

ORDINANCE NO. 31

AN ORDINANCE TO AMEND ORDINANCE NUMBER 8 OF THE TOWNSHIP OF WORCESTER ESTABLISHING FOR GENERAL PURPOSES A TAX ON ALL HOUSE TRAILERS SITUATED IN THE TOWNSHIP OF WORCESTER AND PROVIDING PENALTIES FOR NON PAYMENT AND THE VIOLATION THEREOF.

Be it ordained and enacted by the Board of Supervisors pursuant to Act of General Assembly #378, approved September 21, 1959, as follows:

Ordinance No 8 is amended to read:

Be it ordained and enacted, etc., that Thirty (30) days from and after the passage of this Ordinance, there shall be established for a period of one year from the effective date of this Ordinance for general revenue purposes, a tax of Three Dollars (\$3.00) per month per house trailer on all owners or lessees of land situated in Worcester Township on which such house trailers are located.

ORDAINED AND ENACTED this Seventh day of March, 1960, by the Board of Supervisors.

L. A. DETWILER
CLAUDE H. BEYER
RUSSELL H. PLACE

BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP

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

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

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

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

ARTICLE I

Short Title; Effective Date; Declaration of Legislative Intent; Interpretation; Conflict; Validity; Repealer

SECTION 100. Short Title; Effective Date. This ordinance shall be known, may be cited as "THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1953 as amended." This amendment, revision, and re-enactment shall become effective five (5) days after advertising notice of its passage.

SECTION 101. Declaration of Legislative Intent. This Ordinance is enacted for the purpose of promoting the health, safety, morals, and the general welfare of the Township; its in accordance with a comprehensive plan, and is designed to lessen congestion in the roads, streets, and highways, to secure safety from fire and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue congestion of population; to facilitate adequate provision of transportation, water, sewerage, schools, parks and other public requirements, to conserve the value of buildings, and to encourage the most appropriate use of the land throughout the Township.

SECTION 102. Interpretation. In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the health, safety, morals, and the general welfare of the Township.

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

SECTION 104. Validity. Should any section or provision of the Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or of any other part thereof.

SECTION 105. Repealer. All ordinances or parts of ordinances inconsistent 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 District
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
II	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 district boundary, they shall indicate that the district runs parallel to the street line at a distance therefrom equal to the number of feet so indicated, unless otherwise specifically scaled distances do not agree with such figures, the figure shall control.

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

ARTICLE III

R-Ag-175 Residential-Agricultural Districts

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

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

- A. Single-family detached dwelling;
- B. Conversion of single-family detached dwelling, subject to the provisions of Article XVI, Section 1606 herein;
- C. Agriculture;
- D. Any of the following uses when authorized as a special exception:
 1. Educational, religious, philanthropic use, excluding correctional institutions;
 2. Day Camp, Summer Camp, provided that no year round building is permitted in connection therewith, except for caretaker's quarters provided that adequate water and sewage disposal facilities are provided for all such uses and provided that, in accordance with the purposes and intent of this Ordinance, the land area required for temporary dwelling unit shall be the same as those required for a single family detached dwelling as provided in Section 300 of this Ordinance, provided, however, that such land area may be determined by dividing the overall area devoted to such use, by the number of temporary dwelling units placed thereon;
 3. Hospital, convalescent home, sanitarium;
 4. Club, fraternal house or lodge, provided that the principal building shall not be one which is customarily carried on as a business, provided that all services shall be for members and their guests, provided satisfactory proof is given that the membership is on an annual basis;
 5. Passenger station for public transportation, telephone central office, other public utility use;
 6. Radio and television transmitting station and towers, provided that the height of such tower, the design of the tower, the surrounding area, and the character of the neighborhood and the proximity of residential uses shall be considered in determining the height of the tower, the design of the tower, the surrounding area, and the character of the neighborhood and the proximity of residential uses.

7. Laboratory for scientific, agricultural or industrial research, provided that:

(a) There is no greater emission of smoke, noise, dust, odor or other disturbances than that customarily permitted in any Residential District;

(b) All activities, other than parking, shall be conducted wholly within an enclosed building, including storage of materials;

(c) No manufacturing shall be carried on, except that fabrication and testing of prototypes is permissible subject to the other requirements hereof;

(d) No building shall be erected or used which is nearer to the front or side lot lines than two hundred (200) feet; no parking shall be allowed nearer than fifty (50) feet to said lot lines, and the natural vegetation or other suitable planning within the open space thus provided shall be maintained;

8. Community center, non-commercial park, athletic field, recreational use;

9. Golf club, including golf course and club house and usual facilities, but excluding golf driving range and miniature golf course;

10. Riding academy; due consideration being given the size and location of the premises, the location of bride paths and the nearness of activities to residences;

11. Cemetery, provided that the parcel devoted to this use shall contain not less than five (5) acres;

E. Signs, subject to the provisions of Article XIII, Sections 1300, 1304, 1305 and 1306 herein;

F. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to limitations provided in Article XVI Section 1628.

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, forty (40) feet;

D. For any other non-dwelling building or other structure, thirty-five (35) feet, except that such height may be increased to a maximum of sixty (60) feet or such increased height as may be warranted when approved by the Board of Adjustment for such structures as water towers, silos, chimneys, stacks, radio antenna and transmission towers, provided that for every foot of height in excess of thirty-five (35) feet there shall be added to each yard requirement one (1) corresponding foot of width, or depth.

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 5 her minimum lot area and width requirements may be reduced authorized as a special exception, and except that those lots which be serviced by new streets built to township specifications in a district, the area may be fifty-five thousand (55,000) square feet a width one hundred sixty (160) feet.

B. Front Yard. There shall be a front yard on each lot which shall be 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, an area width of not less than seventy (70) feet, neither side yard be width of less than thirty (30) feet; except that no farm built other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than seventy-five (75) feet.

2. On each corner lot there shall be two (2) side yards, the side yard abutting on the street having a width of not less than fifty (50) feet from the ultimate right-of-way, and the side yard not abutting on the street having a width of not less than thirty (30) feet; except farm building or other structure for keeping or raising of livestock or poultry shall be erected or used nearer to any lot line than seventy-five (75) feet.

D. Rear Yard. There shall be a rear yard on each lot the depth of which shall be not less than seventy-five (75) feet, except that an access structure may be erected within the rear yard not closer to the property line than ten (10) feet, but no farm building or other structure for keeping or raising of livestock or poultry shall be erected closer to any rear lot line than seventy-five (75) feet, except a or poultry house with its greatest dimension not exceeding sixteen (16) feet which may be located not closer than forty (40) feet from side boundary and thirty (30) feet from rear boundaries, except when authorized by special exception.

E. Building Coverage. Not more than fifteen (15) per cent of the area of any 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 XVII, Section 1606, herein;
- C. Any of the following purposes when authorized as a special exception:
 - 1. Educational, religious, philanthropic use, excluding correctional or penal institutions;
 - 2. Passenger station for public transportation, telephone central office, any other public utility use directly related to and necessary for services within the Township;
- D. Signs, subject to the provisions of Article XIII, Sections 1300, 1304, 1305 and 1306 herein;
- E. Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses, subject to limitations provided in Article XVI, Section 1628.

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 C 2, 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.
- D. Rear yard. There shall be a rear yard on each lot the depth of which shall be not less than seventy (70) feet, except 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 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 and a lot may be used or occupied for any of the following purposes and a A use permitted in "R-200" Residential Districts

SECTION 501. Height Regulations. The maximum height of building 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, except that accessory buildings shall be limited to fourteen (14) feet not exceed one (1) story.

SECTION 502. 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 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 those lots which will be serviced by new streets township specifications in a development, the area may be reduced to not less than fifty thousand (55,000) square feet, and the width one hundred six feet, except that in the case of a use set forth in Section 400 C 2, 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 fifty (50) feet in depth from the ultimate right-of-way no case shall the building line be closer to the center line of the lot 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 sixty (60) 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 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 garage may be erected and maintained within the rear yard, 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 shall be not less than seventy-five (75) feet, except 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.

SECTION 601. 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, except that accessory buildings shall be limited to fourteen (14) feet and not exceeding one (1) story.

SECTION 602. 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 C 2 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-five (25) feet.

2. On each corner lot there shall be two (2) sideyards, the side yard abutting the street having a width of not less than fifty (50) feet 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 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 shall be less than seventy-five (75) feet, except 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 VII
R-125 Residential Districts

In R-125 Residential Districts the following regulations shall apply:

SECTION 700. Use Regulations. A building may be erected, altered and a lot may be used or occupied, for any of the following purposes and no other:

A. A use permitted in R-150 Residential Districts.

SECTION 701. 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, except that accessory buildings shall be limited to fourteen feet and not exceeding one (1) story.

SECTION 702. Area, Width and Yard Regulations.

A. Minimum lot area and width. A lot of not less than forty (40,000) square feet and a lot width of not less than one hundred twenty-five (125) 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 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-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 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 quarter of the lot, if not closer to the side lot line than eight (8) feet, and if 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 shall be less than seventy-five (75) feet, except that an accessory use structure may be erected within the rear yard not closer to the rear property line than eight (8) feet.

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

ARTICLE VIII
R-100 Residential Districts

In R-100 Residential Districts, the following regulations shall apply:

SECTION 800. 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-150 Residential Districts.

SECTION 801. 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, except that accessory buildings shall be limited to fourteen (14) feet and not exceeding one (1) story.

SECTION 802. 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 permitted in this District, except that in the case of a use set forth in Section 400 C 2, 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 not be 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-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-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, except 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 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. Offices for administration, executive, professional, sales and other 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 hereinafter specifically permitted, when authorized as a Special Exception;

D. Sign subject to the provisions of Article XIII;

E. Accessory use on the same lot with and customarily incidental to 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, except that accessory buildings shall be limited to fourteen (14) feet and not exceeding one and one half (1 1/2) stories.

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 feet at the building line shall be provided for every building structure erected or used for any use in this District, except that in the case of a use set forth in Section 400 C 2 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 not be 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 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, except 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 X

SC — Shopping Center

SECTION 1000. Declaration of Legislative Intent. In expansion of the declaration of legislative intent contained in Article I, Section 101, of this Ordinance, it is hereby declared to be the intent of this Article, with respect to shopping center zones, to establish reasonable standards for the height and size of buildings, the areas and dimensions of yards and open spaces, the provision of facilities to minimize traffic congestion, noise, glare, pollution, so to lessen the danger to the public safety and surrounding buildings values from traffic congestion, over-crowding of land, inadequate provision for water and sewage facilities and inadequate transportation; and to establish reasonable standards for a shopping center suitable with the general character of the adjoining district.

In an "SC" Shopping Center District the following regulations shall apply:

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

- A. Retail store, including retail outlet or show room for uses permitted in Paragraph I hereof, but not including automobile sales agency, provided that no goods shall be displayed on the exterior of any building or on the lot, and provided that only incidental storage, including floor samples, shall be permitted;
- B. Restaurant;
- C. Office or studio;
- D. Following personal service shops, dealing directly with customers: beauty parlor, barber shop, clothes cleaning agency (not including a cleaning and dyeing plant), automatic self-service laundry, dressmaking, millinery or similar shop provided all repair or processing work is conducted in accordance with Paragraph 9 below.
- E. Theatre, not including outdoor motion picture establishment; assembly hall, or community building, indoor recreational establishment or library, 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 9 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
- J. Accessory use customarily incidental to any of above uses.
- K. Any use of the same general character as any of the above uses, when authorized as a special exception by the Board, provided that such use shall be permitted subject to such restrictions as the Board of Adjustment may determine; provided that no trade or business shall be permitted which is or hazardous.
- L. Signs when erected and maintained in accordance with this Zoning Ordinance.

SECTION 1002. Development Requirements. The General Plan and Zoning Ordinance shall include specific evidence and facts showing that the proposed development is in accordance with the following essential conditions:

- A. The proposed development shall be constructed in accordance with the general plan, shall be designed as a single architectural appropriate landscaping, and shall provide initially for the minimum of seven thousand five hundred (7500) of floor area, and not less than three (3) of the uses listed 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 arranged in a group or in groups.
- D. No more than twenty (20) percent of the lot area shall be buildings.
- E. The distance, at the closest point, between any two buildings or units of attached buildings shall be not less than twelve (12) feet.
- F. The maximum height of any building or structure erected on this District shall be forty (40) feet, except that the height of other building or other structure may be increased to a maximum of sixty (60) feet or such increased height as may be warranted by the Board of Adjustment for such structures as chimneys, stacks, radio antennae and transmission towers, for every foot of height in excess of forty (40) feet there shall be a corresponding one (1) foot of setback from the front of each yard requirement one (1) corresponding foot of width to each yard requirement one (1) corresponding foot of width.
- G. Adequate areas shall be provided for loading and unloading trucks and other vehicles; servicing of shops by refuse collection and other service vehicles; automobile accessways and walks. All areas provided for use by vehicles and all pedestrians shall be constructed in accordance with Township specifications.
- H. Provision shall be made for safe and efficient ingress and egress from public streets and highways serving the center without obstruction to or interference with normal traffic flow. All points of access to and from public streets shall be located not less than ten (10) feet from the intersection of any public street lines with each of

- I. No building may be located closer than one hundred (100) feet to the ultimate right-of-way of any public street or alley; no closer than fifty (50) feet of a side or rear property line adjacent to an agricultural or residential district, or within twenty-five (25) feet of any property line.
- J. No parking access and service area may be located closer than twenty-five (25) feet of a side or rear property line adjacent to an agricultural or residential district.
- K. Not less than three (3) square feet of automobile parking space with suitable access shall be provided for each square foot of gross floor area devoted to patron use.
- L. Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the shopping center and shall be physically separated from public streets.
- M. A planting strip shall be provided along each property line which is opposite or adjacent to a Residence District, on which shall be placed suitable shrubbery. Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from unreasonable direct glare or hazardous interference of any kind.
- N. The proposed shopping center shall be served by adequate water and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed.
- O. The Board of Township Supervisors may prescribe particular requirements or any further reasonable conditions deemed appropriate with respect to the suitability of the shopping center in the neighborhood.

SECTION 1003. Application and Review by the Planning Commission. Approval or disapproval by the Board of Supervisors.

- A. Plans for any "SC" Shopping Center use shall be submitted to the Planning Commission prior to the issuance of any zoning permit as provided in Article XVII. If, however, portions of the project are to be completed in successive stages, a less detailed sketch or layout of the area not scheduled for immediate development occurs, a plan showing all of the required detail shall then be submitted prior to the construction of any portion. Information to be shown on all Shopping Center plans shall include:
 - 1. A plot plan of the lot showing the location of all present and proposed buildings, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas and other construction 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. 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 of sewage.
- 6. Any other data or evidence that the Planning Commission uses submitted them and shall submit these plans, with records hereon, to the Board of Supervisors for final approval.
- C. Upon receipt of plans for any "SC" Shopping Center use, recommendations thereon, by the Planning Commission, the Board members shall have the power of approval or disapproval of the secretary of the Board of Supervisors shall notify in writing the Zoning Officer of their final decision and any special conditions upon regarding any "SC" Shopping Center use.
- D. As a guide for the Recommendations by the Planning Commission for final approval or disapproval by the Township Supervisors "SC" Shopping Center plan, all the provisions of this Article shall be considered.

**ARTICLE XI
C Commercial Districts**

In "C" Commercial Districts, the following regulations shall apply:
SECTION 1100. Use Regulations. A building may be erected, altered and a lot may be used or occupied for any of the following purposes:

- A. Any use permitted in the least restricted Residential District particular "C" Commercial District in question, or if there is a District located nearest to any point within the particular "C" District in question, provided that where two or more Residential Districts shall apply;
- B. Club, fraternity house, lodge, rooming house, tourist home;
- C. Business or professional office, studio, bank, savings and loan financial institution, municipal use excluding dump, telegraph office, telegraph or other public utility office, passenger station transportation;
- D. Retail establishment for the sale of dry goods, variety merchandise, hardware, hardware tools, clothing, food, drugs or other household supplies, sale and repair of jewelry, watch optical goods, or musical, professional or scientific instruments;
- E. Restaurants, tearoom, cafe, taproom, retail bakers, confectionery cream shop, or other places serving food or non-alcoholic beverages;
- F. Bakery, confectionery or custom shop for the production of a sold at retail on the premises, and employing not more than ten 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 indoor amusement 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 uses hereinbefore specifically permitted without requirement of a special exception.
 2. Automobile or farm machinery sales and service agency with enclosed showrooms, including used car lot and repair shop adjacent to and in connection therewith.
 3. Gasoline filling stations; storage or public garage; automobile repair shop.
 4. Outdoor theater.
 5. Hotel, automobile court (motel), hospital or sanitarium, which shall provide satisfactory sewage disposal facilities.
 6. Wholesaling, storage and sale of lumber, plumbing and other building material and supplies.
 7. Wholesale establishments in connection with permitted retail establishments, warehousing of merchandise for retail sale within the district.
 8. Animal hospital, kennel (when on a lot of not less than two (2) acres in area).
 9. Undertaking establishments.
 10. Hand or automatic self-service laundry, provided there is adequate provision made for water disposal.
 11. Municipal or private parking lot serving two or more commercial 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 to any of the foregoing permitted uses.

SECTION 1101. Height Regulations. The maximum height of any building erected or used for any dwelling use permitted by Section 1100 herein, shall be as prescribed for the Residential District designated in accordance with said Section 301 A and B, and the maximum height of any other building or other structure erected or used in this District shall be forty (40) feet, except that the height of any such other building or other structure may be increased to maximum of fifty-five (55) feet or such increased height as may be warranted when approved by the Board of Adjustment for such structures as water towers, chimneys, stacks, radio antennae and transmission towers, provided that for every foot of height in excess of forty (40) feet there shall be added to each yard requirement one (1) corresponding foot of width or depth.

SECTION 1102. Area, Width and Yard Regulations:

A. Minimum lot area and width. For any building erected or used for any dwelling use permitted by Section 1100 A herein, there shall be a lot area and a lot width as prescribed for the Residential District designated in accordance with said Section 1100 A. Minimum lot area for any other

use shall be no less than that necessary to provide yard in paragraphs B, C, D and E below, and the parking requirements shall be as prescribed in Article XIV.

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

C. Side yards:

1. On each interior lot there shall be two (2) side yards, one at least fifteen (15) feet wide and the other to be at least (25) feet wide.
2. On each corner lot there shall be abutting the street having a width of not less than thirty-five (35) feet from right-of-way, and the side yard not abutting the street least fifteen (15) feet wide.
3. On a lot, the interior side line of which abuts a Residential District, the side yard abutting such District width of not less than that required in the adjoining District.
4. On any lot in any side yard not abutting a street, a driveway may be erected and maintained within the rear part of closer to the side lot line than six (6) feet and if not 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 forty (40) percent of the lot shall be occupied by buildings.

SECTION 1103. Accessory Dwelling Units. One single permanent unit per lot as an accessory use to the permitted retail operations 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 and provided that such dwelling unit shall be occupied by owners, employees, or other persons and the immediate families of such employees.

ARTICLE XII

LI Limited Industrial Zone

SECTION 1200. Declaration of Legislative Intent. In expansion of the declaration of legislative intent contained in Article I, Section 101 of this Ordinance, it is hereby declared to be intent of this Article with respect to limited industrial zones, to establish reasonable standards for the height and size of buildings, the areas and dimensions of yards and open spaces, and the provision of facilities and operation of industries to minimize traffic congestion, noise, glare, air pollution, water pollution, and fire and safety hazards in industrial zones.

In an "L" limited industrial district the following regulations shall apply:

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

- A. Uses allowed in the Agricultural Districts, subject to the same conditions as required in that District.
- B. Any individual use not specifically excluded, which meets the provisions of Sections 1202 to 1213 inclusive of this Article.
- C. Dwelling quarters for watchmen and caretakers employed on the premises shall be permitted in connection with any industrial establishments.
- D. The following uses shall not be permitted:

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

- Ore reduction
- Petroleum or kerosene refining, distillation or deriv products and/or storage
- Polish works
- Power forge (riveting, hammering, punching, chipping rolling or tumbling of iron, steel, brass or copper, necessary incident of manufacture of which the form a minor part, and which are carried on withable 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 sour grey gruelier than No. 1 on the Ringlemann Smoke Chart by the U.S. Bureau of Mines.
- B. Smoke of a shade not darker than No. 2 on the Ringlemann C emitted for not more than four minutes in any thirty (30) m
- C. These provisions, applicable to visible grey smoke, shall al visible smoke of a different color, but with an apparen opacity.

SECTION 1203. Control of Dust and Dirt, Fly Ash, and Fumes,

- Gases:**
- A. No emission shall be made which can cause any damage i animals or vegetation of other forms of property, or which ca excessive soiling at any point.
 - B. No emission of liquid or solid particles from any chimney shall exceed 0.3 grains per cubic foot of the covering gas a
 - C. For measurement of the amount of particles in gases resultin bustion, standard correction shall be applied to a stack ten live hundred (500) degrees F. and fifty (50) per cent excess

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

SOUND LEVELS	
Along Agricultural or Residential District Boundaries - Maximum Permitted Sound Level in Decibels	At any oth on the lot F Maximum p Sound Le Decibe
Octave Band in Cycles per second	
0 to 75	72
75 to 150	67
150 to 300	59
300 to 600	52
600 to 1200	46
1200 to 2400	40
2400 to 4800	34
Above 4800	32

SECTION 1205. Control of Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) in Chapter 5 of "Air Pollution Abatement Manual", copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C.

SECTION 1206. Control of Glare or Heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.

SECTION 1207. Control of Vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.

SECTION 1208. Control of Radioactivity or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbance.

SECTION 1209. Outdoor Storage and Waste Disposal.

A. No flammable or explosive liquids, solids or gases shall be stored in bulk above ground; provided however, that tanks or drums of fuel directly connecting with energy devices, heating devices or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.

B. All outdoor storage facilities for fuel, raw materials and products and all fuel; and all raw materials and products stored outdoors shall be enclosed by a fence adequate to conceal the facilities from any adjacent properties.

C. No materials or wastes shall be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.

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

SECTION 1210. Electric, Diesel, Gas or Other Power. Every use requiring power shall be so operated that the service lines, sub-station, etc. shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry; shall be so constructed, installed, etc. to be an integral part of the architectural features of the plant, or if visible from abutting residential properties shall be concealed by coniferous planting.

SECTION 1211. Industrial Waste or Sewage. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal except as shall be approved by the Sanitary Water Board.

SECTION 1212. Provision and Use of Water. All water requirements shall be stated in the application. Water shall be supplied from wells only after approved or accepted geologic study furnished by the applicant and certification by a

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

SECTION 1213. Height Regulations. The maximum height of the buildings and other structures erected or enlarged in this District shall be the same as those specified in Article X, Section 1002 F.

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 ten (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 forty (40) percent of the lot area.

D. Yard Requirements (excluding parking areas):

1. Front yard. One hundred (100) feet from ultimate right-of-way.

2. Side yards. Side yards shall be fifty (50) feet each, except industrial building shall be located

(a) Closer than two hundred (200) feet to an agricultural residential district, nor any parking area closer than one hundred feet to any agricultural residence area. One hundred (100) feet of the required minimum distance shall be landscape trees, shrubs and grass.

3. Rear yard. Fifty (50) feet, subject to exception above.

SECTION 1215. Application and Review by the Planning Commission Approval or Disapproval by the Board of Supervisors.

A. Plans for any "IY" Limited Industrial use shall be submitted to the Planning Commission 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 structural features on the lot; and all buildings, streets, alleys, ways, streams and other topographical features of the lot and 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 other 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 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 Planning Commission may require.
- B. The Planning Commission shall review all plans for "I.I." Limited Industrial uses submitted to them and shall submit these plans, with recommendations thereon, to the Board of Supervisors for final approval.
- C. Upon receipt of plans for any "I.I." Limited Industrial use, and recommendations thereon by the Planning Commission, 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 "I.I." Limited Industrial use.

ARTICLE XIII

Signs

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

SECTION 1300. Signs permitted in "R-Ag-175" Residential-Agricultural Districts and in Residential Districts. In "R-Ag-175" Residential-Agricultural Districts and in all Residential Districts, the following signs shall be permitted, 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 the same lot with and indicating the name, profession or activity of the occupant of a dwelling, provided that the area of any one side of any sign shall not exceed two hundred (200) square inches, and provided that not more than one (1) such sign shall be erected for each permitted use or dwelling;
- C. Sign for a school, church, hospital, sanitarium, club or other institution of a similar nature, on the same lot therewith, for the purpose of displaying the name of the institution and its activities or services, provided that the area on any one side of such sign shall not exceed fifteen (15) 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;
- D. Trespassing signs and signs indicating private ownership of roadways or other property, on the same premises therewith, provided that the total area on any one side of such signs shall not exceed one hundred fifty (150) square inches, and shall be spaced at intervals of not less than one hundred (100) feet of street frontage, and provided that one such sign not exceeding four (4) square feet shall be allowed per property, for each road frontage.
- E. Real Estate signs as follows:
 1. For advertising the sale or rental of the premises upon which the sign is erected, provided that the total area on any one side of such

sign on any one street frontage of any property in single and separate ownership shall not exceed six (6) square feet;

2. For advertising, on the premises, the sale or development of within a subdivision, the recorded plat of which contains less than (10) lots, provided that the area of any one side of such sign not exceed fifteen (15) square feet, and provided that not more than one such sign shall be erected along any one road within an subdivision;
3. For advertising, on the premises, the sale or development of within a subdivision, the recorded plat of which contains ten 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 more than two (2) such signs shall be erected within any such subdivision.

F. Signs in connection with the identification, operation or protection of public utility or municipal activity, on the same lot therewith, provided that the total sign area on any one street frontage of any property shall be equal to or less than the area of any one side of any such sign.

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 professional 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 removed upon completion of the work.

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

- A. Any sign permitted in Residential and Agricultural Districts provided use to which it refers is permitted in R-O Residential Office District;
- B. A sign referring to the business of the office on the lot where located shall not exceed sixteen (16) square feet.

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

- A. Any sign permitted in "R-Ag-175" Residential-Agricultural Districts and 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 thirty-five (35) square feet, unless authorized by special exception;

D. In "SC" Shopping Center Districts, in addition to signs permitted for individual establishments, there shall be permitted one (1) sign indicating the name of the shopping center, provided that the size, location and orientation of such sign shall be as designated on or in connection with the required development plan.

SECTION 1303. Signs permitted in "L" Limited Industrial Districts. In "L" Limited Industrial Districts the following signs shall be permitted, and no other:

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

B. For any commercial or industrial use, a sign to display the name of the owner or occupant of the premises and the activity conducted thereon, on the same lot therewith, provided that such sign shall not exceed eight (8) feet in height and twelve (12) feet in length, provided the sign may be ten (10) feet by twenty (20) feet if located more than two 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 all Districts the following general sign regulations shall apply:

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

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

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

D. No sign shall project more than twenty-four (24) inches over a public walkway, and the lower edge of such projecting sign shall be not less than ten (10) feet above the walk level;

E. No sign shall be erected on another person's property without written permission thereof filed with the Board of Supervisors;

F. Every sign permitted in this Ordinance shall be constructed of durable materials and shall be maintained in good condition and repair at all times, glass signs not being permitted, except by special exception.

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 considered essential to the public health, safety, and provided that the illumination is white light only, and provided that the total illumination for any such sign shall not be equivalent of that given by a 25-watt incandescent light source; 2. Sign of a school, church, hospital, sanitarium, club or other of similar nature, laboratory or municipal building, provided the illumination is white light only, and provided further: total illumination for any such sign shall not exceed the of that given by a 60 watt incandescent light source;

3. Signs for regulation of traffic, marking of hazards and the B. In R-O Residential-Office Districts, any permitted sign may be illuminated in the same manner as provided in Residential and Agricultural C. In "C" Commercial Districts, "SC" Shopping Center Districts Limited Industrial Districts, any permitted sign, building or structure shall be illuminated.

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

1. There shall be no illumination of a flashing, intermittent type;
2. Flood-lighting shall be so shielded that the source of light be visible from any point off the lot on which the sign, structure being illuminated is erected, and so that only building or structure is directly illuminated;
3. There shall be no neon signs permitted.

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

A. Directional sign;

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

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

ARTICLE XIV

Off-Street Parking and Loading

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

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

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

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

1. Church, school, theater, public auditorium, assembly or meeting room or other similar place of public or private assembly: one (1) parking space for every five (5) seats provided for public assembly.
2. Stadium or other similar place of assembly: one (1) parking space for every five (5) seats.
3. Hospital, convalescent home or sanitarium: one (1) parking space for every four (4) beds.
4. Community center, library, museum or other similar place: one (1) parking space for every eight hundred (800) square feet of floor area in public use.
5. Institutional Home: one (1) parking space for every ten (10) occupants.
6. Residential club: one (1) parking space for every two (2) occupants, plus one parking space for every one hundred (100) square feet of floor area in public use.

For any of the following uses required parking spaces shall be all-weather and shall be paved, and such parking spaces shall be located on the same lot therewith except as provided in Section 1401 below:

1. Retail store or shop. One (1) parking space for every one hundred (100) square feet of store sales floor space.
2. Department store or super market. One parking space for every 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) parking space for each rental unit.
5. Office building: One parking space for every one hundred (100) square feet of ground floor area, plus one (1) parking space for each two hundred (200) square feet of floor space above ground floor.
6. Restaurant, cafe or tea room: one parking space for every fifty (50) square feet of floor space devoted to patron use.
7. Laboratory or any industrial establishment: one parking space for every two (2) employees.

8. Other commercial buildings: one parking space for thousand (1,000) square feet of floor area, or fraction thereof when otherwise authorized as a special exception, consistent with requirements set forth herein for comparable establishment
9. Open areas used for commercial purposes: one parking space for every fifteen hundred (1,500) square feet of area, or fraction thereof.

SECTION 1401. Reduction of Requirements by Special Exception. Any spaces required in Section 1400 D herein may be located elsewhere 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 application for special exception, a site showing joint use and a common off-street parking area.
- B. That some portion of the common off-street parking area lies within one hundred (200) feet of an entrance, regularly used by patron buildings served thereby; and
- C. That the Board of Adjustment may, in its discretion, reduce the aggregate amount of required parking space upon determining 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 area be reduced to less than one to one.

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

- A. They shall not be used for the sale, repair, or dismantling of any equipment, materials or supplies;
- B. They shall be properly graded for drainage: surfaced with asphaltic concrete, asphalt, oil or any dust-free surfacing and in good condition, free from weeds, dust, trash or debris;
- C. They shall be provided with entrances and exits so located as to avoid traffic congestion and the effect of headlights glare;
- D. They shall be provided with wheel or bumper guards so located as to prevent any part of any parked vehicles will extend beyond the boundaries of the parking lot;
- E. Lighting facilities shall be so arranged that they neither unnecessarily disturb occupants of adjacent residential property nor interfere with traffic by either location or glare;
- F. A planting strip shall be provided along each property line which is adjacent to a Residential District, on which shall be planted 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 on any lot more than fifty (50) feet of gross floor area and set in a line with the boundary of the lot, and no more than twenty (20) feet from any boundary of the 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 Ordinance shall not subsequently be reduced below the requirements of this Ordinance.

SECTION 1404. Required off-street loading and unloading facilities. In addition to required off-street parking spaces, the foregoing uses shall be provided with adequate off-street loading spaces.

ARTICLE XV

Non-Conforming Use

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

SECTION 1501. Buildings. Any lawful building or the lawful use of any building existing at the time of the passage of this Ordinance that does not conform to use, height, location, size or bulk, with the regulations of the District in which it is located, shall be considered a non-conforming building or use, and may continue such use in its present location, but shall be subject to all other pertinent regulations covering non-conforming uses.

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

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

SECTION 1504. Discontinued Use. A non-conforming use, when discontinued, may be resumed at any time within one (1) year from such discontinuance, but not thereafter. The resumption may be of the same class and use but shall not be resumed as a non-conforming use or a lower class, except that a special exception may be granted upon appropriate conditions and safeguards for resumption within a two (2) year period.

SECTION 1505. Extension. Any lawful non-conforming use of a portion of a building may be extended throughout the building, and any lawful non-conforming building or any building of which a lawful non-conforming use is made may be extended upon the lot occupied by such building and held in single and separate ownership on the effective date of zoning in the township (1953), when authorized by a special exception, provided that the area and volume of such building shall not be increased by more than a total of twenty-five (25) percent

of the area and/or volume of such building existing on the date it is a lawful non-conforming building or a building of which a lawful non-use is made, and provided further that any structural alteration, in addition shall conform with all height, area, width, yard and coverments for the District in which it is located.

SECTION 1506. Change or Resumption of Non-conforming Uses. of adjustment shall have discretion to determine what resumption or non-conforming use is of the same class of use and permissible.

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

SECTION 1508. Building Condemned. A non-conforming building 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-use, which will benefit the public health or welfare or promote development of a district in conformity with the intent of this Ordinance permitted for a period of not more than one (1) month.

on the approval of the Board of Adjustment but any such use to be per a longer period shall require a public hearing thereon, after which a Adjustment Certificate may be issued for a period of not exceeding one in any case.

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

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

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

ARTICLE XVI
General Provisions

SECTION 1600. Effect of Private Covenants. Nothing herein contained shall be construed to render inoperative any enforceable restriction established by covenants running with the land, and which restrictions are not prohibited by or are not contrary to the regulations herein established.

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

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

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

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

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

A. Uses Accessory to Agriculture: Greenhouses; roadside stand for the sale of products produced on the premises; barn; keeping, breeding, and management of livestock and poultry but only in such quantities and to such as are customarily incidental to the principal use; preparation of products produced on the premises for disposal thereof by marketing or otherwise;

B. Uses Accessory to dwellings:

1. Private garage; private parking space; private stables, barn, shelter for pets;
2. Private greenhouse;
3. Private swimming pool;
4. Living quarters for household employees, caretakers or watchmen; chiropractor, teacher, artist, architect, surveyor, landscape architect, musician, lawyer, engineer, magistrate or practitioner of a similar character, or rooms for the home occupations listed below, provided that office, studio or rooms are located in a dwelling in which the practitioner resides, or in a building accessory thereto; and provided further that no goods are publicly displayed on the premises. The following home occupations shall be allowed:

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

(b) Foster family care;

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

(d) Tailoring;

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

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

C. Uses accessory to non-commercial recreational use: Customary recreational, refreshments and service uses and buildings in any non-commercial area.

Uses authorized in this Ordinance as accessory to a dwelling shall be deemed to include a business, hospital, clinic, animal hospital, barber shop, parlor, other personal service shop, tea room, hotel or any similar facilities for use and storage of airplanes.

SECTION 1606. Conversions. The Board of Adjustment may allow by exception the conversion of a single family dwelling into a dwelling for a number of families, subject to the following requirements:

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

B. The lot area per family is not reduced thereby to an amount less than seventy-five (75) percent of that required by this Ordinance 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. Fire escapes, and outside stairways, where practicable, be located to the rear of the building;

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

F. The off-street parking requirements of this Ordinance, or an arrangement as deemed appropriate by the Board of Adjustment;

G. The conversion shall be authorized only for a large dwelling which is economically useful as a conforming use, or for an arrangement within the intent and purpose of this Ordinance, which shall be deemed appropriate by the Board of Adjustment.

SECTION 1607. Access to Public Street. Each and every lot shall have a public street for a least fifty (50) feet at the right-of-way line.

SECTION 1608. Public Utilities and Municipality. The provisions of this Ordinance shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance of public utility structures, or facilities in existence at the time of passage of this Ordinance, or which may hereafter be located with public easements or rights-of-way designated for such purposes. The location of any such construction not within a public easement or right-of-way, however, unless specifically provided for in this Ordinance, shall be subject to approval of the Board of Adjustment, which shall give consideration to the effect of such constructions or installation upon the public safety and the character of the adjacent neighborhood. The provisions of this Ordinance shall not apply to land owned by the Township, nor to the construction and uses of buildings and facilities for municipal purposes by the Township and their maintenance, if after a public hearing the Board of Supervisors shall decide that such building or extension thereof, or such use of premises is reasonably necessary for the convenience and welfare of the public.

SECTION 1609. Projections into Required Yards. No building and no part of a building shall be erected within or shall project into any required yard in any District, except that

- A. An unenclosed porch, not more than fourteen (14) feet in height, may be erected to extend into a required front or rear yard a distance of not more than ten (10) feet, provided that in no case shall it extend into such front or rear yard more than one half (1/2) the required depth of the yard.
- B. A terrace, platform or landing place, not covered by a roof, canopy or trellis, which does not extend above the level of the first floor of the building, nor more than two (2) feet above grade, may be erected to extend into a required yard a distance of not more than twelve (12) feet, provided that it shall not extend into such yard more than forty (40) 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 required side yard, provided that such structure is
 - 1. Not more than fourteen (14) feet in height and twenty-two (22) feet in depth;
 - 2. Entirely open on at least three (3) sides, exclusive of the necessary supporting columns and customary architectural features; and
 - 3. Does not extend closer to the side lot line than a distance equal to one third (1/3) of the required width of the side yard.
- D. A buttress, chimney, cornice, pier or pilaster of a building may project not more than eighteen (18) inches into a required yard.
- E. Open, unenclosed fire escapes, steps, bay windows and balconies may project not more than three (3) feet into a required yard.

SECTION 1610. Height Limitation of Fences and Walls. No fence or wall, except a retaining wall, or a wall of a building permitted under the terms of this Ordinance, over six (6) feet in height, shall be erected within any of the open spaces required by this Ordinance unless that portion of the fence or wall which exceeds six (6) feet in height has a ratio of open area to solid area of at least 4 to 1. The Board of Adjustment may authorize the erection of walls or fences of greater height in such cases as may be necessary to provide adequate

protection, shielding or screening of open storage or equipment area in "R-Ag-175" Residential-Agricultural, "I-1" Limited Industrial, "C" and "SC" Shopping Center Zones.

SECTION 1611. Minimum Habitable Floor Area. No dwelling structure unless the same shall have an inhabitable floor area of at least nine hundred (900) square feet, exclusive of basements, unfinished attics,

SECTION 1612. Boundary Tolerances. Where a district boundary or lot held in single and separate ownership, at the effective date of this Ordinance, the use regulations applicable to the less restricted district extend over the portion of the lot in the more restricted district a distance of more than fifty (50) feet, beyond the district boundary line, provided the case of a lot other than a corner lot, the regulations as to the use of the restricted district may extend a distance of more than fifty (50) feet from the district boundary line when authorized as a special exception.

SECTION 1613. Piggeries. No piggeries will be permitted within the Township where any garbage is used for feed, except that a pigsty may be located in the kitchen of the household of the lot where the pigs are kept.

SECTION 1614. No pigs may be kept in a Residential District.

SECTION 1615. No trailer camps will be permitted within the Township.

SECTION 1616. In those parts of the Township where public sewerage is not provided, areas of sufficient size shall be provided on a slope of not less than one percent to assure a suitable site of sufficient size for the location of a gravity operated sanitary sewage disposal system to meet the requirements of the Pennsylvania Department of Health, as per Rev. Code, July 1, 1957.

SECTION 1617. Minimum Lot Sizes and Widths with Respect to Sewerage. The following regulations shall apply notwithstanding the provisions of any other Ordinance:

- A. In all sections of the township which are served neither by public water nor public water supply, lots shall have a minimum area of one thousand (1,000) square feet, a minimum width of at least one hundred (100) feet, and a minimum depth of at least fifty (50) feet, except that lots to be served by new streets built to township specifications as a part of a development shall have a minimum area of one thousand (1,000) square feet, a minimum width of one hundred (100) feet and a minimum depth of one hundred (100) feet.
- B. In all sections of the township which are served with not only water or sanitary sewers, but with only one or the other, the minimum area of one thousand (1,000) square feet, a minimum width of one hundred (100) feet and a minimum depth of one hundred (100) feet, except that lots to be served by new streets built to township specifications as a part of a development shall have a minimum area of one thousand (1,000) square feet, a minimum width of one hundred (100) feet and a minimum depth of one hundred (100) feet.

Provided that smaller lot sizes and widths than specified in "A" and "B" above, but not less than prescribed in the District regulations, may be permitted when authorized as a special exception upon submission of satisfactory evidence that the smaller lot area or width will provide safe and effective sanitary sewage disposal in the particular location in question, according to recommendations of the Pennsylvania Department of Health in the field of sewage disposal contained in their General Revision 1, effective July 1, 1957, and their General Revision 2, effective November 1, 1958.

SECTION 1618. No metal structures may be erected in the Township within two hundred (200) feet of lot lines, except when authorized by special exception.

SECTION 1619. Flood Light Illumination. In all sections of the Township, flood-lighting shall be in all instances so shielded that the source of light shall not be visible from any point off the lot.

SECTION 1620. 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, 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 1621. Junk Yards. No junk yards or auto graveyards will be permitted within the confines of this Township.

SECTION 1622. Dog Kennels. No commercial dog kennels will be permitted within the confines of this Township.

SECTION 1623. Stock Yards. No stock yards shall be permitted within the confines of this Township.

SECTION 1624. 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 1625. Location of Filling Station Equipment. A pump, light standard, air tower, water outlet, or similar installation of a gasoline filling station, may be placed in the required front yard but in no case closer to the street line than twenty (20) feet.

SECTION 1627. Tennis Courts. No tennis courts shall be maintained in the required front yard and side yards.

SECTION 1628. Stables. Stables and barns referred to in Section 1605 B 1 shall not be closer than 75 feet to property lines.

SECTION 1629. Height of Structures. No structure shall be so high as to require a top light at night under Federal or State regulations.

SECTION 1630. 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 rear-most portion of the main building, 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 1631. A lot whose access to a public road is by a relic row strip of land may be built upon only when authorized by a special and then only conditioned upon the area of the lot being considered than required for a lot in the district in which it is located, with the strip of ground connecting it with the public road not being used in its area, and with the strip of ground such that a driveway over devoid of any sudden changes of direction, and the driveway over construction, and to be used as an access to this one particular lot with all buildings, and other structures to be located not closer than five (75) feet from lot lines, and any other conditions that the Adjustments may deem prudent to require.

SECTION 1632. When it appears not to be against the public interest a subdivision containing over four (4) lots, the area of an individual lot, a corner lot, may be decreased by an amount up to seven (7) per cent when the area of an adjoining side lot laid out for building purposes, subdivision is increased by at least an equal area, but in no case shall of any such lots be less than an acre.

SECTION 1633. Lot Depth. Every lot to be used for residential shall have a minimum depth of two hundred thirty (230) feet.

ARTICLE XVII Administration

SECTION 1700. Zoning Officer Appointment and Qualifications. Terms 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 Township following the adoption of this Ordinance, to serve until the first January next following; and shall thereafter be appointed annually for term of one year and/or until his successor is appointed. The Zoning Officer may succeed himself. He shall receive such compensation as the governing body resolution shall provide.

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

- A. Keep a record of all plans and applicants for permits and all issued with notations as to special conditions attached thereto; records shall be open for public inspection;
- B. Review applications for zoning permits for erections or alterations of structures or changes of use, determine whether such construction is in accordance with the general requirements of this Ordinance, applicable Ordinances and with the laws and regulations of the Commonwealth. The Zoning Officer shall issue no permit unless it is with all applicable ordinances, statutes and regulations. If he issues 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 non-compliance with the terms of this Ordinance. In carrying out such surveys the Zoning Officer or his representative may enter upon any land or

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 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 farm buildings to be placed more than one hundred fifty (150) feet from any road line; or an 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 permit;

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 structure until a use and occupancy permit has been duly issued thereto.

SECTION 1705. Application for Use and Occupancy Permits. All applications for use and occupancy permits shall be made in writing on forms by the Township and shall include all information necessary to the 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 with provisions of existing township ordinances. Pending completion of a or of alterations thereto, a temporary use and occupancy permit may be provided that such temporary occupancy would not tend in any jeopardize life or property.

SECTION 1707. Issuance or Refusal of Permits. If the Zoning Officer finds that an application is in compliance with the provisions of this Ordinance it shall be his duty to issue the appropriate permit; and if he determines an application is not in compliance with the provisions of this Ordinance he has his duty to refuse the permit, in which case he shall instruct the applicant the method of appeal or application to the Board of Adjustment.

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

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 three 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 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 in Township, the convenience of the community (where applicable) public welfare.

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

E. Consider the suitability of the proposed location of an industrial use with respect to probable effects on highway travel, adequate access arrangements in order to protect major thoroughfares and hazard.

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

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

H. Determine whether there are special circumstances or conditions described in the findings applying to the land or buildings for which a variance is sought, which justify that the application of the terms of this Ordinance would deprive the applicant of the reasons for such land or building.

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

SECTION 1803. Orders. In exercising the above mentioned powers the Board may reverse or affirm, wholly or in part, or may modify the order, decision or determination, appealed from, and may make such order, requirement, decision or determination as ought to be made, consistent with the public interest, and, to that end, shall have all the powers of an administrative agency from whom the appeal is taken.

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

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

SECTION 1805. Meetings. Meetings of the Board shall be held at the call of the chairman and at such times as the Board may determine. The chairman, in his absence, the acting chairman, may administer oaths and conduct the proceedings. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such in the records of its examinations and other official actions, all of which shall be available for public inspection and shall be a public record.

SECTION 1806. Technical Assistance. The Board of Adjustment in considering any matter within its jurisdiction, may consult with the Worcester Planning Commission, the Montgomery County Planning Commission, or any other specialist or groups of specialists having expert knowledge of the matter under consideration, but need not be bound thereby.

SECTION 1807. Notice of Hearings. Upon the filing with the Board of an application for a special exception or for variance or any interpretation from the terms of this Ordinance, the Board shall fix a reasonable time and place for a public hearing thereon and shall give seven (7) days notice as follows:

- A. By publishing a notice in a newspaper of general circulation published in Montgomery County and circulated in the Township.
 - B. By mailing or serving due notices thereof to the parties in interest.
 - C. By mailing or serving notice thereof to the Board of Township Supervisors.
 - D. By mailing or serving notice thereof to the owner or owners, if their residence is known, or to the occupier or occupiers of every lot on the same street within five hundred (500) feet of the lot or building in question, and of every lot not on the same street within one hundred fifty (150) feet of the acid lot or building in question; provided that failure to give notice required by this paragraph shall not invalidate any action taken by the Board of Adjustment.
 - E. By posting a notice on the building or lot.
 - F. By mailing a notice to the Township Planning Commission.
- The notices herein required shall state the location of the building, or other structure, or lot and the general nature of the question involved.

SECTION 1808. Expiration of Special Exceptions and Variances. Unless otherwise specified by the Board, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within six (6) months of the date of authorization thereof.

SECTION 1809. The Board of Adjustment can cancel or revoke a permit issued by the Zoning Officer or a Board of Adjustment certificate for any violation of this Ordinance or conditions imposed.

SECTION 1810. Appeal to Court. Any person aggrieved by any decision of the Board, or any taxpayer, or any officer of the Township, may within 30 days after any decision of the Board, appeal to the Court of Common Pleas of Montgomery County, by petition in such form as may be prescribed or authorized by law.

ARTICLE XIX

Violations, Fines, Remedies and Charges

SECTION 1900. Violations. It shall be the duty of the Zoning Officer to take cognizance of violations of this Ordinance. He shall investigate every violation which comes to his attention, whether by observation or communication shall order in writing the correction of such conditions as are found to be in violation of this Ordinance.

Failure to secure a zoning permit or Board of Adjustment Certificate required, previous to the erection, construction, extension or addition to any building or structure shall be a violation of this Ordinance.

SECTION 1901. Notice of Violation. When written notice of a violation of the provisions of this Ordinance has been served by the Zoning Officer on the owner, agent or occupant, contractor or builder, such violation shall be discontinued immediately.

SECTION 1902. Fines. For any and every violation of the provisions of this Ordinance, the owner, general agent, or contractor of a building or structure where such violation has been committed or shall exist, and the lessee of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee, or any part of a building or premises in which part such violation has been committed or shall exist, and the general agent, architect, building contractor, or any other person who knowingly commits, takes part or assists in a violation or who maintains any building or premises in which any such violation shall exist, shall be liable on conviction thereof to a fine not exceeding fifty dollars (\$50.00) for each and every offense, which fine shall be in addition to the benefit and use of the Township, with costs of suit; and in the event of the payment thereof, the Justice of the Peace may, in his discretion, order the offender to imprisonment in the County Jail for a period not exceeding (5) days for each and every offense.

Whenever such person shall have been notified by the Zoning Officer of a violation of this Ordinance, or in any other way, that he is committing such violation of this Ordinance, each day that he shall thereafter continue such violation shall constitute a separate offense punishable by a like imprisonment. Such fines or penalties shall be collected as like fines and penalties are now collected by law.

SECTION 1903. Remedies. In case any building or structure is found to be in violation of this Ordinance, the same may be ordered to be demolished, reconstructed, re-constructed, altered, repaired, converted or maintained, building, structure or land, is used or any hedge, tree, shrub or other growth is maintained, in violation of this Ordinance, or of any regulations made hereunder, in addition to other remedies provided by law, any appropriate order or proceedings, by authorized legal process may be instituted or taken to enforce such unlawful erection, construction or re-construction, alteration, repair, maintenance or use, to restrain, correct or abate such violation, to the occupancy of said building, structure or land, or to prevent any further such conduct, business or use in or about such premises.

SECTION 1904. Charges. The Board of Supervisors shall adopt by resolution a Fee Schedule setting forth the charges to be made payable in advance for each appeal, special exception, or variance requested; and for Board of Adjustment 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 15 days 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 notices 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 rela-

tionship of the proposed development to the needs of the market the Zoning Officer, Planning Commission, or governing body prescribe.

SECTION 2003. Amendment by Citizens Petitions. Whenever the 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 a change, supplement, modification or repeal of the regulations of the zoning map, including such district, it shall be the duty of the Board of Supervisors to hold a public hearing thereon and cause notice thereof to be given in the manner prescribed in Section 2001 herein.

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

ARTICLE XXI

Definitions

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

- A. **Accessory Building.** A building subordinate to the principal building on the lot and used for purposes customarily incidental to those of the principal building.
- B. **Accessory Use.** A use subordinate to the principal use of land or building or other structure on a lot and customarily incidental thereto. Section 1605 for uses included in this definition as accessory to principal and Residential use.
- C. **Agriculture.** The cultivating of the soil and the raising and harvesting the products of the soil, including, but not by way of limitation, horticulture and forestry.
- D. **Building.** Any structure having enclosing walls and roof, permanently located on the land.
- E. **Building, Principal.** A building in which is conducted the principal use of the lot on which it is situated.

F. Building Area. The aggregate of the maximum horizontal cross-section areas of all buildings on a lot above the ground level, measured at the greatest outside dimension, excluding cornices, eaves, gutters or chimneys projecting not more than eighteen (18) inches, bay windows not extending through more than one story and not projecting more than five (5) feet, one-story open porches projecting not more than ten (10) feet, porte-cochere or car port open on 3 sides and not more than fourteen (14) feet high and twenty-two (22) feet in length, steps and balconies.

G. Building Line. The line which establishes the minimum depth of front yard for the particular District as measured from the street line, or in the case of interior lots, from the front boundary line.

H. Comprehensive Plan. Maps, charts, description matter officially adopted by a planning commission or governing body showing among other things recommendations for the most appropriate use of land; for the most desirable density of population; for a system of thoroughfares, parkways and streets; for parks and recreation areas; for the general location and extent of facilities for water, sewer, light and power; for the general location, character and extent of community facilities.

I. Dwelling. A building designed for and occupied exclusively for residential purposes, including hotel, rooming house, tourist home, institutional home, residential club, motor court, and the like.

1. Single Family Dwelling. A building designed for and occupied exclusively as a dwelling for one family.

2. Two Family Dwellings. A building designed for and occupied exclusively as a dwelling for two families.

3. Multiple Dwelling. A building not a single family dwelling nor a two family dwelling designed for and occupied exclusively for dwelling purposes by three or more families living independently of one another, not a row house, but customarily called an Apartment House.

J. Dwelling Unit. A building or portion thereof providing complete housekeeping facilities for one family.

1. Permanent Dwelling Unit. A building or portion thereof providing complete housekeeping facilities for one family for year round use.

2. Temporary Dwelling Unit. A building or portion thereof providing complete or partial housekeeping facilities for one (1) family for seasonal or summer use. Such dwelling units may not be occupied more than five (5) months out of any twelve (12).

K. Family. Any number of individuals living together as a single non-profit housekeeping unit, and doing their cooking on the premises, excluding however, occupants of a club, fraternity house, lodge, residential club or rooming house.

L. Garage:

1. Garage Private. An accessory building or a part of the principal building used for the storage of motor vehicles owned and used by the owner or tenant of the premises, and for the storage of not more than two (2) motor vehicles owned and used by persons other than the owner or tenant of the premises. Not more than two (2) commercial vehicles or trucks may be stored in a private garage.

2. Garage Public. A building, other than a private or storage one or more stories in height, used solely for the commercial service or repair of motor vehicles.

3. Garage Storage. A building not private or public garage, one in height, used solely for the storage of motor vehicles (oil trucks), but not for the sale, service or repair thereof nor for fuel, accessories or supplies.

M. Gasoline Service Station. Any area of land, including structures or any building or part thereof, that is used for the sale of gas or other motor vehicle fuel or accessories, and which may or may not have facilities for lubricating, washing, or otherwise servicing motor vehicles but which shall not include painting or body and fender repairs.

N. Height of Building. A building's vertical measurement from its level of the ground surrounding the building to a point midway between the highest and lowest points of the roof.

O. Home Occupation. An occupation for gain or support conducted by members of a family residing on the premises and conducted within the dwelling, providing that no article is sold or offered except such as may be produced by members of the immediate family residing on the premises.

P. Hotel. A building used for the purpose of furnishing for temporary or less temporary lodging to the public, with or without meals, having lodging accommodations for ten (10) or more persons.

Q. Junk Yard. A lot, land or structure, or part thereof used primarily for the collection, storage and sale of waste paper, rags, scrap metal or other material; or for the collection, dismantling, storage and sale of machinery or vehicles not in running condition, and for the sale thereof.

R. Loading Space. A space, accessible from a street or way, in a lot or on a lot, for the temporary use of vehicles, while loading or unloading merchandise or materials.

S. Lot. A parcel of land which is occupied, or is to be occupied by a principal building or other structure or use, together with any other buildings or structures or uses customarily incidental to such principal building or other structure or use, and any such open spaces as are ranged or designed to be used in connection with such principal building or other structure or use, such open spaces and the area and dimension of such lot being not less than the minimum required by this Ordinance.

T. Lot Area. The total horizontal area of the lot lying within the lot boundary provided that no area of land lying within any street line or other street line shall be measured to the street line only.

U. Lot Line. A property boundary line of any lot held in single ownership, except that in the case of any lot abutting a street the boundary for such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street or any other line within the street line even though such may be the boundary line.

- V. **Motor Court or Motel.** A building and/or a group of two or more detached or semi-detached buildings containing rooms or apartments having separate ground floor entrances provided directly or closely in connection with 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.
- W. **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.
- X. **Office.** A room or rooms used for carrying on of a profession, which shall include a real estate and insurance business.
- Y. **Parking Space.** A reasonably level space, available for the parking of one (1) motor vehicle, not less than ten (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.
- A-1. **Performance Standards.** Measures and standards by which the suitability of a proposed use can be measured by the extent of its external effect.
- B-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.
- C-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.
- D-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.
- E-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.
- F-1. **Special Exception.** Permission or approval granted by the Board of Adjustment in accordance with Section 1701 B thereof, in situations where provision therefor is made by the terms of this Ordinance.
- G-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.

- H-1. **Street Line or Setback.** The dividing line between a lot and the boundary or ultimate right-of-way line of a public street, road way legally opened or officially plotted or between a lot and a lot owned street, road, or way over which the owners or the two (2) or more lots, each held in single and separate ownership the right of way.
- I-1. **Structural Alteration.** Any change in or addition to the supports 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 which in the case of a non-conforming use, would prolong its such use.
- J-1. **Structure.** Any form or arrangement of building material tangible material, involving the necessity of providing proper bracing, tying, anchoring or other protection against the force elements.
- K-1. **Tourist Home.** A dwelling in which sleeping accommodations than ten (10) persons are provided for compensation.
- L-1. **Trailer Park.** Any land used or designated to be used as parking for more than one house trailer.
- M-1. **Trailer House.** Any vehicle, or mobile structure, used for sleeping purposes.
- N-1. **Ultimate Right-of-Way.** The future or planned width of highway public domain.
- O-1. **Variance.** Permission or approval granted by the Board of Adjustment in accordance with Section 1701 C hereof, constituting a modification of, a deviation from the exact provisions of this Ordinance as to the use of a specific piece of property or portion of the same.
- P-1. **Yard.** An open, unoccupied space on the same lot with a building other structure or use, open and unobstructed from the ground sky, except for public utility lines or facilities.
1. **Front Yard.** A yard extending the full width of the lot at front lot line and extending in depth from the front lot line nearest point of any structure on the lot.
2. **Rear Yard.** A yard extending the full width of the lot at rear lot line and extending in depth from the rear lot line nearest point of any structure on the lot.
3. **Side Yard.** A yard extending the full depth of the lot along lot line and extending in width from such side lot line to the east point of any structure on the lot.
- Ordained and enacted this twenty-sixth day of August, 1961 by the Board of Supervisors of Worcester Township, Montgomery Pennsylvania.

L. A. DETWILER, Chairman
 RUSSELL H. PLACE, Secretary
 CLAUDE H. BEYER
 Board of Supervisors

ORDINANCE NO 33.

The Board of Supervisors of Worcester Township does hereby ordain and enact an ordinance, amending and supplementing Ordinance No. 32, known as "The Worcester Township Zoning Ordinance of 1953, as amended, " as follows:

(a) Section 1609, C, is hereby amended by substituting "twenty-five (25) feet" for "twenty-two (22) feet" in the first condition so that it shall read:

1. Not more than fourteen (14) feet in height and twenty-five (25) feet in depth; and in third condition is hereby amended to read as follows:

3. Does not extend into the side yard more than twelve (12) feet, not more than one-half of the required width of the yard.

(b) Article XVI is hereby amended by adding a new section to read as follows:

SECTION 1634. ULTIMATE RIGHT-OF-WAY. The ultimate right-of-way of all public roads in the township shall be as shown on the Zoning Map, as amended to conform with this section, provided that in the approval of a subdivision plan the Board of Supervisors may require that the ultimate right-of-way be increased on any road, or section thereof, when it appears that such increase is desirable.

(c) Article XVI is hereby further amended by adding another new section to read as follows:

SECTION 1635. BUILDING LINE. In no parts of the township shall the building line be less than seventy-five (75) feet from the center line of the road, or roads, bounding the lot.

(d) Section 1100, E, is hereby further amended by striking out words "cafe" and "taproom" , so that it shall read:

(E) Restaurants, tearoom, retail bakers, confectionery or ice cream shop, or other places serving food or non-alcoholic beverages:

(e) **SECTION 1305, D,** is hereby amended by adding more conditions thereto as follows:

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.

(f) Section 300, D, 6, is hereby amended by adding thereto the following:

(This provision shall not apply to those stations or towers erected and operated by amateur radio operators on lands owned by them and occupied by them as their dwelling places, which stations and towers shall be considered as accessory uses on the same lot with and customarily incidental to a dwelling house under Paragraph "F" of this section, and as such shall be limited in height to thirty-five (35) feet above mean ground level, and shall not be located in a required yard, nor closer to a lot line than a distance equal to the height of the structure plus ten (10) feet.);

(g) Section 1702 is hereby amended to include the word "placed" so that the beginning of the first paragraph shall read as follows:

SECTION 1702. PERMITS. No buildings, or other structures, shall be constructed, placed or altered in the Township . . .

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township the 29th day of December A.D. 1960.

ATTEST:

RUSSELL H. PLACE
SECRETARY

L. A. DETWILER, CHAIRMAN
CLAUDE H. BEYER
RUSSELL H. PLACE, SECRETARY

BOARD OF SUPERVISORS

