ORDINANCE # 40

WORCESTER TOWNSHIP

AN ORDINANCE PROVIDING FOR THE REENACTMENT OF ORDINANCE #39 adopted the 13th day of May, 1963, LEVYING A ONE PER CENT. TAX ON TRANSFERS OF REAL ESTATE IN THE TOWNSHIP OF WORCESTER

The Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania, under and by virtue of the Act of the General Assembly of the Commonwealth of Pennsylvania, approved the 25th day of June, A.D. 1947, P. L. 1145, being Act #481, as amended, do hereby enact and ordain:

That Ordinance #39 ordained and enacted by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, on the 13th day of May, 1963, levying a one per cent. tax on transfers of real estate and interests therein within said Township, be and hereby in reenacted and readopted in its entirety, to remain in full force and effect for the period of one year from the 29th day of June, 1964.

Ordained and enacted this eleventh day of May May, A.D. 1964

L. A. Heturler

Claude H. Beyer

Russell H. Plan

Supervisors of Worcester Township

~~Draft of April 30, 1964~~

ORDINANCE NO. 41

TOWNSHIP OF WORCESTER

MONTGOMERY COUNTY, PA.

SIGNIFYING THE INTENTION OF THE MUNICIPAL AUTHORITIES OF THE TOWNSHIP OF WORCESTER , TO ORGANIZE AN AUTHORITY JOINTLY WITH CERTAIN BOROUGHS AND TOWNSHIPS IN MONTGOMERY COUNTY, PENNSYLVANIA UNDER THE PROVISIONS OF THE ACT OF MAY 2, 1945, P.L. 382, AS AMENDED; APPROVING AND AUTHORIZING THE EXECUTION OF THE ARTICLES OF INCORPORATION; AND APPOINTING THE FIRST MEMBER OF THE BOARD OF THE AUTHORITY AND FIXING THE TERM THEREOF

WHEREAS, This Township has been a member of the North Penn Water Study Committee (the "Committee") formed in July, 1963 by the Boroughs of Hatfield, Lansdale, North Wales, Souderton and Telford and the Townships of Franconia, Hatfield, Lower Gwynedd, Lower Salford, Montgomery, Towamencin, Upper Gwynedd and Worcester (all together being referred to as the "Municipalities") all of Montgomery County, Pennsylvania; and

WHEREAS, the Committee after thorough study and after considering certain engineering and other documents has presented its "Preliminary Recommendation to form a North Penn Water Authority" dated October 29, 1963, as amended (the "Committee Recommendation"), which has in turn been considered by the governing body of this Township; and

WHEREAS, the Committee Recommendation proposes the formation of a North Penn Water Authority (the "Authority") to acquire the assets of the water supply and distribution agencies in certain of the Municipalities, to interconnect and improve such facilities, to develop interim and long range water sources, to extend present distribution systems, to purchase and sell water to certain other Municipalities, agencies and water companies, and to operate a retail water agency;

NOW, THEREFORE, be it ordained and enacted by the Supervisors of the Township of Worcester as follows:

Section 1. The Township hereby signifies its intention and desire to organize an Authority (the "Authority") jointly with all of the abovementioned Municipalities, or those of them which adopt ordinances substantially similar to this Ordinance prior to the execution and filing of the below-mentioned Articles of Incorporation, under the provisions of the "Municipality Authorities Act of 1945", as amended.

Section 2. The initial project to be undertaken by the Authority is: to acquire, hold, construct, improve, interconnect, maintain, operate, own and lease, either in the capacity of lessor or lessee, waterworks, sources of water supply, water rights and allocations, water supply works and water distribution systems, in the abovementioned Municipalities or any of them, or anywhere else, and for such Municipalities or any of them and for such other territory as it may be authorized to serve.

Section 3. The President and Secretary of the Board of Supervisors are hereby authorized and directed to execute on behalf of the Township of Worcester Articles of Incorporation for the Authority in substantially the form presented to this meeting which is hereby approved and is ordered to be filed with this Ordinance.

Section 4. The Township Secretary is hereby directed to cause a notice of the substance of this ordinance to be published (separately or jointly with respect to similar ordinances adopted by other Municipalities) once in the legal periodical for Montgomery County and once in a newspaper published and of general circulation in such County pursuant to the Municipality Authorities Act of 1945, as amended.

Section 5. The President and Secretary of the Board of Supervisors are directed to file said Articles of Incorporation, together with the necessary proofs of publication, with the Secretary of the Commonwealth, and to do all other acts and things necessary or appropriate to effect the incorporation of the Authority.

Section 6. Section 6 of the Authority Articles of Incorporation shall provide that the respective Municipalities which are incorporating members of the Authority shall each have one representative on the Board of the Authority.

Section 7. The following named person is hereby appointed as the first member of the Board of the Authority to represent this Township, whose term of office shall commence on the date of appointment and shall be computed from January 1 next succeeding the date of incorporation:

Name	Address	Term
Mr. David E. Harriott,	Shady Lane, R.D.2, Lansdale, Pa.	2 years

Section 8. This Ordinance shall become effective when ordinances substantially similar to this (except, in the case of the Boroughs, for the addition of a section with respect to the transfer of existing water systems) have been enacted by the Boroughs of Lansdale and Souderton and the Townships of Franconia, Hatfield, Lower Salford and Towamencin.

DULY presented and enacted at a meeting of the Board of of the Township of Worcester, Montgomery County, Pennsylvania, held the eleventh day of May, 1964.

L. G. Petruzzi
President, Board of Supervisors

(SEAL)

Attest:

Russell H. Price
Secretary

Draft of April 30, 1964

ARTICLES OF INCORPORATION

TO THE SECRETARY OF THE COMMONWEALTH,
COMMONWEALTH OF PENNSYLVANIA,

In compliance with the requirements of the Act of May 2, 1945, P.L. 382, known as "Municipality Authorities Act of 1945", as amended, the Boroughs of Lansdale and Souderton and the Townships of Franconia, Hatfield, Lower Salford, Towamencin and Worcester, all of Montgomery County, Pa. (together herein called "Incorporating Municipalities"), desiring to incorporate an Authority thereunder DO HEREBY CERTIFY:

1. The name of the Authority is "NORTH PENN WATER AUTHORITY".

2. Said Authority is formed under the provisions of the Act of May 2, 1945, P.L. 382, as amended.

3. The following Authorities organized under the Act of May 2, 1945, P.L. 382, as amended, or under the Act of June 28, 1935, P.L. 463, as amended, are in existence in or for the Incorporating Municipalities, and such Authorities have the following municipalities who are members thereof:

Authority	Members
Franconia School Authority	School District of Franconia Township
Hatfield Township Municipal Authority	Hatfield Township
Lansdale Municipal Authority	Borough of Lansdale
Lansdale Parking Authority	Borough of Lansdale
Lansdale Sewer Authority	Borough of Lansdale
Lower Salford Township Authority	Lower Salford Township
Lower Salford Township School Authority	School District of Lower Salford Township
North Penn Joint School Authority of Montgomery County	School Districts of the Boroughs of Hatfield, Lansdale and North Wales and of the Townships of Hatfield, Towamencin and Upper Gwynedd and the Line Lexington Independent School District
Souderton Area Joint School Authority	Boroughs of Souderton and Telford, Townships of Franconia, Lower Salford, Salford and Upper Salford
Souderton Borough Parking Authority	Borough of Souderton
Souderton Borough School Authority	School District of the Borough of Souderton
Towamencin, Montgomery County, School Authority	School District of Towamencin Township
Towamencin Township Municipal Authority	Towamencin Township
Lower Providence-Worcester Joint School Authority	School District of the Township of Worcester, School District of the Township of Lower Providence
Worcester School District Authority	School District of Worcester Township

6. The names of the incorporating municipalities and the names and addresses of their respective municipal authorities are as follows:

A.

BOROUGH OF LANSDALE

Office	Name	Address
Mayor	Ellis F. Delp	718 Mt. Vernon St. Lansdale, Penna.
President of Council	Edwin H. Hoffman	57 Elm Drive Lansdale, Penna.
Vice Pres. of Council	Edward A. Seiz	136 East Third St. Lansdale, Penna.
Council Member	Albert Gobhall	386 Lansdale Ave. Lansdale, Penna.
Ditto	Mitchell West	545 Poplar Street Lansdale, Penna.
Ditto	Gordon H. Schwenk	800 Derkiomen Ave. Lansdale, Penna.
Ditto	J. Warren Cresson	731 Delaware Ave. Lansdale, Penna.
Ditto	Donald Garner	183 South Green St. Lansdale, Penna.
Ditto	Edward J. Miller	72 Lincoln Avenue Lansdale, Penna.
Ditto	H. Richard Eyer	705 Pennbrook Ave. Lansdale, Penna.

B.

BOROUGH OF SOUDERTON

Office	Name	Address
Mayor	W. Elwood Dage	26 W. Summit Street Souderton, Pa.
President of Council	Dwight A. Nyce	303 N. Second St. Souderton, Pa.
V. Pres. of Council	Alvin C. Price	35 1/2 W. Broad St. Souderton, Pa.
Council Member	Herbert W. Smith	434 Reliance Road Souderton, Pa.
Ditto	Herman Troutman	57 Street Ave. Souderton, Pa.
Ditto	Merrill J. Price	208 N. Fifth St. Souderton, Pa.
Ditto	Arthur Z. Wyse	924 Montgomery Ave. Souderton, Pa.
Ditto	Merrill K. Lawrence	317 Washington Ave. Souderton, Pa.
Ditto	Abraham H. Stover	93 W. Fifth St. Souderton, Pa.
Ditto	Abram R. Clemmer	117 E. Chestnut St. Souderton, Pa.

-C-

TOWNSHIP OF FRANCONIA

Office	Name	Address
President, Board of Supervisors	Luther Lightcap	332 Godshall Rd. Souderton, Pa.
1st Vice Pres., Board of Supervisors	Gerald Hagey	511 School House Rd Harleysville, Pa.
Supervisor	Cornell Leidy	19 Cowpath Rd., R.D. 2 Souderton, Pa.

-D-

TOWNSHIP OF HATFIELD

Office	Name	Address
Chairman, Board of Commissioners	John T. Davis	1158 Emerald Ave. Lansdale, Pa.
Vice Chairman, Board of Commissioners	Melvin F. Stewart	Line Lexington Rd Hatfield M.R.
Commissioner	Owen J. Keenan	770 Orvilla Rd Lansdale, R.D. 1
Commissioner	J. Monroe Kriebel	2825 Diamond St Hatfield M.R.
Commissioner	Addison Lord	2307 N. Broad St. Colmar, Pa.

-E-

TOWNSHIP OF LOWER SALFORD

Office	Name	Address
Chairman, Board of Supervisors	Robert C. Bucher	Schwenksville, R.D., Pa.
Secretary-Treasurer, Board of Supervisors	Donald Eschbach	Park Avenue Harleysville, Pa.
Supervisor	Harold B. Slemmer	Lederach, Pa.

-F-

TOWNSHIP OF TOWAMENCIN

Office	Name	Address
Chairman, Board of Supervisors	Wilson A. Snyder	1113 Pioneer Rd Lansdale, Pa.
Supervisor	Dr. John B. Jacobs	Allentown Road Lansdale, Pa.
Supervisor	Claude Kriebel	Kriebel Rd. Lansdale, R.D. 1, Pa.

-G-

TOWNSHIP OF WORCESTER

Office	Name	Address
Chairman, Board of Supervisors	Linnaeus A. Detwiler	Worcester, Pa.
Vice Chairman, Board of Supervisors	Claude H. Beyer	Norristown, R.D. 1, Pa.
Secretary-Treasurer, Board of Supervisors	Russell H. Place	Fairview Village, Pa.

5. The names, addresses, appointing municipality and terms of office of the first members of the Board of the Authority to be formed hereby are as follows:

Name	Address	Appointing Municipality	Term of Office
Lake S. Clemmer	110 E. Broad St. Souderton, Pa.	Franconia Township	1 year
Wm. Ellis Zimmerman	North Line M.R. 1 Lansdale, Pa.	Hatfield Township	2 years
Roland S. Scholl	101 Oaklyn Ave. Harleysville, Pa.	Lower Salford Township	3 years
Frank W. Schaible	818 N. Chestnut St. Lansdale, Pa.	Borough of Lansdale	4 years
E. Merton Crouthamel	206 W. Broad St. Souderton, Pa.	Borough of Souderton	5 years
John M. Waligora	Old Forty Foot Rd. Lansdale, R.D. 1, Pa.	Towamencin Township	1 year
David E. Harriott	Shady Lane Lansdale, R.D. 2, Pa.	Worcester Township	2 years

6. The governing body of each Incorporating Municipality shall be entitled to appoint one member of the Board of the Authority. All vacancies on the Board of the Authority shall be filled by appointment by the governing body of the Incorporating Municipality which appointed the Board Member being succeeded. Such appointment shall be for the balance of the unexpired term, or where a term is expiring for a term of five years from the date of such expiration.

7. The proofs of publication of the advertisements of notice of filing these Articles of Incorporation are submitted herewith.

IN WITNESS WHEREOF, the undersigned officers of the aforesaid municipalities, have executed these Articles of Incorporation on behalf of their respective municipalities and have caused to be affixed hereto the seals thereof this day of , 1964.

BOROUGH OF LANSDALE

(SEAL)
Attest:

By _____
President of Borough Council

_____
Secretary

APPROVED this day of
1964

_____
Mayor

BOROUGH OF SOUDERTON

(SEAL)
Attest:

By _____
President of Borough Council

_____
Secretary

APPROVED this day of
1964

_____
Mayor

(SEAL)
Attest:

_____
Secretary

(SEAL)
Attest:

_____
Secretary

(SEAL)
Attest:

_____
Secretary

(SEAL)
Attest:

_____
Secretary

(SEAL)
Attest:

Russell H. Lane
May 11, 1964 Secretary

TOWNSHIP OF FRANCONIA

By _____
President, Board of Supervisors

TOWNSHIP OF HATFIELD

By _____
Chairman, Board of Commissioners

TOWNSHIP OF LOWER SALFORD

By _____
Chairman, Board of Supervisors

TOWNSHIP OF TOWAMENCIN

By _____
Chairman, Board of Supervisors

TOWNSHIP OF WORCESTER

By L. A. Fetterolf
Chairman, Board of Supervisors

ORDINANCE NO. 42

TOWNSHIP OF WORCESTER

MONTGOMERY COUNTY, PA.

AMENDING ORDINANCE NO. 41 ADOPTED MAY 11, 1964 "SIGNIFYING THE INTENTION OF THE MUNICIPAL AUTHORITIES OF THE TOWNSHIP OF WORCESTER, TO ORGANIZE AN AUTHORITY JOINTLY WITH CERTAIN BOROUGHS AND TOWNSHIPS IN MONTGOMERY COUNTY, PENNSYLVANIA UNDER THE PROVISIONS OF THE ACT OF MAY 2, 1945, P.L. 382, AS AMENDED; APPROVING AND AUTHORIZING THE EXECUTION OF THE ARTICLES OF INCORPORATION; AND APPOINTING THE FIRST MEMBER OF THE BOARD OF THE AUTHORITY AND FIXING THE TERM THEREOF", TO SPECIFY EXACTLY THOSE OTHER BOROUGHS AND TOWNSHIPS, WITH WHICH THE TOWNSHIP OF WORCESTER WILL JOIN IN SUCH AUTHORITY

WHEREAS, This Township by Ordinance No.41 adopted May 11, 1964 (the "Incorporating Ordinance") expressed its intention to enter a proposed joint water authority with four other Boroughs and eight townships in Montgomery County, or with those of them adopting similar ordinances; and

WHEREAS, It has now become clear which of such Boroughs and Townships do not wish to become members of such proposed authority, as a result of which development certain of the others cannot feasibly be included as members;

NOW, THEREFORE, be it ordained and enacted by the Supervisors of the Township of Worcester as follows:

Section 1. Section one of the Incorporating Ordinance is hereby amended to read in its entirety as follows:

"Section 1. The Township hereby signifies its intention and desire to organize an Authority (the "Authority") jointly with the Boroughs of Lansdale and Souderton and the Townships of Franconia, Hatfield, Lower Salford and Towamencin, under the provisions of the "Municipality Authorities Act of 1945", as amended."

Section 2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed and rescinded.

Section 3. This Ordinance shall become effective when the Incorporating Ordinance becomes effective.

DULY presented and enacted at a meeting of the Board of Supervisors of the Township of Worcester, Montgomery County, Pennsylvania, held the tenth day of June, 1964.

(TOWNSHIP SEAL)

Attest:

Russell W. Plane
Secretary

L. A. Hetzler
President, Board of Supervisors

ORDINANCE NO. 43

An Ordinance to amend, revise, and re-enact the WORCESTER TOW ordinance enacted March 23, 1953, and all amendments and supplements tl

WHEREAS all matters and things required by "The Second Class Tov Code," being the Act of May 1, 1933, P. L. 103, as amended, in order th Board of Supervisors of Worcester Township, Montgomery County, Pennsyl may avail itself of the powers and authority conferred thereby, have complied with;

NOW, THEREFORE by virtue of the powers and authority conferr aforesaid, the Board of Supervisors of Worcester Township DOES ORDAIN

SECTION 1. That the Worcester Township Ordinance which was enact March 23, 1953, including the Zoning Map which was made a part thereo including all amendments and supplements thereto, is hereby amended, r and re-enacted to read as follows:

ARTICLE I

Short Title; Effective Date; Purpose; Interpretation; Conflict; Validity; Repealer

SECTION 100. **Short Title; Effective Date.** This ordinance shall be know may be cited as "THE WORCESTER TOWNSHIP ZONING ORDINANCE OF as amended." This amendment, revision, and re-enactment shall become eff five (5) days after its passage.

SECTION 101. **Purpose.** This Ordinance is enacted for the following pu: To promote the health, safety, morals, and the general welfare of the Tow by lessening congestion in the roads, streets, and highways, securing safety fire, panic and other dangers, providing adequate light and air, preventin over-crowding of land, avoiding undue concentration of population, facilitatir adequate provision of transportation, water, sewerage, schools, parks and public requirements, conserving the value of buildings, and encouraging the appropriate use of the land throughout the Township

SECTION 102. **Interpretation.** In interpreting and applying the provisic this Ordinance, they shall be held to be the minimum requirements fo promotion of the health, safety, morals, and the general welfare of the Tow

SECTION 103. **Conflict.** It is not intended by this Ordinance to r abrogate, annul or interfere with any existing ordinances or enactment, or any rule, regulation or permit adopted or issued thereunder, except insof the same may be inconsistent or in conflict with any of the provisions o Ordinance, provided that where this Ordinance imposes greater restrictions the use of buildings or land, or upon the height and bulk of building prescribes larger open spaces than are required by the provisions of ordinances, enactment, rule, regulation or permit, then the provisions of Ordinance shall control.

SECTION 104. **Validity.** Should any section or provision of this Ordinan declared by a court of competent jurisdiction to be invalid, such decision sha affect the validity of the Ordinance as a whole or of any other part thereof

SECTION 105. **Repealer.** All ordinances or parts of ordinances incons: herewith are hereby repealed.

ARTICLE II

Establishment of Districts

SECTION 200. **Classes of Districts.** For the purpose of this Ordinance, the Township is hereby divided into classes of districts which shall be designated as follows:

R-Ag-175	Residential-Agricultural Districts
R-200	Residential Districts
R-175	Residential Districts
R-150	Residential Districts
R-125	Residential Districts
R-100	Residential Districts
R-O	Residential-Office Districts
S-C	Shopping Center Districts
C	Commercial Districts
LI	Limited Industrial Districts

The locations and boundaries of such districts shall be as shown upon the map attached to and hereby made a part of this Ordinance, which shall be designated "Zoning Map." The said map, and all the notations, references and other data thereon, shall be as much a part of this Ordinance as if fully described herein.

SECTION 201. **District Boundaries.** The boundaries between districts are, unless otherwise indicated, either the center lines of streets, lanes, water-courses and rights-of-way of power lines, and other public utilities, or such lines extended, or lines parallel thereto. Where the boundaries of a single district are indicated as including directly opposite sides of a street, land, lake or water course, or right-of-way of a power line, railroad, or other public utility, for any portion of its length, the district so indicated shall be construed to apply to the entire bed of such street, lane, lake or water course, or right-of-way of such power line, railroad or other public utility, lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall apply;

A. Where a district boundary is indicated as approximately following the center line of a street, lane, lake or water course, or right-of-way of a power line, or other public utility, such center line shall be construed to be such boundary.

B. Where a district boundary is indicated as approximately following a lot line or other property line, such lot line or property line shall be construed to be such boundary.

C. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on said map.

D. Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such figures, the figures shall control.

SECTION 202. **Federal and State Owned Property.** Whenever Fe State owned property is included in one or more zoning districts it shall ject to the provisions of this Ordinance only insofar as permitted Constitution and laws of the United States of America and the Common Pennsylvania.

ARTICLE III

R-Ag-175 Residential-Agricultural Districts

In R-Ag-175 Residential-Agricultural Districts, the following re shall apply:

SECTION 300. **Use Regulations.** A building may be erected, altered and a lot may be used or occupied, for any of the following purposes other:

A. Single-family detached dwelling;

B. Conversion of single-family detached dwelling, subject to the p of Article XVI, Section 1606 herein;

C. Agriculture;

D. Any of the following uses when authorized as a special exceptic

1. Educational, religious, philanthropic use, excluding correc penal institutions;
2. Hospital, convalescent home, home for the aged, sanitarium cluding animal hospital, and any institution for mentally de tubercular persons:
3. Golf course, tennis club or country club, including club h usual facilities, but excluding golf driving range and minia course;
4. Passenger station for public transportation, telephone centr any other public utility use directly related to and nece services within the Township;
5. Laboratory for scientific, agricultural or industrial research, that:
   (a) There is no greater emission of smoke, noise, dust, odor disturbances than that customarily permitted in any R District;
   (b) All activities, other than parking, shall be conducte within an enclosed building, including storage of materia
   (c) No manufacturing shall be carried on, except that fabric testing of prototypes is permissable subject to the other ments hereof;
   (d) No building shall be erected or used which is nearer to or side lot lines than two hundred (200) feet, and neare lot line than eighty (80) feet; no parking shall be allow than fifty (50) feet to said lot lines, and the natural veg other suitable planting within the open space thus provi be maintained;
6. Community center, park, athletic field, recreational use, that any of such uses be noncommercial or nonprofit, and that any source of illumination is so shielded that it is n beyond the property lines;

7. Cemetery, provided that the parcel of land devoted to this use is owned and operated by an organization conducting regular religious services from a house of worship building situated in the Township, and provided further that the total area devoted to such burial use shall contain not less than five (5) acres, nor more than twenty (20) acres.

8. A sample home to be used as a model for sale of other homes of similar construction within or without the township provided that such use be restricted to a period not in excess of two years or for such lesser period as fixed by the Board of Adjustment and provided that promptly on termination of the period fixed the premises be sold for a single family dwelling, and provided further that an adequate size off-street macadam or hard surface parking area be provided which will be removed and replaced with lawn at the expiration of the commercial period, that all signs and exterior illumination and all exterior advertising of any sort be subject to special order of the Board of Adjustment, that the only office in connection with such sample home be wholly contained in the sample home and be limited to the minimum necessary for sales of that type home, and provided further that the Board of Adjustment have the power to impose such other additional lawful restrictions as it considers advisable keeping in mind the character of the neighborhood and any peculiarities of the piece of land involved, with the right in the discretion of the Board of Adjustment to require a bond with adequate surety in an amount not in excess of Five Thousand ($5,000) Dollars to guarantee the performance of all of said conditions and provisions imposed by this ordinance, as amended from time to time, or by the Board of Adjustment.

E. Signs when erected and maintained in accordance with the provisions of Article XIII hereof;

F. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to the provisions of Article XVI hereof.

SECTION 301. **Height Regulations.** The maximum height of buildings and other structures erected or enlarged in this District shall be:

A. For any dwelling, thirty-five (35) feet, not exceeding two and one half (2½) stories;

B. For any building accessory to any dwelling use, fifteen (15) feet, not exceeding one and one-half (1½) stories;

C. For silos for the only purpose of storing ensilage in Agricultural Districts, sixty (60) feet;

D. For any other non-dwelling building, or other structure, or parts thereof, thirty-five (35) feet;

SECTION 302. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot area of not less than sixty thousand (60,000) square feet and a lot width of not less than one hundred seventy-five (175) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 300 D 4 herein, the

minimum lot area and width requirements may be reduce authorized as a special exception.

B. Front Yard. There shall be a front yard on each lot which shal less than fifty (50) feet in depth from the ultimate right-of-way, no case shall the building line be closer to the center line of t than seventy-five (75) feet.

C. Side Yards:

1. On each interior lot there shall be two (2) side yards, having an ag width of not less than eighty (80) feet, neither side yard h with of less than thirty (30) feet; except that no farm buil other structure for keeping or raising of livestock or poultry s erected or used nearer to any lot line than one hundred twent feet, except a one-story poultry house with its greatest dimens exceeding sixteen (16) feet, which may be located not close forty (40) feet from side boundaries.

2. On each corner lot there shall be two (2) side yards, the sid abutting on the street having a width of not less than fifty (5 from the ultimate right-of-way, and the side yard not abutti street having a width of not less than thirty (30) feet; except t farm building or other structure for keeping or raising of livest poultry shall be erected or used nearer to any lot line than one hu twenty (120) feet.

D. Rear Yard. There shall be a rear yard on each lot the depth of shall be not less than seventy-five (75) feet, except that an accesso structure less than ten (10) feet in height, may be erected within th yard not closer to the rear property line than (10) feet, but no farm ing or other structure for keeping or raising of livestock or poultry be erected or used nearer to any rear lot line than one hundred t (120) feet, except a one-story poultry house with its greatest dime not exceeding sixteen (16) feet, which may be located not closer forty (40) feet from side boundaries, and thirty (30) feet from the boundary.

E. Building Coverage. Not more than fifteen (15) per cent of the area o lot shall be occupied by buildings.

ARTICLE IV

R-200 — Residential Districts

In R-200 Residential Districts, the following regulations shall apply:

SECTION 400. **Use Regulations.** A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

A. Single-family detached dwelling;

B. Conversion of single-family detached dwelling, subject to the provisions of Article XVI, Section 1606, herein;

C. Tilling of the soil, and the raising and harvesting of crops;

D. Any of the following purposes when authorized as a special exception:
   1. Golf course, tennis club or country club, including club house and usual facilities but excluding golf driving range and miniature golf course;
   2. Community center, park, athletic field, recreational use, provided that any such uses be noncommercial or nonprofit and that any source of illumination is so shielded that it is not visible beyond the property lines:
   3. Public utility use directly related to and necessary for services within the Township;

E. Signs, subject to the provisions of Article XIII hereof;

F. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to provisions of Article XVI.

SECTION 401. **Height Regulation.** The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III herein, insofar as applicable to uses permitted in this District.

SECTION 402. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot area of not less than seventy thousand (70,000) square feet, and a lot width of not less than two hundred (200) feet at the building line shall be provided for every building or other structure erected, or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.

B. Front Yard. There shall be a front yard on each lot which shall be not less than sixty (60) feet in depth from the ultimate right-of-way.

C. Side Yards.
   1. On each interior lot there shall be two (2) yards having an aggregate width of not less than eighty (80) feet, neither side yard having a width of less than thirty (30) feet.
   2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than sixty (60) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than thirty (30) feet.
   3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than ten (10) feet, and not closer to the front lot line than one hundred twenty-five (125) feet.

D. Rear Yard. There shall be a rear yard on each lot the depth of which be not less than seventy (70) feet, provided that an accessory use str may be erected within the rear yard not closer to the rear propert than ten (10) feet.

E. Building Coverage. Not more than fifteen (15) per cent of the ar any lot shall be occupied by buildings.

ARTICLE V

R-175 Residential Districts

In R-175 Residential Districts, the following regulations shall apply:

SECTION 500. **Use Regulations.** A building may be erected, altered or and a lot may be used or occupied for any of the following purposes and no

A. A use permited in "R-200" Residential Districts

B. Any of the following purposes when authorized as a special except
   1. House of worship, philanthropic use, excluding correctional or institution.

C. Signs subject to provisions of Article XIII, hereof.

SECTION 501. **Height Regulations.** The maximum height of building other structures erected or enlarged in this District shall be as prescrib Section 301 of Article III, herein, insofar as applicable to uses permitted i District.

SECTION 502. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot area of not less than sixty thc (60,000) square feet and a lot width of not less than one hundred se five (175) feet at the building line shall be provided for every bu or other structure erected or used for any use permitted in this D except that in the case of a use set forth in Section 400 D 3 the minimum lot area and width requirements may be reduced authorized as a special exception.

B. Front Yard. There shall be a front yard on each lot which shall less than fifty (50) feet in depth from the ultimate right-of-way, no case shall the building line be closer to the center line of th than seventy-five (75) feet.

C. Side Yards:
   1. On each interior lot there shall be two (2) side yards havi aggregate width of not less than sixty (60) feet, neither sid having a width of less than thirty (30) feet.
   2. On each corner lot there shall be two (2) side yards, the sid abutting the street having a width of not less than fifty (5 from the ultimate right-of-way, and the side yard not abutti street having a width of not less than thirty (30) feet.
   3. On any lot, in any side yard not abutting a street, a de garage may be erected and maintained within the rear part lot, if not closer to the side lot line than ten (10) feet, and not to the front lot line than one hundred twenty-five (125) feet.

D. Rear Yard. There shall be a rear yard on each lot, the depth of

shall be not less than seventy-five (75) feet, provided that an accessory use structure may be erected within the rear yard not closer to the rear property line than ten (10) feet.

E. Building Coverage. Not more than fifteen (15) per cent of the area of any lot shall be occupied by buildings.

ARTICLE VI

R-150 Residential Districts

In R-150 Residential Districts, the following regulations shall apply:

SECTION 600. **Use Regulations.** A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

A. A use permitted in R-175 Residential Districts.

B. Apartment house when authorized as a special exception.

C. Signs subject to provisions of Article XIII, hereof.

PART A

BUILDINGS OTHER THAN APARTMENT HOUSES

For all permitted uses, except apartment houses, the following requirements shall apply:

SECTION 601.1. **Height Regulations.** The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III herein, insofar as applicable to uses permitted in this District.

SECTION 602.1. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot of not less than fifty thousand (50,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line shall be provided for every building or other structure erected or used for any use permitted in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.

B. Front Yards. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way, and in no case shall the building line be closer to the center line of the road than seventy-five (75) feet.

C. Side Yards:

1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than fifty (50) feet, neither side yard having a width of less than twenty-five (25) feet.
2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-five (25) feet.
3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not

closer to the side lot line than ten (10) feet, and if not clos
front lot line than one hundred twenty-five (125) feet.

D. Rear Yard. There shall be a rear yard on each lot, the depth
shall be not less than seventy-five (75) feet, provided that an
use structure may be erected within the rear yard not closer to
property line than ten (10) feet.

E. Building Coverage. Not more than fifteen (15) per cent of the are
lot shall be occupied by buildings.

PART B

APARTMENT HOUSES

For apartment houses the following requirements shall apply:

SECTION 601.2. **Height Regulations.** The height of an apartment ho
not exceed (65) feet, and for buildings in excess of 35 feet height,
yards shall be increased one and one half feet for each additional foot i
over 35 feet.

SECTION 602.2. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot of not less than 4000 square
family, and a lot width of not less than 200 feet at the building l
be provided for every building hereafter erected as an apartme
and such apartment house shall be serviced by a public water sy
a public sewerage system. Other means of water supply or waste
may be used only if the Township Engineer deems such alternat
appropriate, due consideration being given to the size and lo
the building, and size of the lot.

B. Front Yards. There shall be a front yard on each street on whic
abuts, the depth of which shall be at least 60 feet.

C. Side Yards. There shall be two side yards, one on each sid
principal building, neither of which shall be less than 35 feet w

D. Rear Yard. There shall be a rear yard, the depth of which sh
least 75 feet.

E. Building coverage. Not more 20 per cent of the area of each lot
occupied by buildings.

SECTION 603.2 **Building Length or Depth.** The greatest dimension i
or depth of a one, two, or three story apartment building shall not ex
feet. No more than three such buildings may be attached to each other. l
so attached shall be at an angle approximating 90 degrees unless auth
a speical exception.

SECTION 604.2. **Courts.**

1. Inner courts shall not be permitted.
2. The minimum width of an outer court shall be 40 feet, provide
opposing walls of the court exceed the average height of 30
width of the court shall be increased two feet for each foot, o
thereof, by which the average height of opposing walls exceed
An outer court shall have an unobstructed space of not less tha
opening upon the yard or street. The measurement of the unol
opening shall be taken as the minimum distance between the

2. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting the street having a width of not less than twenty-three (23) feet.
3. On any lot, in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than six (6) feet, and if not closer to the front lot line than one hundred ten (110) feet.

D. Rear Yard. There shall be a rear yard on each lot, the depth of which shall not be less than seventy-five (75) feet, provided that an accessory use structure may be erected within the rear yard not closer to the rear property line than six (6) feet.

E. Building Coverage. Not more than twenty (20) per cent of the area of any lot shall be occupied by buildings.

ARTICLE IX

R-O Residential-Office Districts

In R-O Residential-Office Districts, the following regulations shall apply:

SECTION 900. **Use Regulations.** A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other:

A. A use permitted in R-100 Residential District:

B. Offices for administration, executive, professional, sales and other similar uses the normal attributes of which do not involve retailing activities on the premises;

C. Any use of the same general character as any of the uses hereinbefore specifically permitted, when authorized as a Special Exception;

D. Signs subject to the provisions of Article XIII;

E. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses.

SECTION 901. **Height Regulations.** The maximum height of buildings and other structures erected or enlarged in this District shall be as prescribed in Section 301 of Article III, herein, insofar as applicable to uses permitted in this District.

SECTION 902. **Area, Width and Yard Regulations.**

A. Minimum Lot Area and Width. A lot of not less than thirty thousand (30,000) square feet and a lot width of not less than one hundred (100) feet at the building line shall be provided for every building or other structure erected or used for any use in this District, except that in the case of a use set forth in Section 400 D 3 herein, the minimum lot area and width requirements may be reduced when authorized as a special exception.

B. Front Yards. There shall be a front yard on each lot which shall be not less than fifty (50) feet in depth from the ultimate right-of-way.

C. Side Yards:

1. On each interior lot there shall be two (2) side yards, having an aggregate width of not less than fifty (50) feet, neither side yard

having a width of less than twenty-three (23) feet.
2. On each corner lot there shall be two (2) side yards, the abutting the street having a width of not less than fift from the ultimate right-of-way, and the side yard not al street having a width of not less than twenty-three (23) f
3. On any lot, in any side yard not abutting a street, a detacl may be erected and maintained within the rear part of the closer to the side lot line than six (6) feet, and if not cl front lot line than one hundred ten (110) feet.

D. Rear Yard. There shall be a rear yard on each lot, the dept shall be not less than seventy-five (75) feet, provided that a use structure may be erected within the rear yard not closer property line than six (6) feet.

E. Building Coverage. Not more than twenty (20) per cent of any lot shall be occupied by buildings.

ARTICLE X

SC — Shopping Center

SECTION 1000. **Declaration of Legislative Intent.** In expansi delaration of legislative intent contained in Article I, Section 1 Ordinance, it is hereby declared to be the intent of this Article, wit shopping center zones, to establish reasonable standards for the heig of buildings, the areas and dimensions of yards and open spaces, th of facilities to minimize traffic congestion, noise, glare, pollution, so t danger to the public safety and surrounding buildings values f congestion, over-crowding of land, inadequate provision for water a facilities and inadequate transportation; and to establish reasonabl for a shopping center suitable with the general character of th district.

In a "SC" Shopping Center District the following regulations s

SECTION 1001. **Use Regulations.** In a "SC" Shopping Center building or combination of buildings may be erected or used, and a l be used or occupied, for any of the following purposes, and no other

A. Retail store, including retail outlet or show room for uses p Paragraph I hereof, but not including automobile sales agenc that no goods shall be displayed on the exterior of any bui the lot, and provided that only incidental storage, incl samples, shall be permitted;

B. Restaurant;

C. Office or studio;

D. Following personal service shops, dealing directly with beauty parlor, barber shop, clothes cleaning agency (not cleaning and dyeing plant), automatic self-service laundry, d millinery or similar shop provided all repair or processing w conducted in accord with Paragraph I below.

E. Theatre, not including outdoor motion picture establishment hall, or community building, indoor recreational establishment child day center.

F. Bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises, provided that all baking or processing is conducted in accord with Paragraph I below.

G. Bank;

H. Passenger bus station; electric substation; telephone and telegraph offices;

I. The following uses provided that if such uses are located on the ground floor they shall not be located within 20 feet of the front of the building and provided that they shall be effectively screened from the front portion of the building by a wall or partition;

1. General servicing or repair.
2. Upholstering.
3. Carpentry or woodworking.
4. Electrical, radio, television repair.
5. Hand laundering, dry cleaning or pressing, provided no inflammable fluids are used.
6. Tailoring, dress making or repair.
7. Millinery repair or processing.
8. Watch or clock repair.
9. Baking, confectionery making or similar processing.
10. Frozen food lockers.
11. Any similar use involving repair, processing or storage activity.

J. Accessory use customarily incidental to any of above uses.

K. Any use of the same general character as any of the above permitted uses, when authorized as a special exception by the Board of Adjustment, provided that such use shall be permitted subject to such reasonable restrictions as the Board of Adjustment may determine; and further provided that no trade or business shall be permitted which is either noxious or hazardous.

L. Signs when erected and maintained in acordance with Article XIII of this Zoning Ordinance.

SECTION 1002. **Development Requirements.** The General Plan for a Shopping Center shall include specific evidence and facts showing that it has considered and made provision for, and the development shall be executed in accordance with the following essential conditions:

A. The proposed development shall be constructed in accordance with an over-all plan, shall be designed as a single architectural unit with appropriate landscaping, and shall provide initially for the construction of either a minimum of seven thousand five hundred (7500) square feet of floor area, and not less than three (3) of the uses listed in Section 901 above as permitted in a Shopping Center District.

B. The total area shall be not less than five (5) acres.

C. All buildings shall be aranged in a group or in groups.

D. No more than twenty (20) percent of the lot area shall be occupied by buildings.

E. The distance, at the closest point, between any two buildings, or groups or units of attached buildings shall be not less than twelve (12) feet.

F. The maximum height of any building or structure, or parts thereof, erected or enlarged in this District shall be thirty-five (35) feet.

G. Adequate areas shall be provided for loading and unloading of delivery

trucks and other vehicles; servicing of shops by refuse collect
fire and other service vehicles; automobile accessways and p
walks. All areas provided for use by vehicles and all pedestri
shall be constructed in accordance with Township specification

H. Provision shall be made for safe and efficient ingress and egre
from public streets and highways serving the center without ur
gestion to or interference with normal traffic flow. All points of
access to and from public streets shall be located not less than
from the intersection of any public street lines with each othe

I. No building may be located closer than one hundred (100) fe
ultimate right-of-way of any public street or alley; no closer
(50) feet of a side or rear property line adjacent to an agric
residential district, or within twenty-five (25) feet at any prop

J. No parking access and service area may be located closer than
five (25) feet of a side or rear property line adjacent to an ag
or residential district.

K. Not less than three (3) square feet of automobile parking sp
suitable access shall be provided for each square foot of gross
devoted to patron use.

L. Parking, loading or service areas used by motor vehicles shall b
entirely within the lot lines of the shopping center and shall be p
separated from public streets.

M. A planting strip shall be provided along each property line
opposite or adjacent to a Residence District, on which shall b
suitable shrubbery. Lighting facilities shall be arranged in a
which will protect the highway and neighboring properties fr
glare or hazardous interference of any kind.

N. The proposed shopping center shall be served by adequate w
sewage disposal facilities, the adequacy of which shall be dem
and guaranteed.

O. The Board of Township Supervisors may prescribe particular
ments or any further reasonable conditions deemed appropr
respect to the suitability of the shopping center in the neighbor

SECTION 1003. **Application and Review by the** Board of Supervisors
approval or disapproval by the same.

A. Plans for any "SC" Shopping Center use shall be submitte
Board of Supervisors prior to the issuance of any zoning permi
vided in Article XVII. If, however, portions of the project are to
pleted in successive stages, a less detailed sketch or layout of
not scheduled for immediate development occurs, a plan showi
the required detail shall then be submitted prior to the constr
any portion. Information to be shown on all Shopping Center pl
include:

1. A plot plan of the lot showing the location of all present
posed buildings, sidewalks and other areas to be de
pedestrian use, drives, parking lots, loading and unloading a
other construction features on the lot, and all buildings, stree
highways, streams and other topographical features of the
within two hundred (200) feet of any lot line.
2. Architectural plans for any proposed buildings.

3. The location, dimensions, and arrangement of areas to be devoted to planting, lawns, trees or any other purpose.
4. A description of the commercial uses proposed, including approximate number of employees, and an indication of the number of customers in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.
5. Engineering and architectural plans for the treatment and disposal of sewage.
6. Any other data or evidence that the Board of Supervisors may require.

B. The Planning Commission shall review all plans for "SC" Shopping Center uses submitted them and shall submit these plans, with recommendations thereon, to the Board of Supervisors for final approval.

C. Upon receipt of plans for any "SC" Shopping Center use the Board of Supervisors shall have the power of approval or disapproval of these plans. The secretary of the Board of Supervisors shall notify in writing the Zoning Officer of their final decision and any special conditions agreed upon regarding any "SC" Shopping Center use.

ARTICLE XI

C Commercial Districts

In "C" Commercial Districts, the following regulations shall apply:

SECTION 1100. **Use Regulations.** A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes, and no other:

A. Any use permitted in the least restricted Residential District abutting the particular "C" Commercial District in question, or if there is no such abutting Residential District, then any use permitted in the Residential District located nearest to any point within the particular "C" Commercial District in question, provided that where two or more Residential Districts would thus be included, the use regulations of the less restricted of such Residential Districts shall apply;

B. Club, fraternity house, lodge, rooming house, tourist home;

C. Business or professional office, studio, bank, savings and loan association, financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation;

D. Retail establishment for the sale of dry goods, variety and general merchandise, hardware, hardware tools, clothing, food, drugs, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods, or musical, professional or scientific instruments;

E. Restaurants, tearoom, retail bakers, confectionery or ice cream shop, or other places serving food or non-alcoholic beverages;

F. Bakery, confectionery or custom shop for the production of articles to be sold at retail on the premises, and employing not more than five (5) persons;

G. Greenhouse, florist shop;

H. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or similar shop;

I. Indoor theater, bowling alley, billiard room or other place of indo ment or recreation;

J. Newspaper publishing, job printing;

K. The following uses when authorized as a special exception:
1. Any use of the same general character as any of the us before specifically permitted without requirement of c exception.
2. Automobile or farm machinery sales and service agency wit showrooms, including used car lot and repair shop adjace in connection therewith.
3. Gasoline filling stations; storage or public garage; automob shop.
4. Outdoor theater.
5. Hotel, automobile court (motel), hospital or sanitarium, wl provide satisfactory sewage disposal facilities.
6. Wholesaling, storage and sale of lumber, plumbing and oil ing material and supplies.
7. Wholesale establishments in connection with permitted ret lishments, warehousing of merchandise for retail sale w district.
8. Animal hospital, kennel (when on a lot of not less than two in area), provided noise is not noticeable beyond lot lines.
9. Undertaking establishments.
10. Hand or automatic self-service laundry, provided there is provision made for water disposal.
11. Municipal or private parking lot serving two or more c establishments within the district.

L. Signs subject to the applicable provisions of Article XIII, herein.

M. Accessory use on the same lot with and customarily incidental the foregoing permitted uses.

SECTION 1101. **Height Regulations.** The maximum height of any erected or used for any dwelling use permitted by Section 1100 herein as prescribed for the Residential District designated in accordance Section 301 A and B, and the maximum height of any other building structure, or parts thereof, erected or used in this District shall be thirty feet.

SECTION 1102. **Area, Width and Yard Regulations:**

A. Minimum Lot Area and Width. For any building erected or use dwelling use permitted by Section 1100 A herein, there shall area and a lot width, and with yards, as prescribed for the R District designated in accordance with said Section 1100 A. Mi area for any other use shall be no less than that necessary t yard requirements in paragraphs B, C, D and E below, and th requirements of Article XIV.

B. Front Yard. There shall be a front yard on each lot which sh less than thirty-five (35) feet in depth from the ultimate right-

C. Side Yards:
1. On each interior lot there shall be two (2) side yards, one y

at least fifteen (15) feet wide and the other to be at least twenty-five (25) feet wide.

2. On each corner lot there shall be abutting the street a side yard having a width of not less than thirty-five (35) feet from the ultimate right-of-way, and the side yard not abutting the street shall be at least fifteen (15) feet wide.
3. On a lot, the interior side line of which abuts a Residential or Agricultural District, the side yard abutting such District shall have a width of not less than that required in the adjoining District.
4. On any lot in any side yard not abutting a street, a detached garage may be erected and maintained within the rear part of the lot, if not closer to the side lot line than six (6) feet and if not closer to the front lot line than one hundred (100) feet.

D. Rear Yard. There shall be a rear yard on each lot the depth of which shall be not less than thirty (30) feet.

E. Building Coverage. Not more than thirty (30) percent of the area of any lot shall be occupied by buildings.

SECTION 1103. **Accessory Dwelling Units.** One single permanent dwelling unit per lot as an accessory use to the permitted retail operations on such lot may be allowed provided that an additional five thousand (5,000) square feet of lot area is added to the minimum requirements of Section 1102 of this article, and provided that such dwelling unit shall be occupied by owners or employees employed on the premises and the immediate families of such owners and employees.

ARTICLE XII

LI Limited Industrial Zone

SECTION 1200. **Declaration of Legislative Intent.** In expans: declaration of legislative intent contained in Article I, Section 1 Ordinance, it is hereby declared to be intent of this Article with limited industrial zones, to establish reasonable standards for the size of buildings, the areas and dimensions of yards and open spac provision of facilities and operation of industries to minimize traffic noise, glare, air pollution, water pollution, and fire and safety industrial zones.

In an "LI" Limited Industrial District the following regulations

SECTION 1201. **Use Regulations.** The specific uses permitted in shall be the erection, construction, alteration or use of buildings or the following uses and no other:

A. Uses allowed in the Agricultural District, subject to the sam as required in that District.

B. Any individual use not specifically excluded, which meets th of Sections 1202 to 1213 inclusive of this Article.

C. Dwelling quarters for watchmen and caretakers employed on t shall be permitted in connection with any industrial establis

D. The following uses shall not be permitted:

Abbattoir
Acetylene gas manufacture and/or storage
Acid manufacture (hydrochloric, nitric, picric, sulphuric, carbolic)
Airport
Ammonia, bleaching powder or chlorine manufacture
Ammunition manufacture and/or storage
Arsenal
Asphalt manufacture or refining
Blast furnace
Bone distillation
Celluloid manufacture
Cement, lime, gypsum or plaster of Paris manufacture
Coal distillation
Coke ovens
Creosote treatment or manufacture
Dead animal and offal reduction
Distillation of bones, coal, petroleum, refuse grain or v in the manufacture of gas)
Distillation of tar
Explosives, fireworks and gunpowder manufacture or st
Fat rendering
Fertilizer manufacture
Forge plant
Hog farm
Incineration, reduction, storage or dumping of slaughter- rancid fats, garbage, dead animal or offal
Oilcloth or linoleum manufacture

Ore reduction
Petroleum or kerosene refining, distillation or derivation of by-products and/or storage
Potash works
Power forge (riveting, hammering, punching, chipping, drawing, rolling or tumbling of iron, steel, brass or copper, except as a necessary incident of manufacture of which these processes form a minor part, and which are carried on without objectionable noise outside the plant)
Rolling mill
Steel furnace, blooming mill or rolling mill
Stock yards
Tar distillation or manufacture

SECTION 1202. **Smoke Control:**

A. No smoke shall be emitted from any chimney or other source a visible grey greater than No. 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines.

B. Smoke of a shade not darker than No. 2 on the Ringlemann Chart may be emitted for not more than four minutes in any thirty (30) minutes.

C. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an apparent equivalent opacity.

SECTION 1203. **Control of Dust and Dirt, Fly Ash, and Fumes, Vapors and Gases:**

A. No emission shall be made which can cause any damage to health, to animals or vegetation of other forms of property, or which can cause any excessive soiling at any point.

B. No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point.

C. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) per cent excess air.

SECTION 1204. **Control of Noise.** At no point on the boundary of this District shall the sound pressure level of any operation exceed the described levels in the designated octave bands shown below for the districts indicated.

SOUND LEVELS

Octave Band in Cycles per second	Along Agricultural or Residential District Boundaries - Maximum Permitted Sound Level in Decibels	At any other point on the lot Boundary Maximum permitted Sound Level in Decibels
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	62	59
600 to 1200	46	53
1200 to 2400	40	47
2400 to 4800	34	41
Above 4800	32	39

SECTION 1205. **Control of Odors.** There shall be no emissio gases or other odorous matter in such quantities as to be offensive at line. Any process which may involve the creation or emission of an be provided with a secondary safeguard system, so that control w tained if the primary safeguard system should fail. There is hereby as a guide in determining such quantities of offensive odors Tab Thresholds) in Chapter 5 of "Air Pollution Abatement Manual," copyr Manufacturing Chemists' Association, Inc., Washington, D. C.

SECTION 1206. **Control of Glare or Heat.** Any operation produ glare or heat shall be performed within an enclosed building or be fence in such manner as to be completely imperceptible from any p the lot lines.

SECTION 1207. **Control of Vibration.** No vibration which is d the human sense of feeling shall be perceptible without instruments beyond the lot line.

SECTION 1208. **Control of Radioactivity or Electrical Disturb** shall be no activities which emit dangerous or harmful radioactivity. be no electrical disturbance (except from domestic household app versely affecting the operation of any equipment located beyond the the creator of such disturbance.

SECTION 1209. **Outdoor Storage and Waste Disposal.**

A. No flammable or explosive liquids, solids or gases shall be st above ground; provided however, that tanks or drums of fuel necting with energy devices, heating devices or appliances the same lot as the tanks or drums of fuel are excluded from tl

B. All outdoor storage facilities for fuel, raw materials and prod fuel; and all raw materials and products stored outdoors s closed by a fence adequate to conceal the facilities from c properties.

C. No materials or wastes shall be deposited upon a lot in s manner that may be transferred off the lot by natural caus

D. All material or wastes which might cause fumes or du constitute a fire hazard or which may be edible or otherwise to rodents or insects shall be stored outdoors only in closed c

SECTION 1210. **Electric, Diesel, Gas or Other Power.** Every u power shall be so operated that the service lines, sub-station, etc. s to the most acceptable safety requirements recognized by the Pennsylv of Labor and Industry; shall be so constructed, installed, etc. to be part of the architectural features of the plant, or if visible from abut tial properties shall be concealed by coniferous planting.

SECTION 1211. **Industrial Waste or Sewage.** No use shall be such a way as to discharge any treated or untreated sewage or ind treatment and disposal except as shall be approved by the Sanitary

SECTION 1212. **Provision and Use of Water.** All water requirem stated in the application. Water shall be supplied from wells only af or accepted geologic study furnished by the applicant and certifi professional geologist that the underground water supply and levels

appreciably altered in such a way as to endanger the water level and supply for other properties; or in lieu of such study, water not exceeding 120 gallons per hour may be taken from a well, and in the drilling of wells after a depth of 100 feet is reached, drilling shall be discontinued after a flow of five gallons per minute is reached or obtained.

SECTION 1213. **Height Regulations.** The maximum height of the buildings and other structures, or parts thereof, erected or enlarged in this District shall be thirty-five (35) feet.

SECTION 1214. **Area, Width and Yard Regulations:**

A. Floor Area Ratio. The total floor area of principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.

B. Lot Area. No light industrial district shall be less than (10) acres, and no individual lot size shall be less than two (2) acres.

C. Lot Area Ratio. Principal and accessory buildings shall not occupy more than twenty (20) percent of the lot area.

D. Yard Requirements (excluding parking areas):

1. Front yard. One hundred (100) feet from ultimate right-of-way line.
2. Side yards. Side yards shall be fifty (50) feet each, except that no industrial building shall be located
   (a) Closer than two hundred (200) feet to an agricultural residence district, nor any parking area closer than one hundred (100) feet to any agricultural residence area. One hundred (100) feet of the required minimum distance shall be landscaped with trees, shrubs and grass.
3. Rear yard. Fifty (50) feet, subject to exception above.

SECTION 1215. **Application and Review by the** Board of Supervisors, and the Approval or Disapproval by the same.

A. Plans for any "LI" Limited Industrial use shall be submitted to the Board of Supervisors prior to the issuance of any zoning permit or certificate of occupancy as provided in Article XVII, and such plans shall include the following:

1. A plot plan of the lot showing the location of all present and proposed buildings, drives, parking lots, waste disposal fields and other constructional features on the lot; and all buildings, streets, alleys, highways, streams and other topographical features of the lot and within two hundred (200) feet of any lot line.
2. Architectural plans for any proposed buildings.
3. A description of the industrial operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.
4. Engineering and architectural plans for the treatment and disposal of sewage and industrial waste.
5. Engineering and architectural plans for the handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire hazard or safety hazard.
6. Designation of the fuel proposed to be used and any necessary architectural and engineering plans for controlling smoke.
7. The proposed number of shifts to be worked and the maximum number of employees on each shift.
8. Any other pertinent data or evidence that the Board of Su; may require.

B. The Planning Commission may review all plans for "LI" Limited I: uses submitted to them and may submit these plans, with recor tion thereon, to the Board of Supervisors for final approval.

C. Upon receipt of plans for any "LI" Limited Industrial use, and an mendations thereon by the Planning Commission, the Board of Su; shall have the power of approval or disapproval of these pla secretary of the Board of Supervisors shall notify, in writing, th Officer of their final decision and any special conditions agre regarding any "LI" Limited Industrial use.

ARTICLE XIII

Signs

Any sign erected or maintained after the effective date of this O: shall conform to the following regulations:

SECTION 1300. **Signs permitted in "R-Ag-175" Residential-Agr Districts and in Residential Districts.** In "R-Ag-175" Residential-Agr Districts and in all Residential Districts, the following signs shall be p and no other:

A. Official street and traffic signs, and any signs required by law;

B. Professional, accessory use, home occupation or name signs on t lot with and indicating the name, profession or activity of the of a dwelling, provided that the area of any one side of any si not exceed two hundred (200) square inches, and provided that than one (1) such sign shall be erected for each permitted dwelling;

C. Sign for a school, church, hospital, sanitarium, club or other in of a similar nature, on the same lot therewith, for the purpose of ing the name of the institution and its activities or services, provi the area on any one side of such sign shall not exceed fifteen (15 feet, and provided that not more than one such sign shall be er any one street frontage of any property in single and separate ow

D. Trespassing signs and signs indicating private ownership of ro or other property, on the same premises therewith, provided total area on any one side of such signs shall not exceed one fifty (150) square inches, and shall be spaced at intervals of than one hundred (100) feet of street frontage, and provided such sign not exceeding four (4) square feet shall be allowed per for each road frontage.

E. Real Estate signs as follows:

1. For advertising the sale or rental of the premises upon wh sign is erected, provided that the total area on any one side sign on any one street frontage of any property in single and ownership shall not exceed (6) square feet;
2. For advertising, on the premises, the sale or development of within a subdivision, the recorded plat of which contains le ten (10) lots, provided that the area of any one side of such si

not exceed fifteen (15) square feet, and provided that not more than one such sign shall be erected along any one road within any such subdivision;

3. For advertising, on the premises, the sale or development of homes within a subdivision, the recorded plat of which contains ten (10) or more lots, provided that the area of any one side of any such sign shall not exceed twenty-five (25) square feet, and provided that not more than two (2) such signs shall be erected within any such subdivision.

F. Signs in connection with the identification, operation or protection of any public utility or municipal activity, on the same lot therewith, provided that the total sign area on any one street frontage of any property in single or separate ownership shall not exceed eight (8) square feet.

G. For a laboratory or sale of agricultural products, signs on the same lot therewith indicating the name of the owner or occupant and the product sold or services or activities performed on the premises, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed thirty-five (35) square feet.

H. Directional signs, provided that the area of any one side of any such sign shall not exceed three (3) square feet, and provided that such signs shall be spaced at intervals of not less than five hundred (500) feet of street frontage, and provided that the use to which it refers is permitted in the district in which the use is located.

I. Temporary signs of contractors, mechanics, painters and artisans erected and maintained on the premises where the work is being performed during the period in which such work is being performed, provided that the area of any one side of such sign shall not exceed twelve (12) square feet, and provided that not more than one such sign shall be erected on any property in single and separate ownership, and provided that such sign shall be promptly removed upon completion of the work.

SECTION 1301. **Signs permitted in R-O Residential Office Districts.** In R-O Residential Office Districts the following signs shall be allowed, and no other:

A. Any sign permitted in Residential and Agricultural Districts provided the use to which it refers is permitted in R-O Residential Office Districts;

B. A sign referring to the business of the office on the lot where located and shall not exceed sixteen (16) square feet.

SECTION 1302. **Signs permitted in "C" Commercial Districts, and in "SC" Shopping Center Districts.** In "C" Commercial Districts, and in "SC" Shopping Center Districts, the following signs shall be permitted, and no other:

A. Any sign permitted in "R-Ag-175" Residential-Agricultural Districts and in all Residential Districts, provided the use to which it refers is permitted in the "C" Commercial District, or "SC" Shopping Center District;

B. Signs in connection with tourist homes or rooming houses, on the same lot therewith, provided that the area of any one side of such sign shall not exceed six (6) square feet, and provided that not more than one such sign shall be erected on any one street frontage of any property in single and separate ownership;

C. Business or commercial sign on the same lot as the use to which it refers, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed thirt square feet;

D. In "SC" Shopping Center Districts, in addition to signs per individual establishments, there shall be permitted one (1) sig ing the name of the shopping center, provided that the size, loc orientation of such sign shall be as designated on or in conne the required development plan.

SECTION 1303. **Signs permitted in "LI" Limited Industrial District:** Limited Industrial Districts the following signs shall be permitted, and

A. Any sign permitted in any other District provided that the use it refers is permitted in the "LI" Limited Industrial District;

B. For any commercial or industrial use, a sign to display the na owner or occupant of the premises and the activity conducte on the same lot therewith, provided that such sign shall n eight (8) feet in height and twelve (12) feet in length, provide may be ten (10) feet by twenty (20) feet if located more hundred (200) feet from the street line;

C. Such other signs as may be authorized by special exception.

SECTION 1304. **General Sign Regulations for all Districts.** In al the following general sign regulations shall apply:

A. No sign shall be placed in such a position as to endanger tr street by obscuring a clear view or by confusion with official s or signals, by virtue of position or color;

B. No sign, other than official street signs, shall be erected or n within the street right-of-way;

C. No sign, other than a directional sign, shall be erected in any which the use to which it refers is unlawful, except by exception;

D. No sign shall project more than twenty-four (24) inches over walkway, and the lower edge of such projecting sign shall b than ten (10) feet above the walk level;

E. No sign shall be erected on another person's property witho permission thereof filed with the Board of Supervisors;

F. Every sign permitted in this Ordinance shall be constructed materials and shall be maintained in good condition and rep times.

SECTION 1305. **Illumination of Permitted Signs:**

A. In "R-Ag-175" Agricultural-Residential Districts and all Districts the following permitted signs may be illuminated, and

1. Professional sign of a physician, dentist, healer, justice of and such other person whose services in emergency are c considered essential to the public health, safety, and wel vided that the illumination is white light only, and provid that the total illumination for any such sign shall not e equivalent of that given by a 25-watt incandescent light s

2. Sign of a school, church, hospital, sanitarium, club or other of similar nature, laboratory or municipal building, prov the illumination is white light only, and provided further

total illumination for any such sign shall not exceed the equivalent of that given by a 60 watt incandescent light source;

3. Signs for regulation of traffic, marking of hazards and the like.

B. In R-O Residential-Office Districts, any permitted sign may be illuminated in the same manner as provided in Residential and Agricultural Districts.

C. In "C" Commercial Districts, "SC" Shopping Center Districts and "LI" Limited Industrial Districts, any permitted sign, building or structure may be illuminated.

D. Any permitted illumination of signs, buildings or structures in any District shall be subject to the following regulations:

1. There shall be no illumination of a flashing, intermittent or moving type;
2. Outside illumination and/or flood-lighting shall be so shielded that the source of light shall not be visible from any point off the lot on which the sign, building or structure being illuminated is erected, and so that only the sign, building or structure is directly illuminated; and in a subdued manner and without glare;
3. There shall be no neon signs permitted; nor signs made of plexiglass, plastic material or similar material, nor any interior illuminated sign, except that of plain, clear, colorless glass which may be etched, and any markings or lettering on the glass shall be in black only, or in etching and the illumination shall not exceed that given by a twenty-five (25) watt incandescent bulb.
4. Illuminated signs must be stationary and/or constant in intensity and color at all times when such sign is in use and no illuminated sign shall have a flashing, moving, rotating, oscillating or similar device.
5. Any business or outdoor advertising sign existing prior to the adoption of this ordinance and which does not conform to these provisions shall not be altered, or changed in overall dimensions, except to conform to the provisions of this ordinance.

SECTION 1306. **Permits for Signs.** A permit shall be obtained from the office of the Zoning Officer for each of the following types of signs and a fee paid in accordance with Article XVII, Section 1708 herein:

A. Directional sign;

B. Temporary sign exceeding fifteen (15) square feet, of contractors performing services;

C. All business or commercial signs, or replacement thereof, excepting temporary real estate for sale signs not exceeding fifteen (15) square feet.

ARTICLE XIV

Off-Street Parking and Loading

SECTION 1400. **Required Off-Street Parking Facilities.** Any buildin structure erected, altered or used, and any lot used or occupied, for c following purposes shall be provided with minimum off-street parking set forth below, together with adequate passageways or driveways means of circulation and access to and from a street or way:

A. Dwelling: One (1) all weather parking space on the same lot plans to be submitted with application with building permit anc that sufficient all-weather parking space shall be provided on accommodate all cars used by the occupants of the lot.

B. Rooming House: One (1) all weather parking space for each rent, on the same lot therewith or on land adjacent thereto.

C. For any of the following uses the required parking spaces shc weather and shall be located on the same lot therewith or adjacent thereto:

1. Church, school, theater, public auditorium, assembly or mee or other similar place of public or private assembly; One (1 space for every five (5) seats provided for public assembly.
2. Stadium or other similar place of assembly; One (1) park for every five (5) seats.
3. Hospital, convalescent home or sanitarium: One (1) parking every four (4) beds.
4. Community center, library, museum or other similar place: parking space for every eight hundred (800) square feet of in public use.
5. Institutional Home: One (1) parking space for every ten (10) ·
6. Residential club: One (1) parking space for every two (2) · plus one parking space for every one hundred (100) squa floor area in public use.
7. Apartment house: At least one and one half (1½) spaces apartment.

D. For any of the following uses required parking spaces shall be a and shall be paved, and such parking spaces shall be located on lot therewith except as provided in Section 1401 below:

1. Retail store or shop. One (1) parking space for every one (100) square feet of store sales floor space.
2. Department store or super market. One parking space fifty (50) square feet of store sales floor space.
3. Indoor theater: One parking space for every four (4) seats.
4. Hotel, tourist homes, motel or automobile court. One (1. space for each rental unit.
5. Office building: One parking space for every one hund square feet of ground floor area, plus one (1) parking space two hundred (200) square feet of floor space above ground
6. Restaurant, cafe or tea room: One parking space for every square feet of floor space devoted to patron use.
7. Laboratory or any industrial establishment: One parking every two (2) employees.
8. Other commercial buildings: One parking space for e

thousand (1,000) square feet of floor area, or fraction thereof, except when otherwise authorized as a special exception consistent with the requirements set forth herein for comparable establishments.

9. Open areas used for commercial purposes: One parking space for every fifteen hundred (1500) square feet of area, or fraction thereof.

SECTION 1401. **Reduction of Requirements by Special Exception.** The parking spaces required in Section 1400 D herein may be located elsewhere than on the same lot when authorized as a special exception, subject to the following conditions:

A. That the owners of two (2) or more establishments shall submit with their application for special exception, a site showing joint use and location of a common off-street parking area;

B. That some portion of the common off-street parking area lies within two hundred (200) feet of an entrance, regularly used by patrons, into the buildings served thereby; and

C. That the Board of Adjustment may, in its discretion, reduce the required aggregate amount of required parking space upon determination that the greater efficiency is effected by joint use of a common parking area, but in no case shall the ratio of total off-street parking area to total sales area be reduced to less than one to one.

SECTION 1402. **Design Requirements for Industrial, Commercial, Residential-Office and Shopping Center Lots.** All parking lots in industrial, commercial, residential-office, or shopping center districts shall be operated and maintained in accordance with all of the following conditions:

A. They shall not be used for the sale, repair, or dismantling of any vehicles, equipment, materials or supplies;

B. They shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, asphalt, oil or any dust-free surfacing and maintained in good condition, free from weeds, dust, trash or debris;

C. They shall be provided with entrances and exits so located as to minimize traffic congestion and the effect of headlight glare;

D. They shall be provided with wheel or bumper guards so located and arranged that no part of any parked vehicles will extend beyond the boundaries of the parking lot;

E. Lighting facilities shall be so arranged that they neither unreasonably nor unnecessarily disturb occupants of adjacent residential properties nor interfere with traffic by either location or glare;

F. A planting strip shall be provided along each property line which is opposite or adjacent to a Agricultural or Residential District, on which shall be planted hedge, evergreens or other suitable shrubbery, so arranged as to minimize noise, glare and dust from all parking facilities;

G. There shall be no more than one (1) attendant shelter building containing not more than fifty (50) feet of gross floor area and set in a distance of not less than twenty (20) feet from any boundary of the parking lot which abuts a residential district.

SECTION 1403. **Reduction of Facilities.** Off-street parking facilities existing at the effective date of this Ordinance shall not subsequently be reduced to an amount less than required hereunder for a similar new building or new use. Off-street parking facilities provided to comply with the provisions of this O shall not subsequently be reduced below the requirements of this Ordina

SECTION 1404. **Required off-street loading and unloading facilities.** dition to required off-street parking spaces, the foregoing uses shall be with adequate off-street loading space.

ARTICLE XV

Non-Conforming Use

SECTION 1500. **Land.** Any land, the existing lawful use of which at of passage of this Ordinance, does not conform with the regulation of the in which it is located, shall have such use considered as non-conform which may continue on such land but shall be subject to all the other regulations covering non-conforming uses.

SECTION 1501. **Buildings.** Any lawful building or the lawful use building existing at the time of the passage of this Ordinance that does form to use, height, location, size or bulk, with the regulations of the D which it is located, shall be considered a non-conforming building or may continue such use in its present location, but shall be subject to pertinent regulations covering non-conforming uses.

SECTION 1502. **Buildings Under Construction.** A building for which zoning permit has been issued and/or is actually under construction to t of completion of footings, may be completed as a non-conforming use. not under actual construction at the time of passage of this Ordinance built in conformity with its requirements.

SECTION 1503. **Change of Use.** A non-conforming building or use considered as such unless and until it complies with the regulation district in which it is located. Such use shall not be changed to a use de for a district having less restrictive regulations.

SECTION 1504. **Discontinued Use.** A non-conforming use, when disc may be resumed at any time within one (1) year from such discontinu not therealter. The resumption may be of the same class and use but be resumed as a non-conforming use or a lower class, except that c exception may be granted upon appropriate conditions and safegu resumption within a two (2) year period.

SECTION 1505. **Extension.** Any lawful non-conforming use of a por building may be extended throughout the building, and any lawful non- ing building or any building of which a lawful non-conforming use is m be extended upon the lot occupied by such building and held in si separate ownership on the effective date of zoning in the township (195 authorized by a special exception, provided that the area and volume building shall not be increased by more than a total of twenty-five (25 of the area and/or volume of such building existing on the date it firs a lawful non-conforming building or a building of which a lawful non-c use is made, and provided further that any structural alteration, exte addition shall conform with all height, area, width, yard and coverage ments for the District in which it is located.

SECTION 1506. **Change or Resumption of Non-conforming Uses.** The Board of Adjustment shall have discretion to determine what resumption or change of non-conforming use is of the same class of use and permissable.

SECTION 1507. **Building Destroyed by Fire, Explosion, Accident, or Calamity.** A non-conforming building which has been damaged or destroyed by fire, explosion, accident or calamity (as contrasted to deterioration due to time or neglect) may be reconstructed and used for the same non-conforming use, provided that: (1) The reconstructed building shall not exceed in height, area and volume the building destroyed; (2) Building reconstruction shall be started within one (1) year from the date the building was destroyed and shall be carried on without interruption.

SECTION 1508. **Building Condemned.** A non-conforming building which has been legally condemned shall not be rebuilt or used except in accordance with the provisions of this Ordinance.

SECTION 1509. **Temporary Non-conforming Use.** A temporary non-conforming use, which will benefit the public health or welfare or promote proper development of a district in conformity with the intent of this Ordinance, may be permitted for a period of not more than (1) month on the approval of the Board of Adjustment, but any such use to be permitted for a longer period shall require a public hearing thereon, after which a Board of Adjustment Certificate may be issued for a period of not exceeding one (1) year in any case.

SECTION 1510. **Non-Conforming Signs.** Any sign, signboard, billboard or advertising device existing at the time of the passing of this Ordinance that does not conform in use, location, height, or size, with the regulations of the District in which it is located, shall be considered a non-conforming use and may continue in such use in its present location for a period of three (3) years from the date of the passage of this Ordinance, but not after. The continuation of such non-conforming use after the expiration of three (3) years shall be a violation of this Ordinance.

SECTION 1511. **Abatement of Certain Non-Conforming Uses.** All non-conforming uses of land shall be discontinued and all non-conforming buildings or structures shall be torn down, altered or otherwise made to conform within ten (10) years of the adoption of this Ordinance, in the cases of junk yards, commercial animal or stock yards, and lumber yards not on the same lot with a plant, sales facility or a factory.

SECTION 1512. **Zoning Permit Required.** Zoning permits shall be required for non-conforming uses existing at the time of passage of this Ordinance and shall be issued by the Zoning Officer upon application without charge stating that the use is non-conforming.

ARTICLE XVI

General Provisions

SECTION 1600. **Effect of Private Covenants.** Nothing herein contain be construed to render inoperative any enforceable restriction establi covenants running with the land, and which restrictions are not prohibite are not contrary to the regulations herein established.

SECTION 1601. **Lots of Records.** A lot which is of public record in si separate ownership at the time of enactment of this Ordinance may be a permitted use in the district in which it is located, provided however, minimum and maximum regulations of this district in regards to yards and upon submission of satisfactory evidence to the fact that the smaller provide safe and effective sanitary sewage disposal.

SECTION 1602. **Reduction of Lot Area.** No lot shall be so reduced area of the lot, or the dimensions of the required open spaces shall be l herein prescribed by this Ordinance.

SECTION 1603. **Modification of Front Yard Requirements.** Where a proved lot of record is situated on the same street frontage with two (2) i lots or one (1) improved lot, the front yard requirement for that district modified so that the front yard shall be an average of the existing required front yard.

SECTION 1604. **Obstructions to Vision at Intersections Prohibited.** lot no wall, fence or other structure shall be erected or altered, and n tree, shrub or other growth shall be maintained which may cause d traffic on a street, by obscuring the view.

SECTION 1605. **Accessory Uses.** Accessory uses authorized in this O shall include, but not by way of limitation, the following:

A. Uses Accessory to Agriculture: Greenhouses; roadside stand for of products produced on the premises; barn; keeping, breedi management of livestock and poultry but only in such quantitie such as are customarily incidental to the principal use; prepar products produced on the premises for disposal thereof by mark otherwise;

B. Uses Accessory to Dwellings:
   1. Private garage; private parking space; private stables, barn, for pets, small poultry and animal houses, subject to the prov Section 1637, and Section 1638 herein, provided that any buildings be reasonable in size and number to the dwelling or
   2. Private greenhouse;
   3. Private swimming pool;
   4. Living quarters for household employees, caretakers or watchm
   5. Professional office or studio of a doctor, dentist, osteopath, chiropractor, teacher, artist, architect, surveyor, landscape c veterinarian, without boarding animals and without sound be lines, musician, lawyer, engineer, magistrate or practitioner of c character, or rooms for the home occupations listed below, that office, studio or rooms are located in a dwelling in w practitioner resides, or in a building accessory thereto; and

further that no goods are publicly displayed on the premises, and provided when a person makes an accessory use of either the basement or the first floor of a dwelling, such use shall not exceed fifty (50) per cent of the floor area of the basement or first floor, as the case may be, unless authorized as a special exception, and no accessory use above the first floor shall be permitted. The following home occupations shall be allowed:

(a) Custom dressmaking, millinery, tailoring, sewing of fabric for custom apparel and custom home furnishing;

(b) Foster family care;

(c) Any office in which chattels or goods, wares or merchandise are not commercially created, exchanged or sold;

(d) Tutoring;

(e) Fine arts studio in which are created only individual works of art;

(f) The renting of rooms within the dwelling in which the lessor resides, or in a building accessory thereto, to not more than two (2) non-transient persons, with or without the provision of table board for such persons.

C. Uses Accessory to Non-Commercial Recreational Use: Customary recreational, refreshments and service uses and buildings in any non-commercial recreational area.

Uses authorized in this Ordinance as accessory to a dwelling shall not be deemed to include a business, hospital, clinic, animal hospital, barber shop, beauty parlor, other personal service shop, tea room, hotel or any similar use, nor facilities for use and storage of airplanes.

SECTION 1606. **Conversions.** The Board of Adjustment may allow by special exception the conversion of a single family dwelling, in existence prior to the enactment of the zoning ordinance in 1953, into a dwelling for a greater number of families, subject to the following requirements:

A. Each dwelling unit shall have not less than six hundred (600) square feet of floor area, and providing not less than three hundred (300) square feet for each intended occupant;

B. The lot area per family is not reduced thereby to an amout less than seventy-five (75) percent of that required by this Ordinance for the district in which the designated lot is located;

C. The yard and building area requirement for the district in which the building is located shall not be reduced;

D. There is no external alteration of the building except as may be necessary for reasons of safety. Stairways shall be located inside the building. Fire escapes, if necessary, shall be located to the rear of the building;

E. The Board of Adjustment shall specify the maximum number of families permitted to occupy such building, and may prescribe such further conditions and restrictions as the Board may consider appropriate;

F. The off-street parking requirements of this Ordinance, or any other arrangements as deemed appropriate by the Board of Adjustment, are met;

G. The conversion shall be authorized only for a large dwelling with relatively little economic usefulness as a conforming use, or for any other arrangement within the intent and purpose of this Ordinance, w be deemed appropriate by the Board of Adjustment.

SECTION 1607. **Access to Public Street.** Except as provided in the section, each and every lot shall abut a public street for at least fifty (5 the right-of-way line. However, when a lot has less frontage than the width at the building line, then the width of the lot from the front an the rear shall uniformly increase so that the required width at the bui is attained at a distance of not more than eighty (80) feet from the stre

SECTION 1608. A lot whose access to a public road is by a relative strip of land, and having less than fifty (50) feet road frontage may be only when authorized by a special exception, and then only conditioned area of the lot being considerably larger than required for a lot in t in which it is located, with the area of strip of ground connecting it public road not being used in computing its area, and with the strip such that a driveway over it will be devoid of any sudden changes of and the driveway to be of dustless construction, and to be used as to this one particular lot only, and with all buildings, and other struct located not closer than seventy-five (75) feet from lot lines, and any ot tions that the Board of Adjustments may deem prudent to require.

SECTION 1609. **Public Utilities and Municipality.** The provision Ordinance in regards to set backs and front yards shall not apply to th and maintenance of wayside telephone booths which do not obstruct traffic, nor to the placing and maintenance of telephone, electric and se for local services.

The provisions of this Ordinance shall not apply to land owned by t ship, nor to the construction and uses of buildings and facilities for purposes by the Township and their maintenance, if after a public he Board of Supervisors shall decide that such building or extension thereo use of premises is reasonably necessary for the convenience and w the public.

SECTION 1610. **Projections into Required Yards.** No building and a building shall be erected within or shall project into any required ya District, except that

A. An unenclosed porch, not more than fourteen (14) feet in height erected to extend into a required front or rear yard a distance of than ten (10) feet, provided that in no case shall it extend into or rear yard more than one half (1/2) the required depth of the

B. A terrace, platform or landing place, not covered by a roof, c trellis, which does not extend above the level of the first flo building, nor more than two (2) feet above grade, may be erect tend into a required yard a distance of not more than twelve provided that it shall not extend into such yard more than f percent of the required depth or width of the yard.

C. A porte-cochere, or car port, may be erected over a driveway in a side yard, provided that such structure is

1. Not more than fourteen (14) feet in height and twenty-five in depth;

2. Entirely open on at least three (3) sides, exclusive of the supporting columns and customary architectural features; and

SECTION 1624. **Private Garages.** Nothing in these regulations shall prohibit the erection of a private garage within a rear or side yard if entirely separated from the main building, and located at least ten (10) feet further back from the street line than the rearmost portion of the main building, set back at least one hundred twenty-five (125) feet from the street line, and if located at least ten (10) feet from the side and rear lot lines, except in case of a corner lot in which case the garage shall be set back from the side street line not less than the required width of such side yard in the district where located.

SECTION 1625. **Tennis Courts.** No tennis courts shall be maintained in the required front yard and side yards.

SECTION 1626. **Swimming Pools.** Swimming pools for the purposes of this ordinance shall be considered structures, and shall be subject to the same rules and regulations as govern other structures, and provided that those longer than fifty (50) feet, or larger in area than eight hundred (800) square feet, shall be built only when authorized by special exception.

SECTION 1627. **Height of Structures.** No structure shall be so high as to require a top light at night under Federal or State regulations, and all structures shall be maintained so that no such light is necessary through legislation, regulations or otherwise.

SECTION 1628. **Illumination.** In all sections of the Township, flood-lighting and illumination shall be in all instances so shielded that the source of light shall not be visible from any point off the lot, provided the source of light exceeds that given off by a twenty-five (25) watt incandescent bulb.

SECTION 1629. **Metal Structures.** No metal buildings or structures may be erected in the Township within two hundred (200) feet of lot lines, unless authorized by special exception.

SECTION 1630. **House Trailers.** No house trailers, or mobile homes, will be permitted within the confines of this Township except as a temporary accessory use on a farm when authorized by special exception.

SECTION 1631. **Trailer Camps.** No trailer camps will be permitted within the confines of this Township.

SECTION 1632. **Junk Yards.** No junk yards or auto graveyards will be permitted within the confines of this Township.

SECTION 1633. **Stock Yards.** No stock yards shall be permitted within the confines of this Township.

SECTION 1634. **Piggeries.** Piggeries are not allowed in any of the Districts except in the Residential-Agricultural District, and then only providing the principal use of the land is not the raising of pigs, and subject to the provisions of Section 1605 A, herein. Furthermore no piggeries will be permitted within the confines of the Township where any garbage is used for feed, except that which comes from the kitchen of the household of the lot where the pigs are kept.

SECTION 1635. **Pigs Prohibited.** No pigs may be kept in a Residential District.

SECTION 1636. **Dog Kennels.** No commercial dog kennels will be permitted within the confines of this Township, nor shall more than four (4) dogs over three (3) months old be kept on any lot excepting farms of over twenty nor shall the boarding of dogs be allowed, nor shall dogs be acquir

SECTION 1637. **Dog Houses, Kennels and Pens.** (a) A pen, or a k dog shall in no instance be located in the required front or side yar closer than twenty-five (25) feet to the rear lot line. For the purp section, a fenced in lot of at least three-fourths of its area is not consid

SECTION 1638. **Housing of Animals, Livestock and Poultry.** Liv poultry shall not be housed nearer to front lot lines than one hundred (125) feet, and not closer to side and rear lot lines than one hundred excepting that a small, one-story poultry house with its greatest dim exceeding sixteen (16) feet, and height under eight (8) feet may be closer than forty (40) feet from side lot lines and thirty (30) feet fro line, in districts where allowable, with a similar exception for small a cepting pigs of any size, provided that in all cases only such limited nu be kept that will not cause any noticeable odor beyond lot lines.

SECTION 1639. **Prohibited Uses.** In all parts of the Township, r may be erected, altered or used, and no lot or premises may be us trade, processing or business, which is noxious or offensive by reas dust, smoke, gas, vibration, illumination, glare or noise or which cc public hazard whether by fire, explosion or otherwise.

ARTICLE XVII

Administration

SECTION 1700. **Zoning Officer Appointment and Qualifications.** sions of this Ordinance shall be enforced by a Zoning Officer with the police department and other municipal agencies. The Zoning Officer, be a Supervisor, shall be appointed at the first meeting of the Towns visors following the adoption of this Ordinance, to serve until the f January next following; and shall thereafter be appointed annually term of one year and/or until his successor is appointed. The Zoni may succeed himself. He shall receive such compensation as the gove by resolution shall provide.

SECTION 1701. **Duties and Powers.** It shall be the duty of t Officer and he shall have power to:

A. Keep a record of all plans and applications for permits, and issued with notations as to special conditions attached th records shall be open for public inspection;

B. Review applications for zoning permits for erections or alt structures or changes of use, determine whether such construc is in accordance with the general requirements of this Ordinanc applicable Ordinances and with the laws and regulations of monwealth. The Zoning Officer shall issue no permit unless i with all applicable ordinances, statutes and regulations. If he issue a permit, he shall instruct the applicant in the method of application to the Board of Adjustment;

C. Conduct inspection and surveys to determine compliance or n ance with the terms of this Ordinance. In carrying out such su

Zoning Officer or his representative may enter upon any land or buildings.

D. Make written orders requiring compliance with the provisions of this Ordinance to be served personally, or be mailed to latest known address according to Township records;

E. Institute proceedings in courts of proper jurisdiction for the enforcement of provisions of this Ordinance;

F. Maintain a map showing the current zoning classification of all land;

G. Maintain a map and register showing the registration, identity, location and type of all non-conforming uses;

H. Participate in all proceedings before the Board of Adjustment, present facts and information to assist the Board in reaching a decision which shall be compatible with this Ordinance, and have decisions of Board reviewed in a court of proper jurisdiction when, in the judgment of the Zoning Officer, such review is desirable or indicated.

The Zoning Officer shall issue no permit for the construction or use of any land or building, or other structure, unless it also conforms to the requirements of all other ordinances, and regulations, of the Township, and with the laws of the Commonwealth insofar as they are known to him.

SECTION 1702. **Permits.** No buildings, or other structures, shall be constructed, placed or altered in the Township or the use of any building, or other structures, changed, nor vacant land occupied until a zoning permit is secured from the Zoning Officer; except that no zoning permit shall be required for the erection of agricultural or farm buildings to be placed more than one hundred fifty (150) feet from any road line, less than ten (10) feet in height and less than twenty-five (25) feet in length, nor for the first accessory building to a dwelling, occupying an area of less than one hundred (100) square feet and less than ten (10) feet in height.

Upon completion of the work authorized by any permit, the applicant or owner shall notify the Zoning Officer of said completion. No permit shall be considered as complete or permanently effective until the Zoning Officer has noted on the permit that the work has been inspected and approved as being in conformity with the provision of this Ordinance.

SECTION 1703. **Application for Permit.** All applications for zoning permits shall be made in writing by the owner or tenants or authorized agent, and shall be filed with the Zoning Officer on forms prescribed by him. The application (1) Shall include a statement as to the proposed use of the building, or other structure; (2) Shall be accompanied by a plan, drawn to scale, showing the location of the building, or other structure, in relation to property and road lines; (3) Shall include a statement that the side lines of all roads shown on the plan have been located and staked on the premises by a surveyor or other person competent to give such location; and (4) Shall give the names and address of the person who has so located and staked the road lines.

If the applicant desires the Board of Adjustment to grant a special exception, then, in addition, the application shall set forth the nature of the special exception and shall state briefly the reasons why such special exception should be granted and any other information the Board of Adjustment may require.

SECTION 1704. **Requirement of Use and Occupancy Permits.** A use and occupancy permit shall be required prior to any of the following:

A. Use and occupancy of any building or other structure hereafter erected or altered;

B. Change in use of any building or structure;

C. Use of land or change in the use thereof, except that the placing land under cultivation shall not require a use and occupancy

D. Change in use or extension of a non-conforming use. It shall be for any person to use or occupy any building or other structu until a use and occupancy permit has been duly issued therefor.

SECTION 1705. **Application for Use and Occupancy Permits.** Al tions for use and occupancy permits shall be made in writing on forms by the Township and shall include all information necessary to e Zoning Officer to ascertain compliance with this Ordinance.

SECTION 1706. **Issuance of Use and Occupancy Permits.** No occupancy permit shall be issued until the proposed use complies wi provisions of existing township ordinances. Pending completion of a or of alterations thereto, a temporary use and occupancy permit may by the Zoning Officer for a temporary occupancy of a part or all of a provided that such temporary occupancy would not tend in any way to j life or property.

Permits for construction and uses which are authorized by a special or a variance shall be issued only upon order of the Board of Adjustm

SECTION 1707. **Issuance or Refusal of Permits.** If the Zoning Offi mines that an application is in compliance with the provisions of this C it shall be his duty to issue the appropriate permit; and if he determ an application is not in compliance with the provisions of this Ordinanc be his duty to refuse the permit, in which case he shall instruct the ap the method of appeal or application to the Board of Adjustment.

SECTION 1708. **Fees.** The applicant for a permit shall, at the time the application, pay to the Zoning Officer for the use of the Township, accordance with a Fee Schedule adopted by resolution of the Board visors upon the enactment of this Ordinance, or as such Schedule amended by resolution of the Board of Supervisors.

SECTION 1709. **Board of Adjustment Certificate.** It shall be the du person acting as the Secretary of the Board of Adjustment to issue a Adjustment Certificate which shall indicate the action of the Board of A on applications for a special exception, or a variance. The Board of A may cancel or revoke a Board of Adjustment Certificate for any violatic Ordinance, or of conditions imposed.

ARTICLE XVIII

Board of Adjustment

SECTION 1800. **Appointment.** The Board of Supervisors of Worcester Township shall appoint a Board of Adjustment consisting of three members. The Board of Supervisors shall designate one such member to serve until the first day of January following the effective date of this Ordinance, one until the first day of second January thereafter, and one until the first day of the third January thereafter; shall appoint their successors on the expiration of their respective terms to serve three years, and shall fill any vacancy for the unexpired term of any member whose term becomes vacant. The members of the Board of Adjustment shall be removable for cause by the Board of Supervisors upon written charges and after a public hearing. The word "Board" when used in this Article shall mean the Board of Adjustment.

SECTION 1801. **Powers and Duties.** The Board shall have the following powers:

A. Appeals and Interpretations. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance and of regulations adopted pursuant thereto;
To interpret upon the words, terms, rules, regulations, provisions and restrictions of this Ordinance where there is doubt as to the meaning thereof, including determination in specific instances whether questionable uses are permitted by virtue of being "similar to" or "customarily incidental to" permitted uses as provided by this Ordinance.

B. Special Exceptions. To hear and decide special exceptions to the terms of this Ordinance, in such cases as are herein expressly provided for, in harmony with the general purposes and intent of this Ordinance, with power to impose appropriate conditions and safeguards.

C. Variance. To authorize, upon appeal, in special cases, such variance from the terms of this Ordinance the Board feels will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done.

SECTION 1802. **Standard for Board of Adjustment Actions.** In any instance where the Board of Adjustment is required to consider any of those matters itemized in Section 1801, in accordance with the provisions of this Ordinance, the Board shall, among other things:

A. Consider the suitability of the property for the use desired. Assure itself that the proposed change is consistent with the spirit, purpose and intent of the Zoning Ordinance.

B. Determine that the proposed change will not substantially injure or detract from the use of neighborhood property or from 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.

C. Determine that the proposed change will serve the best interest of the Township, the convenience of the community (where applicable), and the public welfare.

D. Consider the effect of the proposed change upon the logical e and economical extension of public services and facilities such as water, sewers, police and fire protection, and public schools.

E. Determine that any sewage or waste resulting from the proposed u and can be satisfactorily disposed of, and if such sewage is to be di of on an on lot basis, that the size of the lot and nature of the s such as will insure satisfactory sanitary sub-surface disposal.

F. Consider the effect of the proposed change or improvement, in c any run-off water, or drainage problem, that might be injuri adjacent or nearby properties, or create an expense for the Towns

G. Consider the suitability of the proposed location of an industrial c mercial use with respect to probable effects on highway traffic, c sure adequate access arrangements in order to protect major stree undue congestion and hazard.

H. Be guided in its study, review and recommendation by sound sta of subdivision practice where applicable.

I. Impose such conditions, in addition to those required, as are neces assure that the intent of the Zoning Ordinance is complied with, conditions may include, but are not limited to, harmonious de buildings, planting and its maintenance as a sight or sound scre minimizing of noxious, offensive or hazardous elements, adequate ards of parking, and sanitation.

J. Determine whether there are special circumstances or condition described in the findings applying to the land or buildings for wh variance is sought, which justify that the application of the pro of this Ordinance would deprive the applicant of the reasonable such land or building.

K. Determine whether the unique circumstances for which the vari sought were either created by the owner of the property, or were or the result of general conditions in the district in which the p is located.

L. Consider any hardship to the taxpayers of the Township that migh in the granting of uses that might be exempt from the payment real estate taxes, in view of loss of revenue, and cost of ad municipal services such as police, fire protection and roads.

SECTION 1803. **Orders.** In exercising the above mentioned powe Board may reverse or affirm, wholly or in part, or may modify the order ment, decision or determination, appealed from, and may make such ad order, requirement, decision or determination as ought to be made, as pertinent or germane, and, to that end, shall have all the powers of the from whom the appeal is taken.

SECTION 1804. **Rules of Procedure.** The Board shall adopt Rules of Pr in accordance with the several provisions of this Ordinance as to manner appeals, or applications for special exceptions or for variances from the t this Ordinance.

The application shall include the reasons for which the applicant belie the variance or special exception should be granted.

SECTION 1805. **Meetings.** Meetings of the Board shall be held at the the chairman and at such times as the Board may determine. The chair

ment Certificates, duplicate copies of applications, certificates of district classification, certificates of occupancy, and duplicates thereof.

ARTICLE XX

Amendments

SECTION 2000. **Amendment by Governing Body.** The Board of Supervisors of Worcester Township may, from time to time, amend, supplement, change, modify or repeal this Ordinance, including the Zoning Map, by proceeding in the following manner, and as otherwise required by law.

SECTION 2001. **Amendment Procedure.** The Board of Supervisors by resolution adopted at a regular or special meeting, shall fix the time and place of a public hearing on the proposed amendment and cause at least one week notice thereof to be given as follows:

A. By publishing a notice thereof in one (1) newspaper of general circulation in the Township;

B. By posting notices within the Township. In addition notice shall be sent to all property owners within five hundred (500) feet if only a particular property is involved.

The notice shall state the general nature of the proposed amendment and that full opportunity to be heard will be given to any citizen and all parties in interest attending such hearing. Whenever a proposed amendment affects a particular property, then there shall be posted upon said property or premises at such place or places as the Zoning Officer may direct, notice of said proposed amendment.

SECTION 2002. **Application for Amendment.** Every application for amendment of the Zoning Ordinance shall first be presented to the Zoning Officer, and shall contain the following:

A. The applicant's name and address and his representative and the interest of every person represented in the application;

B. A plan showing the extent of the area to be rezoned, street bounding and intersecting the area, the land use and zone classification of abutting districts;

C. A statement of the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relies as reasons for supporting the proposed rezoning;

D. The approximate time schedule for the beginning and completion of development in the area;

E. A site plan to scale indicating the locations of structures, uses, areas for off-street parking and loading;

F. Information about the market area to be served by the proposed development if a commercial use including population, effective demand for proposed business facilities, and any other information describing the relationship of the proposed development to the needs of the market area as the Zoning Officer, Planning Commission, or governing body shall prescribe.

SECTION 2003. **Amendment by Citizens Petitions.** Whenever the owners of fifty (50) percent or more of the frontage in any district shall present to the Board of Supervisors a petition duly signed and acknowledged, requesting an ment, supplement, change, modification or repeal of the regulations presc of the zoning map, including such district, it shall be the duty of the Supervisors to hold a public hearing thereon and cause notice thereof to in the manner prescribed in Section 2001 herein.

SECTION 2004. **Citizens Protest Against Amendments.** In case of c against such amendment change, modification or repeal, signed by the of twenty (20) percent or more, either of the area of the lots included proposed changes or of those immediately adjacent in the rear thereof, e one hundred (100) feet therefrom, or of those directly opposite thereto, e one hundred (100) feet from the street frontage of such opposite lc amendment, supplement, change or modification, shall not become effectiv by the favorable vote of two-thirds (2/3) of all the members of the Supervisors.

ARTICLE XXI

Definitions

SECTION 2100. **Interpretations.** Unless otherwise expressly stated, lowing words and phrases shall be construed throughout this Ordinance the meanings indicated in this Article. The present tense includes the ful singular number includes the plural, and the plural the singular; th "building" includes the word "structure" and shall be construed as if by the words "or part thereof"; the word "occupy" includes the words "c or intended to be occupied"; the word "use" includes the words "a designed or intended to be used"; and the word "shall" is always inte be mandatory when capable of such interpretation.

A. **Accessory Building.** A building subordinate to the principal buil the lot and used for purposes customarily incidental to those principal building.

B. **Accessory Use.** A use subordinate to the principal use of land or ing or other structure on a lot and customarily incidental there Section 1605 for uses included in this definition as accessory to tural and Residential use.

C. **Agriculture.** The cultivating of the soil and the raising and harve the products of the soil, including, but not by way of limitation, ing, horticulture and forestry.

D. **Apartment.** A room or group of rooms in an apartment house or a ment hotel designed for and occupied exclusively as a residence one family.

E. **Apartment House.** A building designed for and occupied exclusiv residence for three, or more families, living independently of one A basement in an apartment house shall not contain habitabl except as janitor's living quarters.

F. **Apartment Hotel.** An apartment house which provides meal servic tenants, and their guests, with or without a central dining roo service not being available to the general public.

G. **Building.** Any structure having enclosing walls and roof, perm located on the land.

automobile parking or storage space serving such rooms or apartments, which building or group of buildings is designed, intended, or used principally for the providing of sleeping accommodations for automobile travelers and is suitable for occupancy at all seasons of the year.

Z. **Non-Conforming.** A building or other structure, use or lot, which by reason of design, size or use, does not conform with the requirements of the district, or districts, in which it is located.

A-1 **Office.** A room or rooms used for carrying on of a profession, which shall include a real estate and insurance business.

B-1 **Parking Space.** A reasonably level space, available for the parking of one (1) motor vehicle, not less than (10) feet wide and having an area of not less than two hundred (200) square feet, exclusive of passage-ways, or other means of circulation or access.

1. **Parking Space, All-weather.** A parking space surfaced to whatever extent necessary, to permit reasonable use under all conditions of weather.

C-1 **Performance Standards.** Measures and standards by which the suitability of a proposed use can be measured by the extent of its external effect.

D-1 **Professional Occupation.** The practice of profession by any Physician, Surgeon, Osteopath, Chiropractor, Dentist, Engineer, Surveyor, Optician, Optometrist, Architect, Landscape Architect, Attorney or City Planner, entitled to practice under the laws of this State.

E-1 **Public Utilities Facilities.** A building or structure and its equipment, used for the transmission and exchange of telephone, radio, telephone, gas, power, sewer and water facilities, provided, however, that in a residential district these shall not include public business facilities, storage of materials, trucks or repair facilities, or housing of repair crews.

F-1 **Rooming House, See Tourist Home.** A dwelling, not a single family or two family dwelling, apartment house or hotel, providing lodging, with or without meals, and having lodging accommodations for less than ten (10) guests.

G-1 **Sign.** A structure, building wall or other outdoor surface, or any device used for visual communication, which is used for the purpose of bringing the subject thereof to the attention of the public, or to display, identify and publicize the name and product or service of any person; but not including any flag, badge or insignia of any government or government agency, or of any service, charitable, religious, patriotic or similar organization.

H-1 **Special Exception.** Permission or approval granted by the Board of Adjustment in accordance with Section 1801 B thereof, in situations where provision therefor is made by the terms of this Ordinance.

I-1 **Street.** A right-of-way municipally or privately owned, serving as a means of vehicular and pedestrian travel, furnishing access to abutting properties, and space for sewers and public utilities.

J-1 **Street Line or Setback.** The dividing line between a lot and the outside boundary or ultimate right-of-way line of a public street, road or highway legally opened or officially plotted or between a lot and a privately owned street, road, or way over which the owners or tenants of two (2) or more lots, each held in single and separate ownership, have the right

of way.

K-1 **Structural Alteration.** Any change in or addition to the supporti bers of a building, such as the bearing walls, partitions, beams or girders, or any change which would convert an building into a different structure, or adapt it to a different use, in the case of a non-conforming use, would prolong the life of s

L-1 **Structure.** Any form or arangement of building material tangible material, involving the necessity of providing proper bracing, tying, anchoring or other protection against the force elements.

M-1 **Tourist Home.** A dwelling in which sleeping accommodations than ten (10) persons are provided for compensation.

N-1 **Trailer Park.** Any land used or designated to be used as parki for more than one house trailer.

O-1 **Trailer House.** Any vehicle, or mobile structure, used for sleeping purposes.

P-1 **Ultimate Right-of-Way.** The future or planned width of highwo public domain.

Q-1 **Variance.** Permission or approval granted by the Board of A in accordance with Section 1801 C hereof, constituting a mo of, a deviation from the exact provisions of this Ordinance a to the use of a specific piece of property or portion of the sam

R-1 **Yard.** An open, unoccupied space on the same lot with a bu other structure or use, open and unobstructed from the groun sky, except for public utility lines or facilities.

1. **Front Yard.** A yard extending the full width of the lot c front lot line and extending in depth from the front lot li nearest point of any structure on the lot.
2. **Rear Yard.** A yard extending the full width of the lot c rear lot line and extending in depth from the rear lot li nearest point of any structure on the lot.
3. **Side Yard.** A yard extending the full depth of the lot alor lot line and extending in width from such side lot line to th point of any structure on the lot.

Ordained and enacted this twenty-eighth day of August, 1964 A. I

Board of Supervisors of Worcester Township, Montgomery County, Pen

L. A. DETWILER, Chairman
CLAUDE H. BEYER, Vice-Cha
RUSSELL H. PLACE, Secretar
Board of Supervisors

WORCESTER TOWNSHIP

FIREARMS ORDINANCE

ORDINANCE #44

TO PROHIBIT THE UNREGULATED DISCHARGE OF FIREARMS, AIR GUNS, WEAPONS OR OTHER DEVICES OR MECHANISMS WHICH PROPEL A PROJECTILE WITH FORCE, WITHIN WORCESTER TOWNSHIP, AND PROVIDING FOR PENALTIES

WHEREAS, the unregulated discharge of firearms, weapons or other devices or mechanisms which propel a projectile with force, constitutes a hazard to safety of the residents of Worcester Township and constitutes a danger to life, limb and property in said Township:

AND WHEREAS, it is the intent and purpose of the Board of Supervisors of Worcester Township to provide for the safety of the residents of the Township and the public. Therefore, the Supervisors of Worcester Township do hereby ordain and enact:

SECTION 1. No persons shall discharge or cause to be discharged and no persons shall permit to be discharged on any premises over which such person has domain or control, any firearm, air gun, weapon, or other device or mechanism which propels a projectile with force, in or over any public highway or place in Worcester Township or in or over any private place in Worcester Township, unless a suitable barrier shall exist or shall have been erected on such private place of sufficient size and density to prevent such projectile from passing through the same, and unless said firearm, air gun, device or mechanism is discharged toward, into or against said barrier in such way and manner as to prevent said projectile from passing over, under, or to either side of the same and so as to prevent danger to life, limb or property in the space between the point of discharge and said barrier.

SECTION 2. Nothing contained in this Ordinance shall be construed to prevent:

(a) the use of firearms where necessary for the protection of residents of the Township of Worcester and their families from danger, and for the control of animals and wild life on their property.

(b) the legitimate use of firearms by police officers.

(c) the use of firearms in trap or skeet shooting where shotguns are used and where, from the point of discharge, there is a clear semicircular range in the direction of fire of not less than six hundred feet.

SECTION 3. Any person violating any of the provisions of this Ordinance shall forfeit and pay a fine or penalty of no more than $25.00 to Worcester Township, the same to be collected by a summary proceeding before a Justice of the Peace in said Township or recovered as debts of like amount are now by law recoverable and, in default of the payment of such fine, shall be liable to imprisonment of not more than ten days in the Montgomery County prison.

SECTION 4. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

Ordained and enacted by the Board of Supervisors of Worcester Township this 22d day of October 1964.

LINNEAUS A. DETWILER
CHAIRMAN

ATTEST: RUSSELL H. PLACE
SECRETARY