham Paul's Tavern/Hotel Churchtown)</i> [parcel #22-28-2401-064]	log & frame (German lap siding) house (former tavern/hotel) (*** 1 of only 4 known surviving taverns in twp.)	ca. 1804-1816/1850s	Shumann pg. 98; Vanderlodge; CCHRS #041-023-202 (&-45 Village of Churchtown);
221	345 Old Stone House Rd. S. <i>(Daniel Krysher House)</i> [parcel #22-28-2401-106]	brick stepped row house (Flemish bond; Italianate details)	ca. 1831-1833	Vanderlodge; CCHRS #041-023-225 (&-45 Village of Churchtown) ("Excellently preserved mid-19th century row houses" that "dominate the east side of the Main St." NVD, 4/1987)
222	346 Old Stone House Rd. S. <i>(John Paul House)</i> [parcel #22-28-2401-063]	brick (Flemish bond) house w/ half-hipped roof	1848-1849	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
223	347 Old Stone House Rd. S. <i>(Daniel Krysher House)</i> [parcel #22-28-2401-107]	brick stepped row house (Flemish bond)	ca. 1831-1833	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
224	348 Old Stone House Rd. S. <i>(Village of Churchtown)</i> [parcel #22-28-2401-081]	American 4-Square brick bungalow	ca. 1948	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
225	349 Old Stone House Rd. S. <i>(Dr. John Ahl House)</i> [parcel #22-28-2401-109]	brick (Flemish bond) house	1842	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
226	350 Old Stone House Rd. S. <i>(Mary Belshoover House)</i> [parcel #22-28-2401-080]	frame house	1848-1850	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
227	351 Old Stone House Rd. S. <i>(Churchtown/Bethel Church of God)</i> [parcel #22-28-2401-109-EX]	brick church (*** 1 of only 3 surviving brick churches in twp.)	ca. 1853	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
228	352 Old Stone House Rd. S. <i>(Rudolph Krysher House)</i> [parcel #22-28-2401-079]	log & frame farmhouse	1812/pre-1848	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
229	353 Old Stone House Rd. S. <i>(Jacob Plank House)</i> [parcel #22-28-2401-109]	brick (Flemish bond) house	ca. 1858	Vanderlodge; (CCHRS #041-023-1288 (&-45 Village of Churchtown))
230	357 Old Stone House Rd. S. <i>(Village of Churchtown)</i> [parcel #22-28-2401-112]	gambrel-roofed frame house	post-1872	Vanderlodge; Beers Atlas
231	361 Old Stone House Rd. S. <i>(Village of Churchtown)</i> [parcel #22-28-2401-113]	bungalow	ca. 1930s?	Vanderlodge; Beers Atlas; style
232	362 Old Stone House Rd. S. <i>(Village of Churchtown)</i> [parcel # 22-28-2401-078]	"gateway barn" to agricultural crossroads village: gambrel-roofed	ca. 19 th c.?	Beers Atlas

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
		barn (formerly pt. of #352 farm)		
233	1000 Otto Dr. [parcel #22-10-0642-045C]	farmhouse	pre-1858?	Bridgens Atlas
234	928 Park Place (Village of Williams Grove) [parcel #22-31-2156-002]	varied mass frame house	ca. 1900	(CCHRS #041-023-110)
235	930 Park Place (Village of Williams Grove) [parcel #22-31-2158-015]	frame bungalow	ca. 1935	(CCHRS #041-023-111)
236	932 Park Place (Village of Williams Grove) [parcel #22-31-2158-014]	frame bungalow	ca. 1935	(CCHRS #041-023-112)
237	978 Park Place (John Stambaugh Farm) [parcel #22-11-0278-025]	brick (partial Flemish bond) farmhouse; also stone spring-house & brick-end barn (<i>bushel measure & diamond motif</i>) (*** 1 of only 5 surviving brick-end barns, & 1 of few spring houses in twp.)	pre-1840/pre-1850 house (barn pre-1841 /ca.1900)	Van Dolsen; CCHRS #041-023-250
238	983 Park Place [parcel #22-31-2158-008]	frame bungalow	ca. 1935?	style
239	993 Park Place [parcel #22-31-2158-006]	varied mass frame house (now a brewery)	ca. 1900?	style
240	1022 Park Place [parcel #22-11-0278-024]	brick (German Georgian style) farmhouse (*** 1 of only 13 surviving German Georgian houses in twp.)	ca. 1840s	National Register Farm; Keefer (Berkheimer) pg. 93
241	1045 Park Place (John Clark Grist Mill) [parcel #22-12-0350-003]	stone & frame gristmill (*** the ONLY fully surviving mill in twp.)	ca. 1774	CCHRS #041-023-251; Keefer (Berkheimer) pg. 88
242	1056 Park Place (William Clark House) [parcel #22-12-0350-002A]	brick miller's "mansion" house (*** 1 of only 9 known surviving pre-1800 houses in twp., & 1 of only 5 pre-1800 brick houses in County)	pre-1798/ca. 1840	1798 Direct Tax; CCHRS #041-023-079; Owner; VanDolsen pg.171 ("...(only) 5 documented pre-1798 rural brick houses still standing in the county.")
243	1101 Park Place (Martin Brandt House & Farm) [parcel #22-12-0350-001B]	brick (Flemish bond, principle/purlin	ca. 1790 house; (spring house, 1787)	CCHRS #041-023-085 ("Architecturally significant, eligible for National

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
		roof) farmhouse (** <i> 1 of only 9 known surviving pre-1800 houses in twp.</i>); also stone springhouse (** <i> 1 of only a few surviving springhouses in twp.</i>)		Register" & "The roof framing utilizes massive timbers with a principle/purlin construction." NVD, 5/1987); Van Dolsen pg. 18-19, & 171 ("...(only) 5 documented pre-1798 rural brick houses still standing in the county."); Keefer (Berkheimer) pgs. 92-93
244	1103 Park Place [parcel #22-12-0350-001]	bungalow	ca. 1930s?	style
245	1170 Peffer Rd. [parcel #22-11-0280-013]	brick (Flemish bond) farmhouse	pre-1858?	Bridgens Atlas; proportions
246	1219 Peffer Rd. [parcel #22-11-0280-099]	log or frame farmhouse	pre-1858?	Bridgens Atlas; proportions
247	1180 Rhoda Blvd. [parcel #22-12-0348-039]	frame & stone house	pre-1858?	Bridgens Atlas
248	1187 Rhoda Blvd. [parcel #22-12-0348-044]	frame cottage	20th c.?	style
249	151 Ridge Rd. [parcel #22-10-0638-003]	frame farmhouse	post-1872	Beers Atlas; Bridgens Atlas;
250	161 Ryegate Rd. [parcel #22-10-0642-014]	log or frame farmhouse	pre-1858?	Bridgens Atlas
251	1086 Sheaffer Rd. [parcel #22-12-0350-029]	frame farmhouse	post-1872	Beers Atlas
252	1100 Sheaffer Rd. [parcel #22-12-0350-043]	frame farmhouse	post-1872	Beers Atlas
253	1469 Shughart Rd. [parcel #22-10-0638-004]	frame or log farmhouse	pre-1858?	Bridgens Atlas; Beers Atlas
254	1510 Shughart Rd. [parcel #22-10-0638-007]	frame or log farmhouse	pre-1858?	Bridgens Atlas; Beers Atlas
255	1520 Shughart Rd. [parcel #22-26-0220-011]	frame or log farmhouse	pre-1858?	Bridgens Atlas; Beers Atlas
256	117 Simmons Rd. [parcel #22-09-0537-018]	frame or log(?) farmhouse	pre-1858?	Bridgens Atlas
257	151 Simmons Rd. [parcel #22-10-0642-118]	frame or log(?) farmhouse	pre-1858?	Bridgens Atlas
258	17 Sinclair Rd. <i>(Joshua Myers House)</i> [parcel #22-24-0783-026]	stone farmhouse (** <i> 1 of only 9 known surviving pre-1800 houses in twp.</i>); also stone spring/smoke house (** <i> 1 of only a few surviving springhouses in twp.</i>)	pre-1798?/ ca.1830-40 house	CCRHP
259	35 Sinclair Rd. [parcel #22-24-0783-028A]	frame(?) house	post-1872	Beers Atlas
260	55 Sinclair Rd. <i>(William Trindle House &</i>	stone bank barn (w/ <i>slit ventilators)</i>	1768/1827 barn	datestones

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
	<i>Farm</i> [parcel #22-09-0541-004]	<i>(*** 1 of only 10 surviving stone barns in twp.)</i>		
261	68 Sinclair Rd. [parcel #22-09-0541-005]	frame or log farmhouse	pre-1858?	Bridgens Atlas
262	426 Speedway Dr. [parcel #22-11-0278-028]	frame farmhouse	post-1872	Beers Atlas
263	270 Stoner Rd. [parcel #22-11-0278-005]	farmhouse	pre-1858?	Bridgens Atlas
264	277 Stoner Rd. [parcel #22-10-0644-034]	brick farmhouse	pre-1858? (barn ca. 1860?)	Bridgens Atlas; (CCHRS #041-023-124)
265	315 Stoner Rd. Extended [parcel #22-11-0278-007A]	frame farmhouse	pre-1858?	Bridgens Atlas
266	380 Stought Rd. [parcel #22-11-0282-030]	log or frame farmhouse	pre-1858?	Bridgens Atlas; construction & proportions
267	386 Stought Rd. [parcel #22-11-0282-030 (part of)]	frame farmhouse or tenant house?	post-1872?	Beers Atlas
268	920 Strook Rd. [parcel #22-10-0644-001]	brick & frame(?) farmhouse	pre-1858?	Bridgens Atlas
269	331 Stumpstown Rd. [parcel #22-11-0278-072]	frame or log farmhouse	pre-1858?	Bridgens Atlas; construction & proportions
270	711 W. Trindle Rd. [parcel #22-24-0785-001]	stone(cased?) house	ca. 1930s?	Beers Atlas; style & proportions
271	803 & 805 W. Trindle Rd. [parcel #22-24-0783-048]	American 4-Square brick apartment house	ca. early 20th c.	style
272	821 W. Trindle Rd. [parcel #22-24-0783-057]	American 4-Square house	ca. early 20th c.	style
273	829 W. Trindle Rd. <i>(Joseph Strook Barn)</i> [parcel #22-24-0783-031]	brick-end barn <i>(bushel measure, diamond & lily motif)</i> <i>(*** 1 of only 5 surviving brick-end barns in twp.)</i>	ca. 1865 barn	VanDolsen pp. 193-195; Bridgens Atlas
274	831 W. Trindle Rd. <i>(Joseph Strook House)</i> [parcel #22-24-0783-032]	brick farmhouse	pre-1858(?) house	VanDolsen pp. 193-195; Bridgens Atlas
275	833 W. Trindle Rd. <i>(Trindle (Dillsburg & Mechanicsburg RR) Station)</i> [parcel #22-24-0783-033]	brick railroad station <i>(*** 1 of only 2 surviving RR stations in twp.)</i>	post 1872	Keefer (Berkheimer) pg. 95; Beers Atlas
276	843 W. Trindle Rd. [parcel #22-24-0783-025]	varied mass frame house	ca. 1900?	Beers Atlas; style
277	901 W. Trindle Rd. [parcel #22-24-0783-014]	American 4-Square brick apartment house	ca. early 20th c.	Beers Atlas; style
278	973 W. Trindle Rd. [parcel #22-24-0781-035]	brick farmhouse	pre-1872?	Beers Atlas
279	981 W. Trindle Rd. [parcel #22-24-0779-022A]	farmhouse	pre-1858?	Bridgens Atlas

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
280	993 W. Trindle Rd. [parcel #22-24-0779-017]	frame(?) farmhouse	ca. 1880-1900	PHMC
281	1013 W. Trindle Rd. (Village of Roxbury) [parcel #22-24-0779-007]	log(?) house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
282	1019 W. Trindle Rd. (Village of Roxbury) [parcel #22-24-0779-010]	log(?) house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
283	1021 W. Trindle Rd. (Village of Roxbury) [parcel #22-24-0779-009]	log(?) house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
284	1031 W. Trindle Rd. (Village of Roxbury) [parcel #22-09-0539-010]	log(?) house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
285	1039 W. Trindle Rd. (Village of Roxbury) [parcel #22-09-0539-008]	log(?) or frame house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
286	1043 W. Trindle Rd. (Village of Roxbury) [parcel #22-09-0539-007]	log(?) house	ca. 1840	CCHRS #041-023-024-031 Village of Roxbury
287	1049 W. Trindle Rd. (Village of Roxbury) [parcel #22-09-0539-006]	varied mass frame house	ca. 1900?	style
288	1065 W. Trindle Rd. (Village of Roxbury) [parcel #22-09-0539-003]	frame or log house	pre-1872?	Beers Atlas
289	1301 W. Trindle Rd. [parcel #22-09-0537-015]	brick (German Georgian style) farmhouse <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	pre 1872?	Beers Atlas
290	1341 W. Trindle Rd. (John Williamson Barn) [parcel #22-24-0771-016]	non-banked stone barn (w/ lowered ventilators, & principal/purlin roof) <i>(*** 1 of only 10 surviving stone barns in twp.)</i>	ca. 1800	CCHRS #041-023-131 ("Eligible for N[ational] R[egister]; excellently preserved example of an early 19th century, non-banked barn" & "The roof framing utilizes the massive timbers with principles and purlins found in four other Monroe township structures." NVD, 5/1987)
291	1421 W. Trindle Rd. [parcel #22-09-0535-001]	bungalow (pt. stone)	ca. 1930s &/or earlier?	style
292	916 Williams Grove Rd. [parcel #22-10-0644-010]	farmhouse	pre-1858?	Bridgens Atlas
293	1215 Williams Grove Rd. [parcel #22-10-0644-035]	farmhouse	pre-1858?	Bridgens Atlas
294	1356 Williams Grove Rd. [parcel #22-11-0278-012]	log or frame farmhouse	pre-1858	Bridgens Atlas

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
295	1369 Williams Grove Rd. [parcel #22-29-2463-001]	varied mass frame farmhouse	ca. 1858-1872	Bridgens Atlas; Beers Atlas
296	1435 Williams Grove Rd. <i>(Jacob Mumma Farm)</i> [parcel #22-11-0278-032]	brick farmhouse; also brick-end barn <i>(haystack, diamond & lily motif)</i> (*** 1 of only 5 surviving brick-end barns in twp.)	1861 house & barn both	CCHRS #041-023-101
297	1554 Williams Grove Rd. <i>(John Williams House)</i> [parcel #22-31-2156-019]	stone farmhouse (*** 1 of only 9 known surviving pre-1800 houses in twp.)	ca. 1799-1802	National Register; Keefer (Berkheimer) pgs. 91-92
298	1620 Williams Grove Rd. [parcel #22-12-0350-006]	gable-front house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
299	1622 Williams Grove Rd. [parcel #22-12-0350-007]	frame house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
300	1624 Williams Grove Rd. [parcel #22-12-0350-008]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
301	1628 Williams Grove Rd. [parcel #22-12-0350-009]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
302	1630 Williams Grove Rd. [parcel #22-12-0350-010]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
303	1632 Williams Grove Rd. [parcel #22-12-0350-011]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
304	1634 Williams Grove Rd. [parcel #22-12-0350-012]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
305	1636 Williams Grove Rd. [parcel #22-12-0350-013]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
306	1638 Williams Grove Rd. [parcel #22-12-0350-014]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
307	1640 Williams Grove Rd. [parcel #22-12-0350-015]	frame semi-detached house	post-1872	Beers Atlas; Keefer (Berkheimer) pgs. 95-96
308	1034 York Rd. [parcel #22-12-0350-017]	frame house	post-1872	Beers Atlas
309	1041 York Rd. [parcel #22-12-0350-022]	frame house	post-1872	Beers Atlas
310	1047 York Rd. [parcel #22-12-0350-053]	American 4-Square house	ca. early 20th c.	style
311	1070 York Rd. <i>(Robert Leech House/Sign of the Unicorn Tavern)</i> [parcel #22-12-0350-025]	log farmhouse (former tavern) (*** 1 of only 4 known surviving taverns in twp.)	ca. 1804	Schaumann, pgs. 154-155
312	1086 York Rd. [parcel #22-12-0350-028]	stone farmhouse	pre-1858?	Bridgens Atlas; construction
313	1095 York Rd. [parcel #22-12-0350-039]	bungalow	ca. 1930s?	style
314	1120 York Rd. <i>(Village of Brandtsville)</i> [parcel #22-12-0350-036A]	log or frame farmhouse	pre-1858?	Bridgens Atlas; proportions

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315	1156 York Rd. (Brandtsville RR Station) [parcel #22-12-0348-135]	brick railroad station <i>(*** 1 of only 2 surviving RR stations in twp.)</i>	post-1872	Beers Atlas
316	1161 York Rd. (Village of Brandtsville) [parcel #22-12-0348-027]	varied mass frame house	ca. 1900?	style & construction
317	1167 York Rd. (Brandt House) [parcel #22-12-0348-235]	brick farmhouse w/ mansard roof	ca. early 20th c.?	style
318	1181 York Rd. (Village of Brandtsville) [parcel #22-12-0348-025]	frame or log house	pre-1858?	Bridgens Atlas; proportions
319	1183 York Rd. (Village of Brandtsville) [parcel #22-11-0280-043]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
320	1225 York Rd. (Village of Worleypoint) [parcel #22-11-0280-040]	log or frame(?) house	pre-1858?	Bridgens Atlas; proportions
321	1236 York Rd. (Village of Worleypoint) [parcel #22-11-0280-046A]	log or frame house	pre-1858?	Bridgens Atlas; proportions; construction
322	1237 York Rd. (Village of Worleypoint) [parcel #22-11-0280-037]	log or frame house	pre-1858?	Bridgens Atlas; proportions
323	1240 York Rd. (Village of Worleypoint) [parcel #22-11-0280-046]	frame or log (German Georgian style) house <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	pre-1858?	Bridgens Atlas; proportions
324	1241 York Rd. (Village of Worleypoint) [parcel #22-11-0280-035]	log or frame house	pre-1858?	Bridgens Atlas; proportions
325	1248 York Rd. (Village of Worleypoint) [parcel #22-11-0280-045]	log or frame house	pre-1858?	Bridgens Atlas; proportions
326	1280 York Rd. [parcel #22-11-0280-031]	brick (Flemish bond?) farmhouse	pre-1858?	Bridgens Atlas
327	1313 York Rd. [parcel #22-11-0282-046]	stone farmhouse	pre-1858?	Bridgens Atlas
328	1332 York Rd. [parcel #22-11-0282-045]	stone farmhouse	pre-1858	Bridgens Atlas; construction
329	1410 York Rd. [parcel #22-11-0282-019]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
330	1468 York Rd. [parcel #22-11-0282-009]	frame or log(?) farmhouse	pre-1858?	Bridgens Atlas; proportions
331	1485 York Rd. [parcel #22-11-0282-004A]	frame or log(?) farmhouse	pre-1858?	Bridgens Atlas; proportions
332	1488 York Rd. [parcel #22-11-0282-010]	varied mass frame farmhouse	post-1872	Beers Atlas; style

#	Property Identification	Building Type	Date Built	Source/Criteria/Notes
333	1495 York Rd. [parcel #22-11-0282-003B]	bungalow	ca. 1930s?	style
334	1520 York Rd. [parcel #22-10-0638-025A]	stone (German Georgian style, w/ flat arches) farmhouse <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	pre-1858?	Bridgens Atlas; style & proportions
335	1566 York Rd. [parcel #22-10-0638-019]	brick farmhouse	pre-1858?	Bridgens Atlas; proportions
336	1606 York Rd. [parcel #22-10-0638-018]	frame farmhouse	pre-1872?	Beers Atlas; proportions
337	1610 York Rd. [parcel #22-10-0638-017]	brick (German Georgian style) farmhouse <i>(*** 1 of only 13 surviving German Georgian houses in twp.)</i>	ca. 1870-1872?	Beers Atlas; style & proportions
338	1620 York Rd. [parcel #22-10-0638-016]	frame farmhouse	pre-1872?	Beers Atlas; proportions
339	1632 York Rd. [parcel #22-26-0220-013]	brick farmhouse	pre-1858?	Bridgens Atlas; construction
340	1650 York Rd. [parcel #22-10-0638-021]	log or frame farmhouse	pre-1858	Bridgens Atlas; construction, proportions
341	1657 York Rd. [parcel #22-26-0220-008]	farmhouse	post-1872	Beers Atlas
342	1327 Zimmerman Rd. [parcel #22-10-0640-047D]	farmhouse	post-1872	Beers Atlas, (CCHRS #041-023-191)
343	1370 Zimmerman Rd. [parcel #22-10-0640-040]	frame or log farmhouse	pre-1858	Bridgens Atlas, (CCHRS #041-023-190)
344	1371 Zimmerman Rd. [parcel #22-10-0640-041]	frame or log farmhouse	pre-1858	Bridgens Atlas, (CCHRS #041-023-189)
345	1380 Zimmerman Rd. [parcel #22-10-0640-039A]	frame farmhouse	pre-1872?	Beers Atlas, (CCHRS #041-023-188)
346	1381 Zimmerman Rd. [parcel #22-10-0640-020A]	log farmhouse	pre-1858	Bridgens Atlas, (CCHRS #041-023-187)
347	1405 Zimmerman Rd. [parcel #22-10-0638-020]	varied mass farmhouse	post-1872?	Beers Atlas, (CCHRS #041-023-186)

Sub-Totals by Building Category:

- Houses: 332 (dating ca. 1700s through 1930s), including
 - 9 known pre-1800 houses; 3 known brick-encased log houses; 5 known half-timbered houses; 13 German Georgian style houses
- Select Rare Barns: 5 remaining brick-end barns; 10 remaining stone barns
- Schoolhouses: 7
- Churches: 3
- Railroad Stations: 2

- Gristmill: 1
- Meeting Hall: 1

Abbreviations Used:

- “1798 Direct Tax” = an early nation-wide property tax (also known as “The Glass Tax”; unusually rich in descriptive detail for houses, documenting # of windows, # of glass panes, foundation dimensions and building materials for valuation purposes)
- “CCHRS” = Cumberland County Historic Resource Survey.
- “CCRHP” = Cumberland County Register of Historic Places.
- “Century Farm” = Pennsylvania Department of Agriculture’s “Century Farm” Program.
- “National Register” = National Register of Historic Places.
- “Owner” = Date estimate based on research and observations provided by the property Owner.
- “Construction”, “Proportions,” “Style” = current or past appearance of building (See the photographs in “*The Historic Houses in Monroe Township, ca. mid 1700s-1930s.: Theme and Variations*” for visual depictions of these clues to the approximate date or era built.)

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APPENDIX B – SMALL WIRELESS FACILITIES DESIGN MANUAL

Monroe Township
Cumberland County, PA

Small Small Wireless Facilities Design
Manual

Section 1: Purpose and Intent

The purpose of this Small Wireless Facilities Design Manual is to provide the Township with uniform design and aesthetic standards regarding the placement of Small Wireless Facilities within the Right-of-Way consistent with the Township’s obligation to promote the public health, safety, and welfare; to manage the Right-of-Way; and to ensure that the public’s use is not obstructed or disturbed by the use of the Right-of-Way for Small Wireless Facilities. The Township recognizes the importance of wireless telecommunications facilities to provide high-quality communications and internet access services to residents and businesses within the Township. The Township also recognizes its obligation to comply with applicable federal and state laws regarding the placement of wireless telecommunications facilities in the Right-of-Way including, without limitation, the Telecommunications Act of 1996, 47 U.S.C. § 151, *et seq.*, and Act 50 of 2021, 53 P.S. §§ 11704.1 – 11704.11.

Section 2: Definitions

The definitions contained in the Monroe Township Zoning Ordinance are incorporated into this policy by reference as though fully set forth herein. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural include the singular, and words in the singular include the plural.

Section 3: Aesthetic and Design Requirements for Small Wireless Facilities

The following aesthetic and design requirements shall apply to any person who installs, operates, Modifies, or maintains a Small Wireless Facility in the Right-of-Way:

1. An Applicant and/or Permittee shall use all design techniques possible to minimize the visual impact of a Small Wireless Facility on the public during and after the installation, Modification, or repair of a Small Wireless Facility.
2. Applicants and/or Permittees shall minimize the quantity and size of Accessory Equipment placed on Wireless Support Structures. Long and narrow Accessory Equipment, as opposed to wide and bulky Accessory Equipment, should be used. Accessory Equipment should be clustered together as much as possible and located toward the top of the Wireless Support Structure when possible.
3. No Applicant and/or Permittee shall install or attach flashing lights or unnecessary, distracting, non-essential or poorly placed signage or stickers, unless required by Applicable Codes or agreed upon by the Township, on any Small Wireless Facility, Accessory Equipment, or Wireless Support Structure.
4. No Small Wireless Facility or Accessory Equipment shall have any exposed cables or wiring. All cables and wiring shall be concealed or contained within a Wireless Support Structure unless doing so is not Technically Feasible as determined by the Township's engineer. If the cables and wiring cannot be contained within the Wireless Support Structure, then all cables and wires shall be contained within a conduit that is flush mounted to the Wireless Support Structure. All conduits shall be of a color that matches the Wireless Support Structure to which the Small Wireless Facility is attached and be non-reflective unless otherwise agreed upon by the Permittee and Township.
5. Spools and/or coils of excess wires or cables shall not be stored on a Wireless Support Structure unless they are completely within the approved enclosures or conduits.

6. All cables and wiring shall be installed tautly and without excessive slack or extra cable storage on the Wireless Support Structure. Extra wiring shall not be attached to any Wireless Support Structure.
7. Exterior panel Antennas should not exceed the height of the Wireless Support Structure.
8. Antennas and Accessory Equipment should not extend further than 20 inches from the Wireless Support Structure.
9. Applicants and/or Permittees shall avoid installing Small Wireless Facilities on Wireless Support Structures that are directly in front of Dwelling Units or businesses. Wireless Support Structures near street corners, landscaped areas, or in alleys shall instead be considered for installation first.
10. Small Wireless Facilities and Accessory Equipment shall be painted with graffiti-resistant paint which matches the Wireless Support Structure's color and surroundings.
11. Colors and materials for Small Wireless Facilities, Antennas, and Accessory Equipment shall be chosen to minimize visibility and be compatible with the surrounding environment. Muted colors, earth tones, and subdued hues, such as light green, brown, gray, or light blue, or a color that is more compatible with the surrounding architecture or environment only as approved by the Township shall be used. Small Wireless Facilities, Antennas, and Accessory Equipment shall match the color of the Utility Pole or Municipal Pole that they are attached to if they are attached to such structure.
12. Advertisements are prohibited on a Wireless Support Structure, Accessory Equipment, or Small Wireless Facility. Likewise, all manufacturer decals, logos, and the like shall

- be removed or otherwise entirely concealed by the Applicant/Permittee from any Wireless Support Structure, Accessory Equipment, or Small Wireless Facility.
13. If technically feasible, all Accessory Equipment shall be entirely contained or enclosed within a single cabinet which has the smallest physical dimensions possible.
 14. Any replacement Wireless Support Structure shall be placed as close as possible to the existing Wireless Support Structure that is being replaced.
 15. Any replacement Wireless Support Structure shall substantially conform to the material and design of the existing Wireless Support Structure or to the adjacent Wireless Support Structures located within the contiguous Right-of-Way.
 16. The height of any replacement Wireless Support Structure shall not extend more than 10 feet above the height of the existing Wireless Support Structure.
 17. RESERVED.

Section 4: Updates

This Small Wireless Facilities Design Manual may be updated from time-to-time by resolution of the Township.

Section 5: Limitations

Nothing contained in this Small Wireless Facilities Design Manual shall be deemed to restrict or otherwise limit the lawful exercise of the discretion of Township staff in approving and issuing a Permit that deviates from the strict application of these standards where, in the sole and exclusive judgment of the Township, circumstances so warrant.

Section 6: Effective Date

This Small Wireless Facilities Design Manual shall be effective as of the date of the adoption of the Monroe Township Zoning Ordinance.

APPENDIX C – TYPICAL MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

USES	REQUIRED PARKING SPACES (MIN.)
RESIDENTIAL AND LODGING USES	
Bed and Breakfast	1 space per sleeping room, plus 2 per permanent residents
Community Residence, Sober Living Facility/Recovery House	1 parking space for each sleeping room to be occupied by residents plus 1 space for each Dwelling Unit on the premises, plus 1 space for every 2 employees not living on the premises
Community Residence, Halfway House	1 space per 2 beds; plus 1 space per employee on the largest work shift
Community Residence, Group Home	1 space per 2 beds; plus 1 space per employee on the largest work shift
Dwelling, Multi-Family	2 per unit
Dwelling, Multi-Family Conversion	2 per unit
Dwelling, Single Family Detached	3 per lot
Dwelling, Single Family Semi-Attached	3 per unit
Dwelling, Townhouse	2 per unit
Dwelling, Two-Family	2 per unit
Hotel/Apartment Hotel	1 space for each guest room, plus 1 space for each 2 employees on the largest shift
Manufactured Home Parks	2 per lot
Mixed Use Building	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Motel	1 space for each guest room, plus 1 space for each 2 employees on the largest shift
Rooming House and Boarding House	1 parking space for each sleeping room to be occupied by boarders plus 1 space for each Dwelling Unit on the premises, plus 1 space for every 2 employees not living on the premises
Short-Term Rental	3 per unit
Temporary Shelter Facility	1 per each employee on the maximum shift and 1 per each employee on the preceding shift
CIVIC AND INSTITUTIONAL USES	
Assembly, General	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Assembly, Neighborhood	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Cemetery	1 per each employee and ample accessways to the cemetery sections so

USES	REQUIRED PARKING SPACES (MIN.)
	as to allow parking on the accessway for gravesite services and visitations
Government Facility	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
School	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Hospital	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Houses of Worship	1 per 4 fixed seats; 1 per 40 sq. ft. of multi-use floor area if no fixed seats; 1 per office or classroom
Library/Museum	1 space for each 400 square feet of gross floor area
Long-Term Care Facility	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Police/Fire/EMS	1 space for each 400 square feet of office space, plus 1 space for each 50 square feet of assembly area, meeting room, conference, etc.
School, High School, Vocational	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
School, Pre-K, Elementary, Intermediate	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Stadium/Arena	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
AGRICULTURE, FORESTRY, AND OPEN SPACE USES	
Agricultural Operation	2 per dwelling located within the agriculture area and 1 for each full-time worker
Commercial Recreation	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Commercial Stock Yards and/or Feedlots	1 per 1,500 sq. ft. of use area
Community Garden	1 per 2,000 sq. ft. of land area
Equine Activities	1 per 4 stalls
Forestry Operation	N/A
Nature Preserve	1 per 1,500 sq. ft. of use area
Shooting Range	1 per 1,500 sq. ft. of use area
Park	1 per each 5 acres of park land
RETAIL USES	
Commercial Equipment and Supply	1 per each 200 square feet of floor area
Convenience Store	1 per each 200 square feet of floor area

USES	REQUIRED PARKING SPACES (MIN.)
General Retail	1 per each 200 square feet of floor area
Grocery Store	1 per each 200 square feet of floor area
Medical Marijuana Dispensary	1 per each 200 square feet of floor area
Neighborhood Retail	1 per each 200 square feet of floor area
Outdoor Sales Lot	1 per each 2,000 square feet of lot area for employee and customer parking (excludes vehicle display area)
Public Market	1 per each 200 square feet of floor area
SERVICE USES	
Adult Day Care Center	1 per each employee on the maximum shift and 1 per each 2 of the maximum number of adults cared for at the center
Assisted Living Facility	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Automobile Fueling and Limited Repair Service	1 per each employee on the maximum shift and 1 per vehicle if dropoff service is offered, plus vehicle queue area
Automobile Service/Car Wash	1 per each employee on the maximum shift and 1 per vehicle if dropoff service is offered, plus vehicle queue area
Automobile, Truck, Limousine Sales and Rental Service	1 per each 2,000 square feet of lot area for employee and customer parking (excludes vehicle display area)
Bail Bonds Agency	1 per each 200 square feet of floor area
Brew Pub	1 per each 50 square feet of floor area
Child Care Center	1 per each employee on the maximum shift and 1 per each 2 of the maximum number of children cared for at the center
Community Service	1 per each 200 square feet of floor area
Drinking Places	1 per each 50 square feet of floor area
Drug and Alcohol Treatment Facilities	1 per each 200 square feet of area in addition to spaces provided for other uses within the same building

USES	REQUIRED PARKING SPACES (MIN.)
Eating Places	1 per each 50 square feet of floor area, plus vehicle queue area for drive through facilities
Electronic Cigarette / Vaporizer Store	1 per each 200 square feet of floor area
Entertainment Assembly	Parking Demand Analysis pursuant to Subsection D
Family Child Care Home	1 per each employee on the maximum shift and 1 per each 2 of the maximum number of children cared for at the center
General Service	1 per 1,500 sq. ft. of use area
Group Child Care Home	1 per each employee on the maximum shift and 1 per each 2 of the maximum number of children cared for at the center
Kennel	1 per each employee on the maximum shift and 1 per each 200 square feet of area devoted to the kennel area
Medical Clinic	1 per each 200 square feet of floor area
Microbrewery, Microdistillery, Microwinery	1 per 500 sq. ft. of use area
Methadone Treatment Facility	1 per each 200 square feet of area in addition to spaces provided for other uses within the same building
Neighborhood Service	1 per 500 sq. ft. of use area
Pawn Shop/Check Cashing Establishment	1 per 500 sq. ft. of use area
Private Club	1 space for each 400 square feet of office space, plus 1 space for each 50 square feet of assembly area, meeting room, conference, etc.
Recreational Campground	2 spaces per lot or campsite, plus 4 spaces at or near each comfort station on a roadway shall also be provided, which may be counted as part of the overall number of spaces required for the campsites. Parking shall also be provided at the park entrance for guest registration at a rate of 1 per 500 sq. ft. of use area.
Self-Storage Facility	1 per 1,500 sq. ft. of use area
Smoking Places	1 per 500 sq. ft. of use area
Tattoo/Piercing Parlor	1 per 500 sq. ft. of use area
ADULT USES	
Adult Establishments	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance

USES	REQUIRED PARKING SPACES (MIN.)
EMPLOYMENT USES	
Office Uses	1 per each 300 square feet of floor area
Craftsman Industrial	1 per 500 sq. ft. of use area
Medical Marijuana Grower / Processor Facility	1 per 500 sq. ft. of use area
INFRASTRUCTURE USES	
Parking as a Principal Use	1 space per parking attendant employee, plus 1 space for the employee on the preceding shift
Principal Solar Energy Systems	1 per each service vehicle
Principal Wind Energy Systems (AWES)	1 per each service vehicle
Public Utilities	1 per each service vehicle
Transit Bus Stops	N/A
Transit Facilities	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Transportation and Utilities	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Wireless Communications Facilities, Small Wireless Communications Inside the Public Rights-of-Way	N/A
Wireless Communications Facilities, Small Wireless Communications Outside the Public Rights-of-Way	N/A
Wireless Communications Facilities, Tower-Based	1 per each service vehicle
INDUSTRIAL USES	
Light Industry	1 per each employee on the maximum shift and 1 per each 300 square feet of office area
Airport	1 per 500 sq. ft. of office space use area, plus 1 per private hanger space, 2 per tie-down for based aircraft, 5 per regular commercial flight, and 1 per 1,000 sq. ft. of site area
Brewery, Distillery, Winery	1 per 1,500 sq. ft. of site area
Heliport	2 per each landing area
Helistop	2 per each landing area
Outdoor Storage Yard	1 per 1,500 sq. ft. of site area
Yard Waste Composting Facility	1 per 1,500 sq. ft. of site area
Heavy Industry	1 per 1,500 sq. ft. of site area
Automotive Dismantler and Recycler	1 per 1,500 sq. ft. of site area

USES	REQUIRED PARKING SPACES (MIN.)
Junkyards	1 per 1,500 sq. ft. of site area
Meat Processing Establishment	1 per 1,500 sq. ft. of site area
Mining and Mineral Extraction	1 per 1,500 sq. ft. of site area
Solid Waste Disposal Facility	1 per 1,500 sq. ft. of site area
Warehouse / Distribution	1 per 1,500 sq. ft. of site area
ACCESSORY USES	
Accessory Dwelling Unit	1 per unit
Accessory Solar Energy Systems	Equal to the minimum number required for the Principal Use.
Accessory Wind Energy Systems	Equal to the minimum number required for the Principal Use.
Agricultural Commercial Enterprise	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Agritourism Marketing Enterprise	Equal to the minimum number required for the Principal Agricultural Operation.
Carport, Portable or Temporary	Equal to the minimum number required for the Principal Use.
Community Garden	1 per 2,000 square feet of land area
Drive-Through Facility	1 per each 50 square feet of floor area, plus vehicle queue area for drive through facilities
Electric Vehicle Charging Station, Levels 1 & 2	Equal to the minimum number required for the Principal Use.
Electric Vehicle Charging Station, Level 3	1 per charging station
Farm Occupation	Equal to the minimum number required for the Principal Agricultural Operation.
Home Occupation	Equal to the minimum number required for the Principal Residential Use.
Keeping of Poultry or Honeybees	Equal to the minimum number required for the Principal Use.
Keeping of Exotic Wildlife	Equal to the minimum number required for the Principal Use.
Keeping of Livestock	Equal to the minimum number required for the Principal Use.
Manure Storage Facility	Equal to the minimum number required for the Principal Use.
No-Impact Home-Based Business	Equal to the minimum number required for the Principal Residential Use.
Outdoor Café	1 per 100 sq. ft. of outdoor seating area
Outdoor Display and Sales	None; provided, sufficient open area is available to accommodate all employee and customer parking needs

USES	REQUIRED PARKING SPACES (MIN.)
	on the site, entirely outside of public rights-of-way other than designated parking spaces
Outdoor Wood-Fired Boilers	N/A
Parking	N/A
Short Term Rental	3 per unit
Signs	N/A
TEMPORARY USES	
Farmers Market	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance
Mobile Food Facility	None; provided, sufficient area is available to accommodate all employee and customer parking needs on the site, entirely outside of public rights-of-way other than designated parking spaces.
Model Home and/or Subdivision Sales Office	1 space per sales attendant employee, plus 3 spaces for customers
Open Air Market	None; provided, sufficient area is available to accommodate all employee and customer parking needs on the site, entirely outside of public rights-of-way other than designated parking spaces.
Temporary Construction Site Trailer	None; provided, sufficient area is available to accommodate all employee and customer parking needs on the site, entirely outside of public rights-of-way other than designated parking spaces.
Temporary Food Service Facility	None; provided, sufficient area is available to accommodate all employee and customer parking needs on the site, entirely outside of public rights-of-way other than designated parking spaces.
Temporary Outdoor Event	Parking Demand Analysis pursuant to Section 4.21 (B) of this Ordinance

APPENDIX D – TRADITIONAL DESIGN GUIDELINES

VILLAGE OVERLAY
INCENTIVE ZONE:

Traditional Design
Guidelines

Based on Typical 19th Century Architecture
in greater Monroe Township,
and in the Village of Churchtown.

TOPICS ILLUSTRATED:

1.) GENERAL BUILDING STRUCTURE

- 1a.) Structure and Massing of Main Building
- 1b.) Optional Rear Extensions
- 1c.) Siding and Masonry

2.) ROOF ELEMENTS

- 2a.) Roof Shape and Pitch
- 2b.) Roof Covering
- 2c.) Attic Window Construction
- 2d.) Attic Window Placement
- 2e.) Chimney Construction
- 2f.) Chimney Placement
- 2g.) Cornice Construction
- 2h.) Cornice Ornamentation

3.) WINDOWS

- 3a.) Window Placement on the Facade
- 3b.) Window Placement on the Side Walls
- 3c.) Window Frame Construction
- 3d.) Window Frame Ornamentation
- 3e.) Window Sashes and Panes
- 3f.) Window Shutter Placement
- 3g.) Window Shutter Construction

4.) DOORS

- 4a.) Door Placement
- 4b.) Door Frame Construction
- 4c.) Door Frame Ornamentation
- 4d.) Door Types
- 4e.) Storm Doors

5.) PORCHES

- 5a.) Porch General Construction
- 5b.) Porch Support Posts
- 5c.) Porch Cornice Ornamentation

6.) OUTBUILDINGS

- 6a.) Outbuilding Types
- 6b.) Outbuilding Construction
- 6c.) Outbuilding Layout

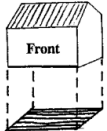
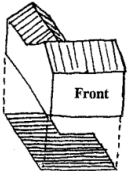





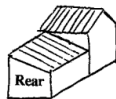
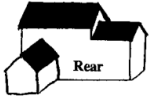
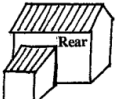
7.) ATTACHED AND ACCESSORY DWELLING UNITS

8.) COMMUNITY LAYOUT

- 8a.) Block and Lot Layouts
- 8b.) Streetscape Rhythm

*** GENERAL NOTE: THESE GUIDELINES CONCERN APPEARANCES ONLY. THEREFORE, SYNTHETIC MATERIALS AND COMPONENTS ARE PERFECTLY FINE!**

1. GENERAL BUILDING STRUCTURE

<p style="text-align: center;">1a</p> <p>SHAPE & MASSING OF MAIN BUILDING</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * All buildings should be 2 or 2.5 stories, and total height should not exceed 35 feet. * Facades and Side Walls should be FLAT (i.e. no overhanging 2nd stories or varied massing) * Main building should display singular massing and a simple rectangular, square or ell-shaped footprint. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Rectangular or Square</p> </div> <div style="text-align: center;">  <p>Ell-Shaped</p> </div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="text-align: center;">  <p>Rectangular, with Gable End Facade</p> </div> <div style="text-align: center;">  <p>2 Parallel Gables</p> </div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="text-align: center;">  <p>Varied Massing</p> </div> <div style="text-align: center;">  <p>Overhanging 2nd Story</p> </div> <div style="text-align: center;">  <p>Front-Facing Garage</p> </div> </div>
<p><i>CHOOSE FROM THESE OPTIONS</i></p>		<p><i>ALSO O.K., BUT USE SPARINGLY</i></p>	<p><i>DON'T USE</i></p>
<p style="text-align: center;">1b</p> <p>OPTIONAL REAR EXTENSIONS</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Roof of extension should be distinct and distinguishable from roof of main building. 	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Shed Roofed Extension</p> </div> <div style="text-align: center;">  <p>Gable Roofed Extension</p> </div> <div style="text-align: center;">  <p>Shed Roofed Extension</p> </div> </div>		
<p><i>APPROPRIATE EXAMPLES</i></p>			

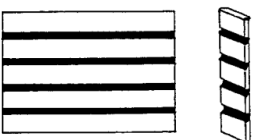
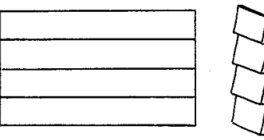
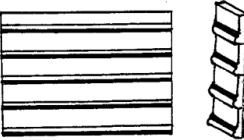
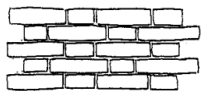
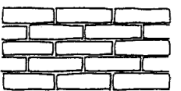
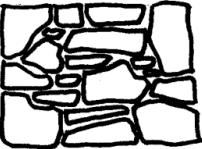
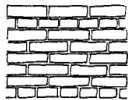
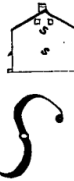
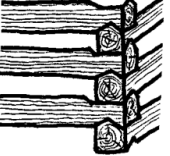
1. GENERAL BUILDING STRUCTURE

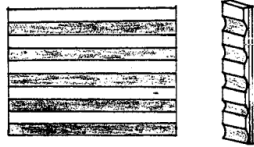
1c

SIDING & MASONRY


General Characteristics:

- * Synthetic facsimiles are fine.
- * Use only one type of material for each wall (i.e. no brick 1st stories with sided 2nd stories)
- * The color of the side and rear walls should match that of the facade, even if the materials differ. (i.e. if a building has a brick facade, but vinyl siding on the sides and rear, the vinyl siding should be reddish to blend in with the brick.
- * Sided walls should terminate with cornerboards or facsimiles thereof.


<p>German Lap Siding</p>  <p>Grooves should not be overly wide. Use a style with a 5 inch "whole-board" width, but only a 1.25 to 1.5 inch groove width (leaving 3.5 - 3.75 inches worth of raised board below every groove).</p>	<p>Clapboard Siding</p>  <p>"Boards" should not be overly narrow. Use a style with a 5 inch or greater board width.</p>	<p>Beaded Clapboard</p>  <p>(5 inch wide "boards")</p>
<p>Flemish Bond Brick</p>  <p>Running Bond Brick</p> 	<p>Bricks should measure 2 x 4 x 8 inches, with the 2 x 8 (and in Flemish Bond, the 2 x 4) faces showing. (2 x 8 and 2 x 4 brickface is also fine.)</p> <p>Bricks on a particular building should be either a deep "brick red" or a rich, rusty red, and should be fairly uniform in color. Pastel, frosted, mottled or dramatically varicolored brickwork is not appropriate.</p> <p>Mortar should be whitish in color, be neatly and thinly laid (1/4 - 1/2 inch thick), and have no artificial lines tooled into it.</p> <p>Painting over brick walls with a solid color of paint is very appropriate too!</p>	<p>Random Stone</p>  <p>(light gray or tan in color)</p>
<p>{A great optional detail for any brick side walls would be to use a Common Bond brickwork pattern, rather than the Flemish or Running Bond pattern used on the facade. Common Bond is Running Bond with string courses of horizontal "header" bricks laid every 6 or 8 rows.}</p> 	<p>{A great optional detail for brick gable-end side walls would be to add 1 or 2 "S" shaped metal ornaments in between the stories centered under the gable peak. (Originally, these would have functioned to help keep the walls from bowing out under the weight of the roof.)}</p> 	<p>Square-Cut Logs</p>  <p>(dark brown, with flush corners)</p>




overly wide grooves in German Lap Siding



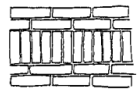
mottled bricks



excessive variations in color from brick to brick



linear grooves tooled into overly thick mortar



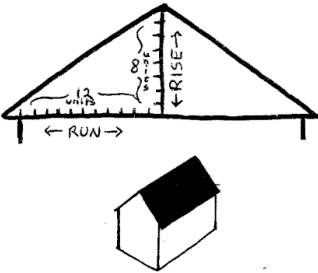




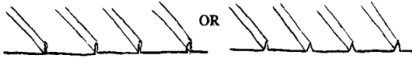




ornamental courses of vertical bricks

CHOOSE FROM THESE OPTIONS

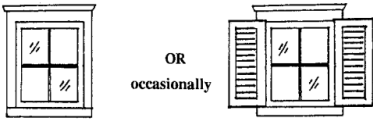
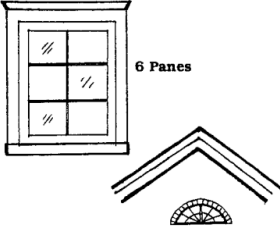

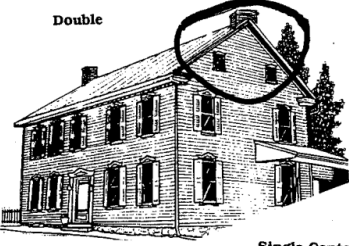
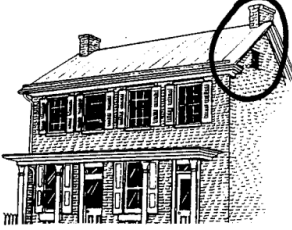

ALSO O.K., BUT USE SPARINGLY

DON'T USE

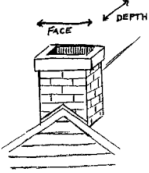
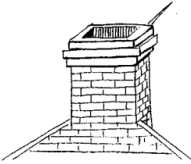
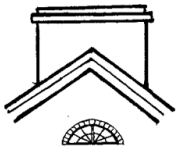
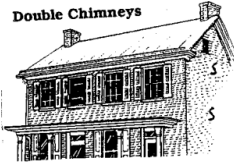

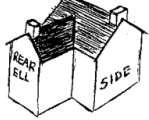
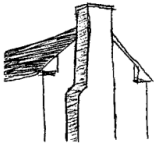
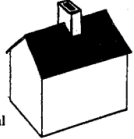
2. ROOF ELEMENTS

<p style="text-align: center;">2a</p> <h3 style="text-align: center;">ROOF SHAPE & PITCH</h3> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Roof shape should be a single, simple, <u>symmetrical</u> gable, or 2 such gables (see shape illustrations in section 1a). * Pitch of the main gable should be 6/12 to 8/12 (allowing enough room for an average adult to stand up in the center of the attic, or just barely). 		<p>Half-hipped gable roofs on corner houses </p> <p>Gable Roofs over Eyebrow Windows may need to be less steep than regular gable roofs to make up for the height difference.</p> <p>Roofs of Rear Ells and Extensions may need to be steeper than 8/12.</p> <p>Shed Roofs on Extensions may have a relatively shallow pitch if desired.</p>	<p style="text-align: center;">Wall Dormers</p>  <p style="text-align: center;">Dormers</p>  <p style="text-align: center;">Towers</p> 	
	<p><i>EXAMPLE</i></p>	<p><i>APPROPRIATE EXCEPTIONS</i></p>	<p><i>DON'T USE</i></p>	
<p style="text-align: center;">2b</p> <h3 style="text-align: center;">ROOF COVERING</h3> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Use only one type and color of roofing material for each building. 	 <p style="text-align: center;">Standing Seam or V Seam Metal</p> <p style="text-align: center;">Width between ridges should be about 1 to 2 feet. Excessive, sharply defined minor ribbing in between the major ridges is not appropriate. That area should appear more or less smooth and undivided.</p> <p style="text-align: center;">Colored metal roofs are very appropriate! Red and green are especially predominant in this region.</p>	 <p style="text-align: center;">Wood Shakes or Lookalikes</p> <p style="text-align: center;">Color should be brownish or grayish (the hues of faded wood)</p>	 <p style="text-align: center;">Slate Shingles or Lookalikes</p> <p style="text-align: center;">Color should be grayish.</p>	 <p style="text-align: center;">U Seam Metal (i.e. Board & Batten Style)</p>  <p style="text-align: center;">Flat, Uniform, Rectangular Shingles</p>
	<p><i>CHOOSE FROM THESE OPTIONS</i></p>		<p><i>DON'T USE</i></p>	

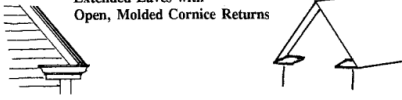

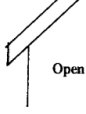


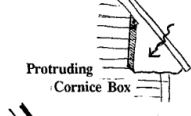

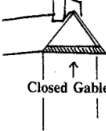
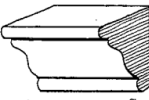
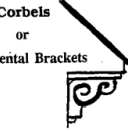
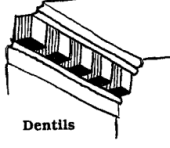

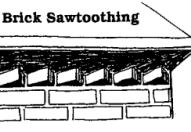
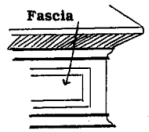
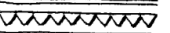

2. ROOF ELEMENTS

<p style="text-align: center;">2c</p> <p style="text-align: center;">ATTIC WINDOW CONSTRUCTION</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * If permanently open attic vents are desired, small triangular vents are desired, small triangular vents of the same color as the siding or masonry can be concealed at the gable peaks, * Or, dark colored louver vents can be concealed behind the non-glassed muntins of a false attic window. * Construction and ornamentation of attic window frames should mimic or echo that of the full size windows. 	<p style="text-align: center;">4 Panes</p> <div style="text-align: center;">  <p>OR occasionally</p> </div> <p style="text-align: center;">Size: About 1/4 of a Normal Window</p> <p style="text-align: center;"><i>CHOOSE FROM THESE OPTIONS</i></p>	<p style="text-align: center;">6 Panes</p> <div style="text-align: center;">  <p>Fanlight</p> </div> <p style="text-align: center;">Size: About 1/2 of a Normal Window</p> <p style="text-align: center;"><i>ALSO O.K., BUT USE SPARINGLY</i></p>	<div style="text-align: center;">  <p>prominent rectangular Attic Vents</p> </div> <p style="text-align: center;"><i>DON'T USE</i></p>
<p style="text-align: center;">2d</p> <p style="text-align: center;">ATTIC WINDOW PLACEMENT</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * The chosen arrangement should be repeated on at least 2 gable ends of the building, (unless of course one or both ends of the building are attached to another dwelling unit!) 	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Double</p>  </div> <div style="text-align: center;"> <p>Single Off Center</p>  </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>Single Centered</p>  </div> <p style="text-align: center;"><i>CHOOSE FROM THESE OPTIONS</i></p>		





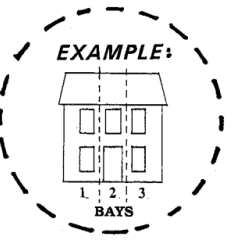


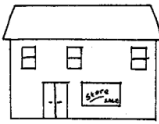
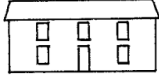

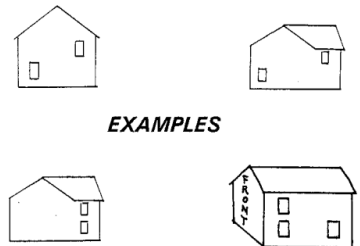
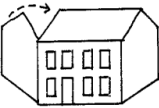
2. ROOF ELEMENTS

<p style="text-align: center;">2e</p> <p style="text-align: center;">CHIMNEY CONSTRUCTION</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Chimneys should be made of 2 x 4 x 8 bricks (or covered with 2 x 8 brick face), horizontally laid. * Chimneys should not be "enormous." Generally, they should measure only 2 to 5 bricklengths across the gable-end face, and 2 to 2.5 bricklengths in depth. 	<p style="text-align: center;">Brick or Frame House Chimney</p>  <p style="text-align: center;">Brick Parapet Chimney</p>  <p style="text-align: center;">(brickwork of wall continues right up onto chimney, unbroken by the roof edge)</p>	<p style="text-align: center;">Wide Brick-House Chimney</p>  <p style="text-align: center;">(7 - 10 bricklengths across, but still only 2.5 wide)</p>	
<i>CHOOSE FROM THESE OPTIONS</i>		<i>ALSO O.K., BUT USE SPARINGLY</i>	
<p style="text-align: center;">2f</p> <p style="text-align: center;">CHIMNEY PLACEMENT</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * It is preferable that the chimneys be INTERNAL. * Chimneys should be placed on the peak of the roof at one or more gable ends (except, of course, any gable end functioning as a front facade). * All dwelling units should have at least one chimney. * Chimneys may purely ornamental if desired, rather than functional. 	<p style="text-align: center;">Double Chimneys</p>  <p style="text-align: center;">Single Chimney</p>  <p style="text-align: center;">Additional Rear Chimney</p> 	<i>CHOOSE FROM THESE OPTIONS</i>	<p style="text-align: center;">Wide, Off-Center External Chimney</p>  <p style="text-align: center;">Large Central Internal Chimney</p>  <p style="text-align: center;"><i>DON'T USE</i></p>

2.) ROOF ELEMENTS

<p>2g</p> <p>CORNICE CONSTRUCTION</p> <p><u>General Characteristics:</u></p> <p>* Extended Eaves with Open Cornice Returns should predominate. This is a primary distinguishing feature of local 19th century architecture.</p>	<p>Extended Eaves with Open, Molded Cornice Returns</p>  <p>(If a slope is placed on top of the return to deflect runoff or discourage roosting birds, the slope should either be <u>very</u> shallow, or else it should match the color of the <u>WALL</u> behind rather than the color of the cornice and eaves. In either case, the slope should <u>not</u> be shingled. Such slopes are not traditionally appropriate for this region, and if used, should be visually <u>concealed</u> rather than accentuated.)</p>	<p>Minimal Box Cornice (flush with the side wall)</p>  <p>Open Cornice</p> 	 <p>Eye-brow Windows</p>  <p>Brick Parapets</p>	 <p>Protruding Cornice Box</p>  <p>Steep, shingled and/or noticeable slant above cornice return</p>  <p>Closed Gable</p>
	<p><i>SHOULD BE PREDOMINANT</i></p>	<p><i>ALSO O.K.</i></p>	<p><i>ALSO O.K., BUT USE SPARINGLY</i></p>	<p><i>DON'T USE</i></p>
<p>2h</p> <p>CORNICE FRONTAL ORNAMENTATION</p> <p><u>General Characteristics:</u></p> <p>* Colors of cornice and cornice ornamentation should contrast with the color of the walls, and complement or match the color of the windows and doors.</p>	<p>Decorative Molding</p>  <p>Corbels or Ornamental Brackets</p>  <p>(singles, or pairs)</p> <p>Dentils</p>  <p>"Gingerbread"</p>  <p>Brick Sawtoothing</p>  <p>(single or double row) (for brick facades only)</p> <p>Fascia</p>  <p>(flat panel surrounded by molding)</p> <p>Triangular "Dentils"</p> 	<p>"Gingerbread"</p> 		
	<p><i>CHOOSE FROM THESE OPTIONS</i></p>	<p><i>ALSO O.K., BUT USE SPARINGLY</i></p>		

3.) WINDOWS

<p>3a</p> <p>WINDOW PLACEMENT ON FACADE</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Windows and door should dominate the facade spatially, and be fairly evenly spread across it. * Windows and Door should be set relatively close together, with only 1 to 4 feet of wall between each frame, or between a frame and the edge of a building. * 2nd floor windows should be placed directly above all 1st floor openings (i.e. "as above, so below"). * Tops and bottoms of window frames should be even with each other, forming straight "lines" across the facade. 	<p>2 Bay House</p>  <p>3 Bay Houses</p>  <p>4 Bay House</p>  <p>5 Bay House</p>  <p>EXAMPLE:</p>  <p>(2nd door optional)</p>	 <p>2-story "Queen Anne" Tripartite Window</p>  <p>First Floor Store Front (for shops only)</p>	 <p>Rhythm of Openings Disrupted</p>  <p>Excessive Expanses of facade wall between openings (openings too few and far between for the width of the building)</p>	
<p>3b</p> <p>WINDOW PLACEMENT ON SIDE WALLS</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Windows on the side of a house should have the same shape, size and appearance as those on the facade. * Windows on side walls will most likely need to be spread much further apart than those on the facade. * It is more appropriate to position these windows closer to the corners of 	<p>A full set of windows (either 4 or 6) on at least one of the side walls</p> 	<p>At least some windows on at least 1 side wall</p> <p>EXAMPLES</p> 	 <p>Detached houses with 2 bare sidewalls, completely devoid of side windows.</p>	
	<p>SHOULD BE PREDOMINANT</p>	<p>ALSO O.K.</p>	<p>ALSO O.K., BUT USE SPARINGLY</p>	<p>DON'T USE</p>

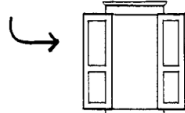
3.) WINDOWS

3c

WINDOW FRAME CONSTRUCTION

General Characteristics:

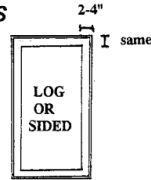
- * The size of 1st floor window frames should be 2.5 to 3 feet wide, and 5 to 6 feet tall, measured from their outer edges. (The peaks of peaked lintels may rise slightly higher).
- * 2nd story window frames may be up to 6 inches shorter if desired, but should match the 1st story frames in width.
- * All windows should have prominent, full frames or frame-like surrounds.
- * If desired, to achieve this effect with less work and materials, shutters may be placed to conceal the absence of window frame sides. Lintel and sill, however, should extend wider, as though the frame DID continue beneath the shutters.
- * The frames or frame-like surrounds should be a different color from the underlying siding or masonry so that they stand out visually.
- * The basic type of frame, the ornamentation on it, and the type of sashes in it should be the same for all windows on the facade.



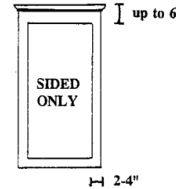
SIDED (OR LOG) BUILDING WINDOWS

General:

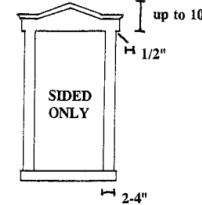
- * All frames should be 2 to 4 inches "thick," although ornamental lintels may stand somewhat taller. (see illustrations)
- * Peaked lintels should stand no taller than 10 inches from bottom of lintel to top of peak. (see illustrations)
- * Extra tall rectangular lintels should stand no taller than 6 inches. (see illustrations)



Uniform Frame
"Thickness" of frame is fairly uniform all the way around.



Higher Lintel
Ornamental lintels can be somewhat "thicker" than the other sides of the frame, thus standing higher. (Please note height limitations mentioned !)

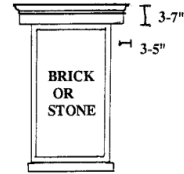
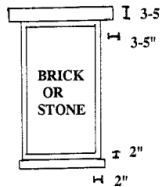


Slightly Wider Lintel
The lintel may also extend 1/2 to 1 inch "wider" to each side than the rest of the frame for added emphasis.

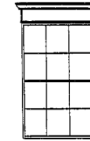
BRICK (OR STONE) BUILDING WINDOWS

General:

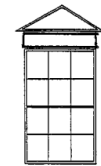
- * All brick house window frames should be 2 inches "thick," and should be inset in the masonry. (Stone house window frames may be wider, and may protrude.) (see illustrations)
- * All brick house windows should be crowned by a separate lintel that sits above the frame. This separate lintel should be flush with the masonry, be 3 to 5 inches in height, and should extend 3 to 5 inches wider than the frame on either side. (see illustrations)
- * Stone houses may use either lintels or keystone style stonework to crown their windows.



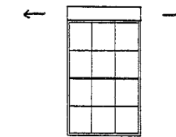
No frame to speak of. Lintel just "sits" on top of bare window.



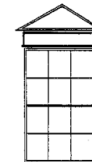
Lintel too tall, too "grand"



Lintel should extend "wider" than the rest of the frame.







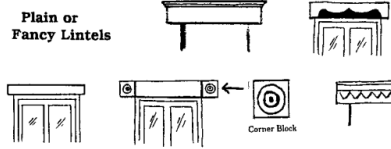

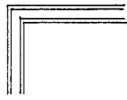





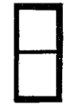
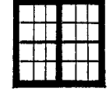
Lintel too tall, too "grand"







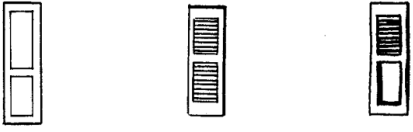
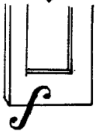
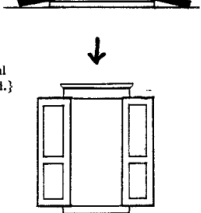
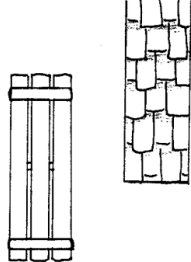
APPROPRIATE EXAMPLES

DON'T USE

3.) WINDOWS

<p style="text-align: center;">3d</p> <p style="text-align: center;">WINDOW FRAME ORNAMENTATION</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Remember, the construction and ornamentation of these full-size window frames should be repeated (or at least echoed) on any rectangular attic window frames. 	<p style="text-align: center;"><i>SIDED (OR LOG) BUILDING WINDOWS</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Projecting Molded Lintel</p>  </div> <div style="text-align: center;"> <p>Peaked Lintel</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>Molded Frames</p>  </div> <div style="text-align: center;"> <p>Plain Flat Frame</p>  </div> </div>	<p style="text-align: center;"><i>BRICK (OR STONE) BUILDING WINDOWS</i></p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Plain or Fancy Lintels</p>  </div> <div style="text-align: center;"> <p>Corner Block</p>  </div> </div> <div style="text-align: center; margin-top: 20px;"> <p>Molded Frame (FOR STONE ONLY)</p>  </div>	<div style="text-align: center; margin-bottom: 20px;">  <p>Greek Pediment (has pointed ends rather than the squared-off ends of a peaked lintel)</p> </div> <div style="text-align: center; margin-bottom: 20px;">  <p>Broken Pediment (unless for a church!)</p> </div> <div style="text-align: center;">  <p>Sunburst</p> </div>
<p><i>CHOOSE FROM THESE OPTIONS</i></p>		<p><i>DON'T USE</i></p>	
<p style="text-align: center;">3e</p> <p style="text-align: center;">WINDOW SASHES & PANES</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * All windows should have, or appear to have muntins. * Artificial muntins, as well as storm windows, are fine. * Windows should be single, as opposed to bipartite (double). 	<div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>"2 over 2" Windows</p>  <p>Upper Sash: 2 panes Lower Sash: 2 panes</p> </div> <div style="text-align: center;"> <p>"6 over 6" Windows</p>  <p>Upper Sash: 6 panes Lower Sash: 6 panes</p> </div> </div>	<div style="text-align: center; margin-bottom: 20px;">  <p>"1 over 1" window (no muntins)</p> </div> <div style="text-align: center;">  <p>Bipartite Window (Paired)</p> </div>	
<p><i>CHOOSE FROM THESE OPTIONS</i></p>		<p><i>DON'T USE</i></p>	

3.) WINDOWS

<p style="text-align: center;">3f</p> <p style="text-align: center;">WINDOW SHUTTER PLACEMENT</p> <p><u>General Characteristics:</u></p> <p>* The most common shutter arrangement should be solid (paneled) shutters on the 1st story windows, with louvered shutters on the 2nd story and attic windows. Traditionally, this is how it was done in this region.</p>	<p style="text-align: center;">Solid (Paneled) Shutters on 1st Story Windows, Louvered on 2nd Story and Attic Windows</p> 	<p style="text-align: center;">Solid (Paneled) Shutters on All Stories</p>  <p style="text-align: center;">No Shutters</p> 	<p style="text-align: center;">Louvered Shutters on 1st Story</p> 
	<p><i>SHOULD BE PREDOMINANT</i></p>	<p><i>ALSO O.K.</i></p>	<p><i>DON'T USE</i></p>
<p style="text-align: center;">3g</p> <p style="text-align: center;">WINDOW SHUTTER CONSTRUCTION</p> <p><u>General Characteristics:</u></p> <p>* Synthetic shutters are fine.</p>	<p style="text-align: center;">Solid (Paneled) Shutter Louvered Shutter Combination Shutter</p>  <p style="text-align: center;">(upper floors only) (upper floors only)</p>	<p style="text-align: center;">{A great optional detail would be to attach shutter hooks (functional or not) to the shutters as pictured.}</p>  <p style="text-align: center;">{ Shutter Hook }</p>  <p style="text-align: center;">{Another great detail would be to mount shutters partially over top of the sides of the window frame. This could result in slightly angled shutters which would look "real" even if they were not.}</p>	<p style="text-align: center;">Plank or Shingled Shutters</p> 
	<p><i>CHOOSE FROM THESE OPTIONS</i></p>		<p><i>DON'T USE</i></p>

4.) DOORS

4a

DOOR PLACEMENT

General Characteristics:

- * For two, three and four bay buildings, the front door may be placed directly under any of the 2nd story windows on the facade.
- * For five bay houses, the front door would be most appropriately placed in the middle, under the center 2nd story window.
- * The top of the front door frame (above the transom) should almost always line up with the tops of the 1st story window frames, unless the door is crowned by a substantial entablature (see below), which by nature would rise higher than a window lintel.








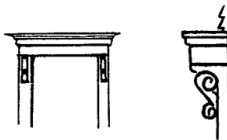





TWIN GERMAN-STYLE ENTRANCES


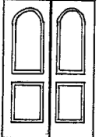
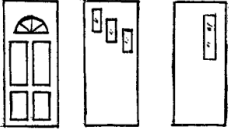
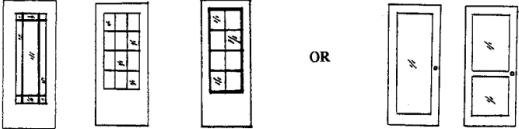
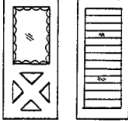


APPROPRIATE EXAMPLES

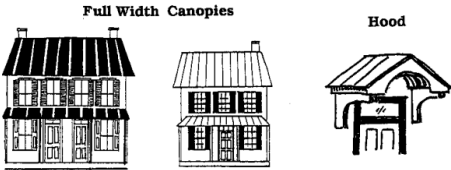


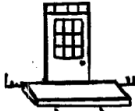


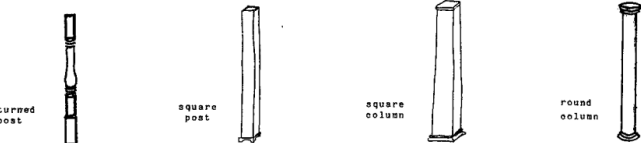
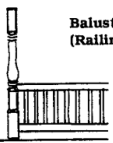
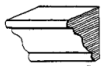




4.) DOORS

<p style="text-align: center;">4b</p> <p style="text-align: center;">DOOR FRAME CONSTRUCTION</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * Door Frames should be at least as wide and noticeable as the window frames, and often more elaborate. * <u>Most</u> Front Doors should be topped by a rectangular TRANSOM window. * Doors may either be recessed, or fairly flush with the facade.  <p>(Recessed) →</p>	<p style="text-align: center;">Transom Window</p>  <p style="text-align: center;">Transom Window & Sidelights</p> 	<p style="text-align: center;">Sidelights</p>  <p style="text-align: center;">Plain</p> 	<p style="text-align: center;">Fanlight Transom Window</p> 	
<p style="text-align: center;">4c</p> <p style="text-align: center;">DOOR FRAME ORNAMENTATION</p> <p><u>General Characteristics:</u></p> <ul style="list-style-type: none"> * The basic color of a door frame should match that of the window frames. Multiple colors to accentuate the details are of course O.K. too. * If applicable, door frame construction and ornamentation may mimic or repeat motifs found on the windows or cornice. 	<p style="text-align: center;"><i>PICK ANY OF THE APPROPRIATE OPTIONS FROM CATEGORY 3d) WINDOW FRAME ORNAMENTATION, or PICK FROM THESE ADDITIONAL CHOICES PICTURED BELOW:</i></p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Modest Entablature Supported by Pilasters (keep the Entablature between 1 and 2 feet in height)</p> </div> <div style="text-align: center;"> <p>1-2 feet</p>  <p>Projecting Molded Lintel Supported by Corbels or Ornamental Brackets</p> </div> </div>			 <p>Greek Pediment (has pointed ends rather than the squared-off ends of a peaked lintel)</p>  <p>Broken Pediment (unless for a church!)</p>  <p>Sunburst</p>
	<p><i>CHOOSE FROM THESE OPTIONS</i></p>			<p><i>DON'T USE</i></p>

4. DOORS

<p>4d</p> <p>DOOR TYPES</p> <p><i>General Characteristics</i></p> <p>* Front Doors should either have large glass windows that stretch from 1/2 to 3/4 of the door's length, or they should be solid and paneled. Doors containing small windows are not appropriate.</p>	<p>(Actually, large-windowed doors were predominantly an early 20th century feature, but (like the seamed metal roofs that replaced most of the wood shake shingles) they were so frequently used in Churchtown that they are included here as an option.)</p>  <p>Paneled Doors OR Large-Windowed Doors</p>		
	<p>APPROPRIATE EXAMPLES</p>	<p>ALSO O.K., BUT USE SPARINGLY</p>	<p>DON'T USE</p>
<p>4e</p> <p>STORM DOORS</p> <p><i>General Characteristics:</i></p> <p>* If used at all, front Storm Doors should either mimic traditional large-windowed door styles, or else be almost totally see-through to permit as unobstructed a view of the door as possible.</p>	 <p>OR</p>		
	<p>APPROPRIATE EXAMPLES</p>	<p>DON'T USE</p>	

5.) PORCHES

<p style="text-align: center;">5a</p> <p style="text-align: center;">PORCH CONSTRUCTION</p> <p><i>General Characteristics:</i></p> <ul style="list-style-type: none"> Most houses should have a covered <u>front porch</u> of some type. 	<p style="text-align: center;">Full Width Canopies</p>  <p style="text-align: center;">Partial Width Canopies</p> 	<p style="text-align: center;">(in the ELL, under the house's gable roof)</p>  <p style="text-align: center;">Side Porch w/ Balcony</p>  <p style="text-align: center;">Uncovered Stoop</p>	 <p style="text-align: center;">Wrap Around Porch</p>  <p style="text-align: center;">Commercial Overhang (for Shops Only)</p>	
	<p><i>SHOULD BE PREDOMINANT</i></p>	<p><i>ALSO O.K.</i></p>	<p><i>ALSO O.K., BUT USE SPARINGLY</i></p>	
<p style="text-align: center;">5b</p> <p style="text-align: center;">PORCH SUPPORT POSTS</p>	 <p style="text-align: center;"><i>CHOOSE FROM THESE OPTIONS</i></p>	 <p style="text-align: center;"><i>ALSO O.K., BUT USE SPARINGLY</i></p>		
<p style="text-align: center;">5c</p> <p style="text-align: center;">PORCH CORNICE ORNAMENTATION</p>	<p style="text-align: center;">Decorative Molding</p>  <p style="text-align: center;">Fascia</p>  <p style="text-align: center;">Corbels</p>  <p style="text-align: center;">Brackets</p>  <p style="text-align: center;">Scalloped "Gingerbread"</p>  <p style="text-align: center;"><i>CHOOSE FROM THESE OPTIONS</i></p>	<p style="text-align: center;"><i>ALSO O.K., BUT USE SPARINGLY</i></p>		

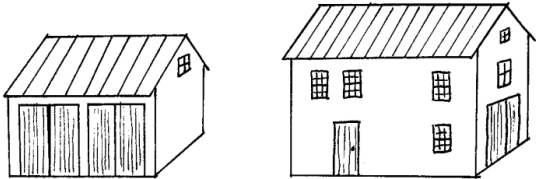
6.) OUTBUILDINGS

6a

OUTBUILDING TYPES

General Characteristics

- * Appearance of outbuildings should mimic traditional regional types, if not necessarily traditional uses.
- * Appropriate types of outbuildings include Garages or Accessory Apartments that look like Carriage Houses, Small Barns or Summer Kitchens, and smaller Sheds, especially ones resembling traditional Outhouses.



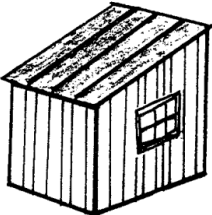
Garage/"Carriage House"



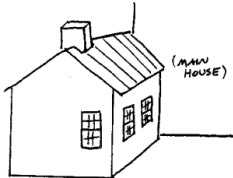
Small Barn



Outhouse Lookalike (Small Shed)



Shed



Summer Kitchen Lookalike (actually an accessory apartment)

APPROPRIATE EXAMPLES

6.) OUTBUILDINGS

6b

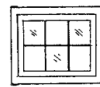
OUTBUILDING CONSTRUCTION

General Characteristics:

- * Structure and building materials of outbuildings should be similar to that of the main buildings - simpler, but echoing their style. Additional choices are listed and illustrated to the right.
- * Outbuildings may be anywhere from 1 to 2.5 stories in height, and may contain accessory apartments.

Additional elements and materials which are very appropriate for Outbuildings, although not for houses, include:

- * Overhanging Second Stories
- * Wide Vertical Board Siding ("T-3", vinyl and metal facsimiles, etc.) but WITHOUT BATTENS (i.e., still no U-seam metal sheeting)
- * Narrow, Beaded Vertical Board Siding (this also comes in vinyl and metal)
- * Sloping Shed Roofs
- * Hipped Roofs for Small Sheds, especially those resembling Outhouses
- * The same 6 and 4 pane "barn sashes" that make appropriate attic windows on houses make great "regular" windows on outbuildings.

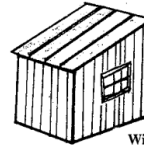


6 Panes



4 Panes

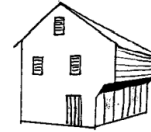
Hipped Roof



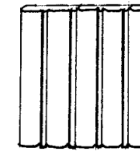
Sloping Shed Roof

Wide Vertical Board Siding

Overhanging Second Story



Narrow, Beaded Vertical Board Siding



5.7"



U Seam Metal (i.e. Board & Batten Style)

APPROPRIATE

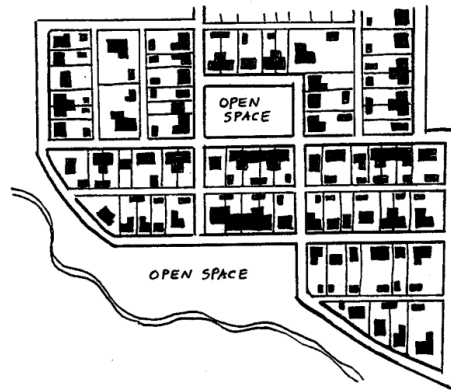
DON'T USE

6c

OUTBUILDING PLACEMENT & LAYOUT

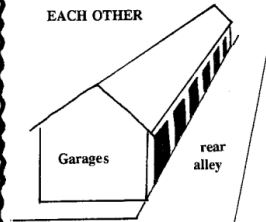
General Characteristics:

- * Outbuildings (except for Summer Kitchen Lookalikes) should generally be located toward the rear of smaller lots, along alleys if they exist.
- * Garages should vary in appearance, and should not all be attached to each other in a row like some sort of trucking depot. If this is not possible or desirable, just don't bother building any. The owners can build their own if they wish.



APPROPRIATE EXAMPLES

ALL ALIKE AND ATTACHED TO EACH OTHER



LIKE A TRUCKING DEPOT!

DON'T USE

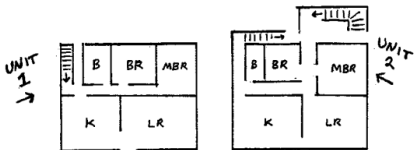
7.) ATTACHED AND ACCESSORY DWELLING UNITS

7

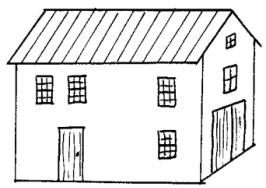
APPROPRIATE
ATTACHED
&
ACCESSORY
UNITS



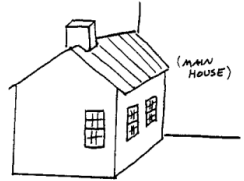
A DUPLEX THAT LOOKS LIKE A SINGLE FAMILY HOME



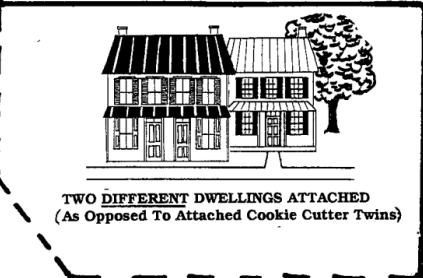
APARTMENTS in what appears to be a Single Family Home



Garage/"Carriage House"



Summer Kitchen Lookalike (actually an accessory apartment)



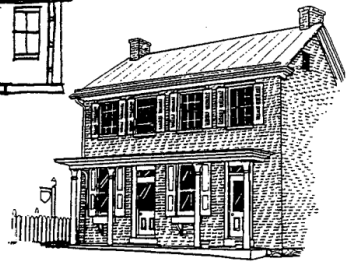
TWO DIFFERENT DWELLINGS ATTACHED (As Opposed To Attached Cookie Cutter Twins)

"CARRIAGE HOUSE" ACCESSORY APARTMENTS

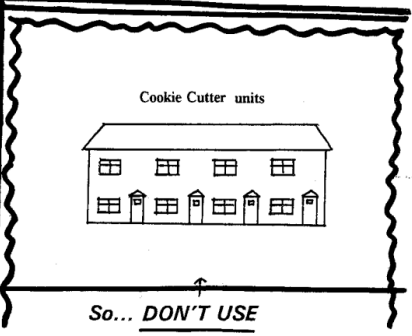
APARTMENTS Over Commercial Shops



TWIN GERMAN-STYLE ENTRANCES: (This Area's TRADITIONAL Duplex)



ROW HOUSES No More than 5 attached units in the Row. No 2 Rows located together. Scattered amongst a mix of dwelling types.



Cookie Cutter units

So... DON'T USE

ALL APPROPRIATE !

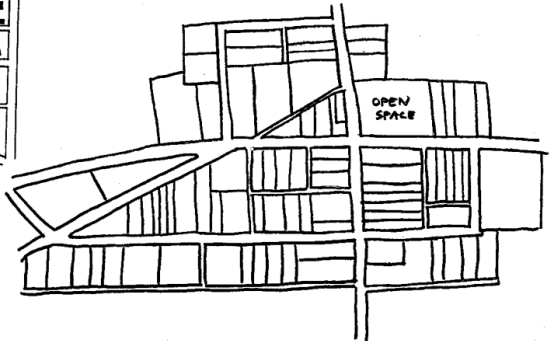
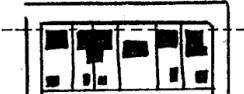
8.) LAYOUT

8a

BLOCK & LOT LAYOUTS

- 1.) No more than 5 Same-Width Lots in a Row, and usually Less.
- 2.) Primary Buildings should be situated at the Front of Lots, with Accessory Structures towards the Rear.
- 3.) SETBACKS should be MINIMAL.
- 4.) Approximately 80% of Total Buildings within each Block should Conform to the Build-To Line, with approximately 20% (generally one or two buildings) Varying.

Build-To Line -->



IN GENERAL

APPROPRIATE EXAMPLES

8b

STREETSCAPE "RHYTHM"

General Characteristics:

- * Spacing between buildings should VARY.
- * Building type and appearance should VARY SIGNIFICANTLY. Pick at least 3 or 4 basic building types, intermingle their locations, and vary the materials used on same-type buildings.

NOTE: ANY OR ALL OF THESE BUILDINGS
 COULD BE DUPLEXES OR APARTMENTS!
 MOST JUST DON'T LOOK IT FROM THE OUTSIDE.



APPROPRIATE EXAMPLES