

**ARTICLE 4**  
**ADDITIONAL REQUIREMENTS FOR SPECIFIC**  
**PRINCIPAL AND ACCESSORY USES**

401. **APPLICABILITY.**

401.A. This Article establishes additional specific requirements for certain specific uses, in addition to the sign, parking, environmental and other general requirements of this Ordinance and the requirements of each District. Wherever two requirements conflict, the stricter requirement shall apply.

1. For uses allowed within a specific Zoning District as "Special Exception" Uses, see also the procedures and standards in Article 1.

402. **ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS AND OTHER USES.**

402.A. Each of the following uses shall meet all of the following requirements for that use:

1. Adult Use. (This is limited to the following: Adult Bookstore, Adult Movie Theater, Massage Parlor or Adult Live Entertainment Use)
  - a. No such use shall be located within: 1) 500 lineal feet of the lot line of any library, public park, existing dwelling, or any site marked as a proposed future park location on any Township Official Map nor b) 1,000 lineal feet of the lot line of any primary or secondary school, place of worship, day care center or child nursery.
  - b. No such use shall be located within 1,000 lineal feet of any existing "adult use."
  - c. A 30 feet wide buffer yard shall be provided along the side and rear lot lines in accordance with Section 804.C., regardless of zoning district. Plantings shall have an initial minimum height of 5 feet.
  - d. No pornographic material, displays or words shall be placed in view of persons who are not inside the establishment. Definite precautions shall be made to prohibit minors from entering the premises.
  - e. No such use shall violate any Federal, State or Municipal law.
  - f. See Section 709, Prohibited Signs.
  - g. No such use shall be allowed in combination with the sale of alcoholic beverages.
  - h. No sign shall include the sale or display of "obscene" materials as defined by State law, which may be amended by applicable Court decisions.
  - i. Such uses are specifically prohibited in all Districts except where specifically permitted by Article 3.
  - j. A minimum lot area of 2 acres is required.
  - k. For public health reasons, private or semi-private viewing booths of any kind are prohibited. This specifically includes, but is not limited to, booths for viewing adult movies or nude dancers. No room of any kind accessible to customers shall include less than 150 square feet.
  - l. No use may include live actual or simulated sex acts or any sexual contact between entertainers or between entertainers and customers.
  - m. Only "lawful" massages as defined by State court decisions shall be performed in a massage parlor.

- n. All persons within any adult use shall wear non-transparent garments that cover their genitals and the female areola, except within a permitted lawful "adult live entertainment use."
  - o. Any application for such use shall state the names and home addresses of: a) all individuals intended to have more than a 5 percent ownership in such use or in a corporation owning such use and b) an on-site manager responsible to ensure compliance with this Ordinance on a daily basis. Such information shall be updated in writing to the Zoning Officer at the beginning of each year.
2. Adult Day Care Center.
- a. Shall be fully licensed as required by the State.
  - b. Shall include constant supervision during all hours of operation.
  - c. Shall not meet the definition of a "treatment center."
3. After Hours Club. See State Act 219 of 1990, which generally prohibits this use.

Apartments. See "Townhouses and Apartments" in this Section.

4. Auto, Boat or Mobile/ Manufactured Home Sales.
- a. No vehicle, boat or home on display shall occupy any part of the street right-of-way or required customer parking area. See buffer yard provisions in Section 804.C.
  - b. See light and glare standards in Article 5.
  - c. Any mobile/manufactured homes on a sales site shall meet the required principal building setbacks from the perimeter lot lines.
5. Auto Repair Garage.
- a. All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from adjacent buildings. Outdoor major repairs such as body work, grinding and outdoor welding shall not occur within 250 feet of a "residential lot line."
  - b. All reasonable efforts shall be made to prevent or minimize noise, odor, vibration, light or electrical interference to adjacent lots. See standards in Article 5. See buffer yard requirements in Section 804.C.
  - c. Outdoor storage of motor vehicles shall not encroach upon any required buffer yard or street right-of-way.
  - d. Overnight outdoor storage of "junk" other than permitted junk vehicles shall be prohibited within view of a public street, alley or a dwelling.
  - e. Any "junk vehicle" (as defined by Article 2) shall not be stored for more than 20 days within view of a public street, alley or a dwelling. A maximum of 6 junk vehicles may be parked on a lot outside of an enclosed building at any one time. Any area used for junk vehicle outside overnight storage shall be screened from view of abutting dwellings by plantings or mostly solid wood fencing.
  - f. Service bay doors shall not face an abutting dwelling. This provision shall not regulate doors facing a dwelling separated from the garage by a street or alley.

6. Auto Service Station.

- a. See definition of this term and "Auto Repair Garage" in Article 2. The uses may be combined, if the requirements for each are met.
- b. All activities except those to be performed at the fuel or air pumps shall be performed within a building. The use shall not include spray painting.
- c. Fuel pumps shall be at least 25 feet from the existing street right-of-way and shall meet side yard principal building setback requirements.
- d. Overnight outdoor storage of "junk" shall be prohibited within view of a public street or dwelling. Any junk vehicle stored outside overnight shall be screened from view of adjacent dwellings.
- e. Any "junk vehicle" (as defined by Article 2) shall not be stored more than 20 days within view of a public street or a dwelling. No more than 6 junk vehicles shall be stored on the lot outside of an enclosed building at any point in time. Any area used for junk vehicle outside overnight storage shall be screened from view of abutting dwellings by plantings or mostly solid wood fencing.
- f. The use may include a "convenience store" if the requirements for such use are also met.

Bed and Breakfast. See under "Conversion of an Existing Building".

7. Boarding House (or Rooming House).
  - a. Minimum lot area- 20,000 square feet
  - b. Minimum side yard building setback - 20 feet side
  - c. Minimum lot width- 100 feet
  - d. Maximum density- 6 bedrooms per acre; shall serve a maximum total of 20 persons.
  - e. Each bedroom shall be limited to 2 adults each.
  - f. A buffer yard with screening meeting Section 804.C. shall be provided between any boarding house building and any abutting dwelling.
  - g. This use shall not include a "personal care home" which is a separate category.
  - h. Signs - See Article 7.
  - i. Rooms shall be rented for a minimum period of 5 consecutive days.
8. Campground.
  - a. For each acre of total lot area, there shall be a maximum average of: a) 3 recreational vehicle sites, b) 4 tent sites or c) cabin sleeping capacity for 8 persons. Such sites may be clustered in portions of the tract.
  - b. Any store shall be limited to sales of common household and camping items to persons camping on the site.
  - c. A commercial campground shall include at least one gravel or paved entrance road from a public street, with a minimum width of 20 feet.
  - d. Minimum lot area - 2 acres.
  - e. All campsites, recreational vehicle sites, buildings and vehicle parking shall be set back a minimum of 150 feet from all residential lot lines. Any existing healthy trees within such setback shall be preserved, except at needed perpendicular crossings.
9. Car Wash.

- a. Traffic flow and ingress-egress shall not cause traffic hazards upon adjacent streets. On-lot traffic circulation channels and parking areas shall be clearly marked.
  - b. Adequate provisions shall be made for the proper and convenient disposal of refuse. The applicant shall provide evidence that adequate measures will be in place to prevent pollutants from being washed into the groundwater or waterways. Any chemicals that may be hazardous to aquatic life shall be stored within an area that will completely contain any leaks or spills.
  - c. Water from the car wash operation shall not flow onto sidewalks or streets.
  - d. Any car wash that is located within 250 feet of an existing dwelling shall not operate between the hours of 10:00 p.m. and 7:00 a.m.
10. Communications Tower or Antenna, Commercial. As an accessory or principal use. (See also "Antenna, Standard" in Section 403.D.1.)
- a. A commercial communications tower/antenna with a height greater than 20 feet shall be setback a minimum distance equal to its height from all lot lines and existing street right-of-way lines, unless the applicant provides a written certification from a professional engineer that because of the design, such setback is not necessary to avoid injury to persons or damage to property.
  - b. The base of a freestanding antenna/tower shall be surrounded by a secure fence with a minimum height of 8 feet.
  - c. Any freestanding tower/antenna that is attached to the ground and has a height greater than 50 feet and is within 100 feet of a public street or dwelling shall be surrounded (except at the driveway crossing) by evergreen screening or preserved existing trees meeting the requirements of Section 804.
  - d. Antenna with a height less than 20 feet may be placed on top of an existing non-residential principal building or apartment building in the CD, CF, I/C, I and PD districts, or an existing institutional principal building in another district, without additional regulation by this Section.
  - e. Where an antenna/tower is permitted, it may also include an accessory equipment building or cabinets. Any accessory equipment building shall meet minimum setbacks for a principal building.
  - f. An antenna/tower clearly primarily used for emergency communications by a police department, fire company or emergency medical organization is not regulated by this Ordinance.
  - g. For any tower/antenna higher than 50 feet, the applicant shall provide certification from a registered professional engineer stating that the antenna/tower would meet the wind resistance requirements stated in the latest version of the BOCA National Building Code.
11. Conversion of an Existing Building (including an Existing Dwelling) into Dwelling Units or Bed and Breakfast.
- a. The buildings shall meet applicable State fire safety requirements.
    - 1) The following regulations shall apply to the conversion of an existing single-family detached dwelling into a greater number of dwelling units:
      - a) The building shall maintain the appearance of a single-family detached dwelling with a single front entrance. Additional entrances may be placed on the side or rear of the structure. The dwelling units may internally share the single front entrance.

- b) The conversion shall not be permitted if it would require the placement of an exterior stairway on the front of the building, or would require the placement of more than 3 off-street parking spaces in the required front yard.
  - 2) A previously residential building shall maintain a clearly residential appearance, except as may be necessary for restoration of a historic building.
  - 3) Dumpster Screening - See Article 5.
  - 4) This use shall be limited to within a principal building in existence for at least 20 years.
  - 5) A maximum total of 4 dwelling units may be developed per lot unless a more restrictive provision is established by another section of this Ordinance. The conversion of a single family dwelling to more than three units is to be considered a land development.
  - 6) Each unit shall meet the definition of a dwelling unit.
- b. **Bed and Breakfast**
- 1) A maximum of 5 rental units shall be permitted. No more than 3 adults may occupy one rental unit and no more than 12 guests total may occupy the facility at any time. For uses involving more than 12 guests see Section 402.7.
  - 2) There shall not be any signs, show windows or any type of display or advertising visible from outside the premises, except for a single non-illuminated sign with a maximum sign area of 4 square feet on each of 2 sides and with a maximum height of 8 feet.
  - 3) The use shall have a residential appearance and character.
  - 4) The use shall be operated by permanent residents of the lot.
  - 5) There shall not be separate cooking facilities in any guest room. Food shall only be served to guests who are staying overnight, unless a restaurant is also permitted.
  - 6) No guest shall stay for more than 14 days in any month.
  - 7) The use shall be restricted to the conversion of buildings that have existed as residences for a minimum of 20 years.
12. **Day Care Center.**
- a. See also "Day care as an accessory use in Section 403 and definitions in Section 202.
  - b. The use shall comply with any applicable state and federal regulations, including having an appropriate PA. Department of Public Welfare (or its successor agency) registration certificate or license.
  - c. Convenient parking spaces within the requirements of Article 6 shall be provided for clients.
  - d. In residential districts, where permitted as a principal use, shall have a minimum lot area of 10,000 square feet and a minimum setback of 10 feet from an abutting "residential lot line."
  - e. Shall include secure fencing around outdoor recreation areas.
  - f. Outdoor recreation areas of a day care center involving the care of 25 or more clients at any one time shall be setback a minimum of 25 feet from the exterior walls of an abutting existing occupied dwelling.
  - g. This use shall not be conducted in a dwelling that is physically attached to another dwelling that does not have a common owner.

- h. Any permitted day care use within residential districts shall maintain an exterior appearance that resembles and is compatible with any existing dwellings in the neighborhood.
  - i. A day care use may occur in a building that also includes permitted or non-conforming dwelling units.
  - j. See also the standards for a "Place of Worship" in this Section, which allows a day care center as an adjunct use.
13. Financial Institution. Any drive-in window(s) and waiting lane(s) shall be located and have capacity for sufficient numbers of vehicles to ensure that traffic conflicts and hazards are avoided within the site and along the streets and highways adjoining the use.
14. Group Home.
- a. Any group home as defined in Article 2 shall be required to be licensed or certified under applicable State, County or Federal law, as a condition of Borough approval. A copy of any such license or certification shall be filed with the Borough, and shall be required to be shown to the Zoning Officer in the future upon request.
  - b. The group home shall register its location, general type of treatment/ care, maximum number of residents and sponsoring agency with the Borough. Such information shall be available for public review upon request.
  - c. The group home shall notify the Borough in writing within 14 days if there is a change in the type of clients, the sponsoring agency, the maximum number of residents or if an applicable certification/ license expires, is suspended or is withdrawn.
  - d. There shall be adequate 24 hour supervision as required by the licensing/certifying agency with a sufficient number of person(s) trained in the field for which the group home is intended.
  - e. Any medical or counselling services provided on the lot shall be limited to residents.
  - f. A minimum of two parking spaces is required. These shall include one space for each employee on duty at any one time and one for every resident who may reasonably be expected to drive a vehicle. Off-street parking areas of more than four spaces shall be buffered from adjacent existing single family dwellings by a planting screen meeting the requirements of Section 804.
  - g. The use shall not meet the definition in Section 202 of a "treatment center." A group home shall not house persons who can reasonably be considered to be a physical threat to others.
  - h. If the group home is within a residential district, the building shall be maintained and/or constructed to ensure that it is closely similar in appearance, condition and character to the other residential structures in the area. No exterior signs shall identify the type of use.
  - i. The maximum number of unrelated persons permitted to live in a dwelling unit shall meet the definition of "family." This limit shall not include bona fide employees required to supervise and care for the residents.
  - j. A home serving physically handicapped or developmentally disabled/retarded persons may have an increased number of unrelated persons as follows:
    - 1) A Single Family Detached Dwelling with a minimum lot area of 10,000 square feet, minimum building setbacks from all lot lines of 10 feet, and approved central sewage service may have 8 unrelated persons.
    - 2) Any other lawful dwelling unit may have 5 unrelated persons.

- k. See Section 106.C., which provides the Zoning Hearing Board with authority to modify these provisions if necessary to comply with Federal and/or State law.
15. Hotel/Motel.
- a. See definition in Article 2, which distinguishes between a hotel/motel and a boarding house.
  - b. Buildings shall be a minimum of 50 feet from any "residential lot line."
16. Junk Yard. (includes automobile salvage yard)
- a. Storage of garbage or biodegradable material is prohibited, other than what is customarily generated on-site and routinely awaiting pick-up. Pick-up shall occur in not more than 7 days after placement of garbage.
  - b. Outdoor storage of junk shall be at least: a) 100 feet from any residential lot line and b) 50 feet from any other lot line and the existing right-of-way of any public street.
  - c. The site shall contain a minimum of 2 exterior points of access, each of which is not less than 20 feet in width. One of these accesses may be limited to emergency vehicles. Cleared driveways shall be provided throughout the entire use to allow access by emergency vehicles. Adequate off-street parking areas shall be provided for customers.
  - d. Outdoor storage shall be completely enclosed (except at approved driveway entrances) by a 40 foot wide buffer yard which complies with Section 804.C., unless such storage is not visible from an exterior lot line or street. The initial height of the evergreen planting shall be 6 feet. Secure fencing with a minimum height of 8 feet shall be provided and well-maintained around all outdoor storage areas. Such fencing shall be provided inside of the evergreen screening.
  - e. Burning or incineration is prohibited.
  - f. See the noise and dust regulations of Article 5.
  - g. All gasoline, antifreeze and oil shall be drained from all vehicles and properly disposed of. All batteries shall be removed from vehicles and properly stored in a suitable area on an impervious and properly drained surface.
  - h. Lot area - 3 acres minimum; 20 acres maximum.
  - i. Tires - see the "Outdoor Storage and Display" standards in Section 403.
17. Kennel.
- a. All buildings in which animals are housed and all runs shall be located at least 200 feet from all "residential lot lines."
  - b. Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot routinely be heard within any adjacent principal building.
  - c. No animal shall be permitted to use outdoor runs from 8 p.m. to 8 a.m. that are within 250 feet of an existing dwelling. Runs for dogs shall be separated from each other by visual barriers a minimum of 4 feet in height, to minimize dog barking.
18. Livestock, Raising of.
- a. Any livestock shall be kept on the property of the owner of the livestock, and be confined to be kept from streets and other properties.
  - b. Any structure, other than the inside of a dwelling, used for the keeping of 6 or more animals over the age of 4 months shall be setback a minimum of 100 feet from the lot line of any existing dwelling.

19. Membership Club.
  - a. See definition in Article 2.
  - b. Any active outdoor play areas shall be setback at least 30 feet from any abutting "residential lot line."
  
20. Mobile/Manufactured Home. The installation upon an individual lot or within a mobile home park approved after the adoption of this ordinance shall meet the following criteria:
  - a. Construction. Any mobile/manufactured home placed on any lot after the adoption of this Ordinance shall be constructed in accordance with 1976 or later Safety and Construction Standards of the U.S. Department of Housing and Urban Development. (Note: These Federal standards supersede any BOCA Code for the actual construction of the home itself.)
  - b. Each site shall be graded to provide a stable and well-drained area.
  - c. The hitch, wheels and axles shall be removed.
  - d. Anchoring. A mobile/manufactured home on an individual lot or mobile/manufactured home park shall include a system that secures the home to the ground to prevent shifting, overturning or uneven settling of the home, with a secure base for the tie-downs.
  - e. Each mobile/manufactured home shall have a secure enclosure that has the appearance of a foundation of a site-built home, from the ground level to the bottom of the home. Such enclosure shall have the appearance of concrete, stucco or similar materials. Such enclosure shall have ventilation as needed and access to utility connections. Skirting shall not be used.
  - f. Homes on individual lots, not within a mobile/manufactured home park, shall be located with the longest side facing any boundary public street.
  
21. Mobile/Manufactured Home Park. The density and setback provisions listed below shall supersede the density and setback provisions in the Subdivision Ordinance.
  - a. Plans and Permits. Plans for all mobile/manufactured home parks submitted for review by the Borough shall comply with the mobile/manufactured home park provisions of the SALDO and all other ordinances. These include the submission, approval and improvements provisions (other than specific provisions altered by this Section).
  - b. Tract Area. The minimum tract area shall be 5 contiguous acres, which shall be under single ownership. This tract may include land in an abutting existing mobile home park held in common ownership. The tract shall have a minimum width at the minimum building setback line of 200 feet. Two abutting lots may be merged together to form a single mobile/manufactured home park.
  - c. Density. The maximum average overall density shall be 5 dwelling units per acre.
    - 1) Density Calculation. Land in common open space or proposed streets within the park may be included. Other land within the 100 year floodway or that has natural slopes of 15 percent or greater shall not be included.
    - 2) Phases. If an existing mobile home park is expanded into an area not previously part of that mobile home park, the maximum density and minimum common open space for the new area shall be considered separately from the previously approved areas of the park. All expansions to an existing park shall also meet all other provisions of this and other applicable ordinances.

- d. Landscaped Perimeter. Each park shall include a 25 foot wide landscaped area including substantial attractive evergreen and deciduous trees around the perimeter. Planting should not obstruct safe sight distances for traffic. A planting plan shall be approved by the Zoning Hearing Board as part of any required special exception approval. Such landscaped area shall not be required between adjacent mobile home park developments. This landscaped area shall be 35 feet wide abutting existing single family detached dwellings. The same area of land may count towards both the landscaped area and the building setback requirements.
  - e. A dwelling, including any attached accessory building, shall be setback a minimum of 25 feet from any other dwelling within the park. Unenclosed porches, awnings and decks may be 15 feet from the walls of another dwelling.
  - f. The minimum separation between a home and an interior street cartway or parking court cartway shall be 25 feet.
  - g. The minimum principal and accessory building setbacks from exterior/boundary lot lines shall be 40 feet.
  - h. Accessory Structures. A detached accessory structure or garage shall be separated with a space of at least 15 feet from any dwelling units which the accessory structure is not accessory to.
  - i. Common Open Space for a Mobile Home Park. A minimum of 10 percent of the total lot area of the entire mobile home park shall be set aside as common open space for the residents.
  - j. Streets.
    - 1) Access to individual mobile home spaces shall be from interior parking courts, access drives or private streets and shall not be from public streets exterior to the development.
    - 2) Streets within the mobile home park that provide access to reach 20 or more dwellings shall have a minimum paved cartway of 24 feet. Other local private streets or parking courts serving less than 20 homes shall have a minimum paved cartway of 20 feet.
    - 3) Curbs and sidewalks are not required on the private streets. All private streets shall meet all other Borough cartway construction standards.
  - k. Utilities. All units within the mobile home park shall be connected to a public water and a public sewage system. The system shall meet appropriate minimum water pressure/fire flow and hydrant requirements.
22. Nursing Home.
- a. Licensing. See definition in Article 2.
  - b. A minimum of 20 percent of the lot shall be suitable and developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks.
23. Outdoor Storage and Display. See this use under Section 403.
- 23.1 Parking Lot as the Principal Use of a Lot (added 2/09-Ord.660)
- a. All parking lots as a principal use in the CD or CF zoning districts shall provide buffer yards in accordance with Section 804.C.
  - b. At least ten percent (10%) of the lot shall be maintained in a vegetative state.
  - c. Within one (1) year of installation, the parking lot shall be improved with a surface of asphalt, concrete, or paving block.

24. Personal Care Home. The standards for nursing homes in this section shall apply.
25. Picnic Grove, Private.
- a. All parking and activity areas shall be located a minimum of 250 feet from an existing dwelling. The use shall not operate between the hours of 11 p.m. and 7 a.m.
  - b. See noise and glare standards in Article 5.
  - c. Minimum lot area - 3 acres.
26. Place of Worship.
- a. Minimum lot area- 25,000 square feet.
  - b. Weekly religious education rooms and meeting rooms are permitted accessory uses provided that such uses are of such a character and intensity that they would be clearly customary and incidental to the place of worship. A primary or secondary school and/or a child or adult day care center are permitted on the same lot as a place of worship provided the requirements for such uses are also met. Noncommercial buses used primarily to transport persons to and from religious services or a permitted school on the lot may be parked on the lot.
  - c. Two dwelling units may be accessory to a place of worship on the same lot provided that they are only used to house religious leaders and their families.
27. Recreation, Commercial Outdoor.
- a. Any outdoor activity area shall be located no closer to any lot line than the required front yard depth and shall be screened. Sound insulation shall be provided to protect the neighborhood from any possible noise which violates Borough Noise regulations and the Borough Nuisance Ordinance.
  - b. A 20 foot wide buffer yard shall be required in accordance with Section 804.
  - c. A swimming pool shall meet the requirements for such use, as stated in this Article.
  - d. Lighting, Noise and Glare Control. See Article 5.
- 27A Recreation, Publicly-Owned (added 2/09-Ord. 660)
- a. Public-owned outdoor activity areas shall not be converted to any other Use without the express approval by Conditional Use application properly brought before the Borough Council.
  - b. Any proposed Change in Use shall include a plan showing how the vacated recreation areas shall be replaced or improved in other areas of the community, subject to the review and approval of the Borough Council.
28. Recycling Collection Center.
- a. This use shall not be bound by the requirements of a Solid Waste Disposal Facility.
  - b. All materials shall be kept in appropriate containers, with appropriate sanitary measures and frequent enough emptying to prevent the attraction of insects or rodents and to avoid fire hazards.
  - c. Adequate provision shall be made for movement of trucks if needed and for off-street parking of one space for each on-duty employee.

- d. A 20 foot wide buffer yard with screening as described in Section 804 shall be provided between this use and any abutting "residential lot line."
  - e. This use may be a principal or accessory use, including being an accessory use to a commercial use, an industrial use, a public or private primary or secondary school, a place of worship or a Borough-owned use, subject to the limitations of this section.
  - f. Materials to be collected shall be of the same character as the following materials: paper, fabric, cardboard, plastic, metal, aluminum and glass. No garbage shall be stored as part of the use, except for that generated on-site and that accidentally collected with the recyclables. Only materials clearly being actively collected for recycling may be stored on site.
  - g. The use shall only include the following operations: collection, sorting, baling, loading, weighing, routine cleaning and closely similar work. No burning or landfilling shall occur. No mechanical operations shall routinely occur at the site other than operations such as baling of cardboard.
  - h. The use shall not include the collection or processing of pieces of metal that have a weight greater than 50 pounds, except within an industrial district.
  - i. The use shall include the storage of a maximum of 50 tons of materials on the site if the use is within a residential district or within 500 feet of an existing dwelling.
29. Residential Conversions. See "Conversions of an Existing Building" within this Section.
30. Restaurant.
- a. Screening of Dumpster and Waste Containers - See Section 508.
  - b. See "Drive-Thru" service in Section 403.
  - c. Drive-thru service shall only be provided where specifically permitted in the applicable district regulations.
31. School, Public or Private, Primary or Secondary.
- a. Minimum Lot Area. 25,000 square feet if less than 50 students, one acre if 100 students or over.
  - b. No children's play equipment, basketball courts or illuminated recreation facilities shall be within 25 feet of a residential lot line.
  - c. The use shall not include a dormitory unless specifically permitted in the District.
32. Self-Storage Development.
- a. All storage units shall be fire-resistant and water-resistant.
  - b. Outdoor storage shall be limited to automobiles, trucks, recreational vehicles, boats and trailers. No "junk vehicles" shall be stored within view of a public street or a dwelling.
  - c. Trash, radioactive or highly toxic substances, garbage, refuse, explosives or flammable materials, hazardous substances, animal carcasses or skins, or similar items shall not be stored.
  - d. Nothing shall be stored in interior traffic aisles, required off-street parking areas, loading areas or accessways.
  - e. The use shall not include a commercial auto repair garage unless that use is permitted in the district and the use meets those requirements.
  - f. Adequate lighting shall be provided for security, but it shall be directed away or shielded from any adjacent residential uses.

- g. Any areas within 200 feet of a street right-of-way shall be screened from that street by a buffer yard meeting Section 804.
  - h. Minimum separation between buildings shall be 20 feet.
  - i. Area shall be enclosed by a security fence at least six feet in height.
33. Swimming Pool, Non-Household.
- a. The water surface shall be setback at least 50 feet from any existing dwelling.
  - b. The minimum lot area shall be one acre.
  - c. Any water surface within 100 feet of an existing dwelling shall be separated from the dwelling by a buffer yard meeting Section 804.
  - d. The water surface shall be surrounded by a well-maintained security fence at least six feet in height.
  - e. Drainage of the water from the pool shall not flood other property.
34. Target Range.
- a. All outdoor target ranges shall have an earthen barrier behind the target area which is of sufficient height and thickness to adequately protect the public safety.
  - b. An outdoor firearms target range shall comply with any applicable published standards of the National Rifle Association and other applicable Federal, State and local regulations.
  - c. An outdoor firearms target range and any firing stations shall be located a minimum of 250 feet from any "residential lot line", unless all firing would occur within a completely enclosed sound-resistant building. Clay pigeon shooting shall be directed away from homes and streets.
  - d. An outdoor firearms target range shall be properly posted.
  - e. The applicant shall provide evidence that the noise limits of Article 5 will be met.
  - f. An indoor firearms target range shall be adequately ventilated and/or air conditioned to allow the building to remain completely enclosed.
35. Townhouses/Rowhouses and Apartments.
- a. The maximum number of townhouses attached in any manner shall be eight.
  - b. All off-street parking spaces, except spaces on driveways immediately in front of a carport or garage entrance, shall be set back a minimum of 10 feet from any dwelling.
  - c. All townhouses shall be designed so that garages and/or carports are not an overly prominent part of the view from public streets. Parking courts, common garage or carport structures or garages at the rear of dwellings are preferable to individual garages opening onto the front of the building.
  - d. Any mailboxes provided within the street right-of-way should be clustered together in an orderly and attractive arrangement or structure. Individual freestanding mailboxes of non-coordinated types at the curbside are not permitted.
  - e. Vehicular access points onto all arterial and collector streets shall be minimized to the lowest reasonable number. No townhouse dwelling within a tract of five or more dwelling units shall have its own driveway entering onto an arterial or collector street.
36. Treatment Center.
- a. The applicant shall provide a written description of all types of treatment available to residents. Any future additions or modifications to this list shall require approval of the Zoning Hearing Board as a special exception.

- b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that such use will involve adequate supervision and security measures to protect public safety.
- c. The Zoning Hearing Board may place conditions on the use as necessary to protect public safety, including conditions on the types of residents and security measures.

37. Veterinarian Office. (includes Animal Hospital)

- a. The minimum lot area shall be 15,000 square feet.
- b. Any structure in which animals are treated or housed shall be a minimum of 50 feet from any residential lot line. Buildings shall be adequately soundproofed so that sounds generated from within cannot routinely be heard within any adjacent dwellings.
- c. Outdoor animal runs may be provided for small animals for use between 8 a.m. and 8 p.m. The runs shall be at least 150 feet from any existing dwelling. Dog runs shall be separated by visual barriers at least four feet in height.
- d. Although animals may be kept as an accessory use, a commercial kennel shall only be allowed where permitted. Applicable requirements must be met.

38. Trucking Company Terminal and/or Warehouse (Added 4/22/21-Ordinance 757)

- a. Each and every building containing this use shall have amenities for the truck drivers/operators of the vehicle using the facility in addition to any similar amenities provide to on-site warehouse/distribution employees. The following provisions shall apply:
  - (1) The amenities shall include, at a minimum, a suitable lounge for drivers/operators, with restroom facilities, including at least three sinks, stalls, etc., per restroom, and dispensing machines or other facilities to provide food and beverage.
  - (2) At least one amenity shall be proportionate to the number of loading/unloading docks/doorways of the use. Each amenity shall contain not less than one seat per 10 docs/doorways, with a minimum area to accommodate six seats and one four-person table.
  - (3) The size of each such amenity shall be proportionate to the number of loading/unloading docks/doorways, with a minimum area to accommodate six seats and one four-person table.
  - (4) Parking for the amenity shall be provided in close proximity to the amenity and in a suitable, safe, and separately defined location. There shall be provided at least one twelve-foot-by-eight-foot truck parking space for each required lounge seat of the amenity.
  - (5) Trucks parked in amenity parking spaces shall not leave engines idling unless required for safety or weather-related reasons. Electrical outlets shall be included in parking areas to trucks to utilize.
  - (6) All trucks awaiting access to a loading/unloading dock/doorway shall park in the designated amenity parking spaces unless all such spaces are already occupied.

- b. Where guard shacks or checkpoints are proposed at the entrance(s) to such facilities, adequate queuing space shall be provided within the property boundaries to prevent stacking off tractor-trailers on or along public streets.
- c. This use shall reserve a minimum of 5% of the proposed total tractor-trailer parking spaces for outbound trucks which are required to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers during and/or after the facility's operating hours as necessary.
- d. The facility parking and driveway layout shall be designed to reduce mixing of truck traffic and car traffic, particularly in areas where cars would have to maneuver around or through truck loading/unloading areas.
- e. Driveways and drive aisles shall be designed with adequate turning radii to allow tractor-trailers to complete turning maneuvers within their designated lanes.
- f. Truck drivers shall be instructed regarding acceptable routes between the facility and the nearest expressway with respect to the class of vehicle accessing the facility.
- g. No storage of garbage (other than is routinely produced on site and awaiting regular collection) shall be permitted.
- h. All tractor-trailer truck parking, outdoor storage and/or loading/unloading areas that are visible from beyond the exterior lot lines of the use shall be screened by a fifty-foot buffer yard meeting the following requirements:
  - (1) Include a dense evergreen screen which will provide, within three years, a complete visual screen of at least 10 feet in height.
  - (2) Include deciduous shade trees meeting the following requirements:
    - (a) Shall meet provisions of the subdivision and land development ordinance concerning removal of shade trees.
    - (b) Shall be placed abutting and along every 50 feet of lot perimeter that does not abut a public street (such trees are not required to be planted at regular intervals but may be clustered.)
    - (c) Shall be of types selected to be resistant to diesel exhaust.
    - (d) Shall be planted on the exterior side of any required berm (or any wall that might be permitted in place of such berm), any wall used for screening, any fence and any evergreen screening.
    - (e) Shall not be planted on the top of any berm, in order to provided effective screening.
  - (3) Where buffer yards are contained within, or contain within themselves, utility easements, such buffer yards shall be taken in addition to the utility easements.

- i. Any tractor-trailer truck parking, outdoor storage and/or loading/unloading areas that are visible from and are within 250 feet of the exterior lot lines of the use shall be separated from such lot lines by an earthen berm. Such berm shall meet the following conditions:
  - (1) Average a minimum of 10 feet in height above the adjacent average ground level (disregarding any drainage channel) on the outside of the berm.
  - (2) Not have one completely continuous height, but instead shall vary in height by one foot or two feet in places.
  - (3) Have a maximum side slope of three horizontal to one vertical.
  - (4) Be covered by a well-maintained, all season, natural ground cover, such as grass.
  
- j. Loading dock openings shall not face a residential district.

403. **ADDITIONAL REQUIREMENTS FOR ACCESSORY USES (Other than Home Occupations).**

- 403.A. Accessory buildings, structures or uses that are clearly customary to a use permitted by right, special exception or conditional use are permitted by right, except as provided for within this Ordinance. Business not permitted by this ordinance shall not be conducted as an accessory to a dwelling.
  
- 403.B. Setback requirements of the applicable district shall apply to every accessory building, structure or use. This Article may provide a more or less restrictive standard for a particular use. Accessory setback requirements shall not apply to permitted surface parking lots, fences or signs.
  
- 403.C. No accessory building, structure or use shall be permitted in a required front yard within any district, unless specifically permitted by this Ordinance.
  
- 403.D. Each of the following accessory uses shall comply with the special standards listed for that use:
  - 1. Antenna, Standard. (including amateur radio)
    - a. No standard antenna, including its supporting structure, shall have a total height above the average surrounding ground level of greater than 75 feet.
    - b. An antenna shall be properly anchored to resist high winds.
  
  - 2. Day Care in Combination with a Dwelling.
    - a. A permanent resident of the dwelling shall actively operate the use.
    - b. The dwelling shall retain a residential appearance with no exterior change other than cosmetic improvements.
    - c. The use shall comply with any applicable state and federal regulations. If required, it shall have an appropriate registration certificate or license from the State Department of Public Welfare or its successor.
    - d. See also "Day Care Center" as a principal use in Section 402 and "Day Care as an accessory to a Place of Worship" in Section 306.B.

- e. Care of unrelated children through age 11 is permitted within a dwelling under the following circumstances:
    - 1) The primary caregiver may in each of the following cases serve two additional related children. Any more related children shall be included within the permitted unrelated maximum.
    - 2) Any day care center involving seven or more unrelated children at one time shall be considered a principal use and meet the standards of Section 402. They may only be cared for within a single family detached dwelling with a minimum lot area of 12,000 square feet and a ten foot minimum setback from all existing dwellings on abutting lots.
    - 3) Four to six unrelated children shall only be cared for at one time within a building that is not attached to another dwelling. A minimum of 200 square feet of safe exterior play area shall be available.
    - 4) The care of less than four unrelated children at one time may occur within any lawful dwelling unit.
    - 5) Outdoor play areas shall be located only in rear yards. A security fence shall surround any such play area.
    - 6) See Section 306 and the definitions in Section 202 concerning the number of children who may be cared for at one time in a family day care home or a group day care home within the different zoning districts.
  - f. Care of adults as defined within any lawful dwelling unit shall not exceed four at any one time.
3. Drive-thru Facilities.
- a. All drive-thru facilities shall be designed to minimize conflicts with pedestrian and vehicular traffic.
  - b. Traffic flow and ingress-egress facilities shall not cause traffic hazards upon adjacent streets.
  - c. On-lot traffic circulation shall be clearly marked.
  - d. There shall be adequate space for waiting vehicles.
4. Fences and Walls.
- a. Fences and walls are permitted by right within all Districts. Any fence or wall shall be durably constructed and well-maintained. Fences or walls that have deteriorated shall be replaced or removed.
  - b. No fence, wall or hedge shall violate the sight distance requirements of Section 804.B.
  - c. No fence or wall shall be built within an existing street right-of-way.
  - d. Fences:
    - 1) A fence is not required to comply with minimum setbacks for accessory structures. A fence associated with a residential district dwelling may be constructed without a setback from a lot line. However, a one foot or greater setback is recommended in order to provide space for future fence maintenance.
    - 2) Any fence located within the required front yard of a residential district lot shall not exceed three feet in height and be constructed entirely out of wood, wrought iron or any other material that closely resembles either wood or wrought iron.
    - 3) Any residential district fence in a location other than a required front yard shall have a maximum height of 6.5 feet. A maximum height of 12 feet shall be

permitted wherever the applicant proves to the Zoning Officer that a taller height around a specific hazard is necessary to protect public safety.

- 4) No maximum height shall apply to fences that are not within a residential district or planned residential development.
  - 5) Barbed, chicken or turkey wire shall not be used as part of fences around dwellings. Electrically charged fences shall only be used to contain animals and shall be of such low intensity that they do not permanently injure humans. No fence shall be constructed out of fabric, junk, junk vehicles, appliances, tanks or barrels.
- e. Walls:
- 1) Engineered retaining walls necessary to hold back slopes are exempt from setback regulations and the regulations of this section with the exception of rights-of-way. They are permitted by right as needed within all Districts.
  - 2) No wall greater than three feet in height shall be located within a required residential district front yard, except as a backing for a permitted sign at an entrance to a development.
  - 3) A residential district wall outside of a required front yard shall have a maximum height of three feet if located within the minimum accessory structure setback and six feet if it is not.
  - 4) Walls attached to a building shall be regulated as a part of that building.
5. Garage/Yard Sale. Reserved.
6. Home Occupation. See Section 404 and definitions in Section 202.
7. Outdoor Storage and Display.
- a. This is a permitted principal or accessory use within either a commercial or an industrial district.
  - b. Outdoor storage shall not occupy any part of an existing or future street right-of-way, sidewalk or other area intended or designed for pedestrian use, or a required parking area. Temporary displays upon such areas shall be limited to no more than 18 consecutive hours during any 24 hour period.
  - c. No storage or display shall occur on a slope in excess of 35% or within a 100 year floodplain.
  - d. See Section 804.C. concerning screening requirements.
  - e. No open storage of more than 50 used tires shall be permitted within a commercial or an industrial district. Such storage within a residential district shall be limited to four per household.
8. Pets, Keeping of.
- a. This accessory use is permitted by right within all districts.
  - b. Only those pets that are domesticated and are compatible with a residential character shall be permitted as "Keeping of Pets".
    - 1) Examples of allowed pets include dogs, cats, rabbits, pot-bellied pigs, gerbils, lizards, non-venomous snakes, fish and other animals commonly sold in a retail pet store.

- 2) Prohibited species include bears, wolves, wolf-dog hybrids, venomous snakes that could be toxic to humans, and full-sized farm animals such as cows, hogs, goats and sheep.
  - c. Animals shall be permitted provided they do not create nuisances such as health hazards due to unsanitary conditions, noxious odors, excessive noise and/or public safety hazards for neighbors.
    - 1) Animal owners shall be responsible for collecting and properly disposing of all fecal matter from pets on a weekly basis.
    - 2) No dangerous animals shall be kept outdoors within a residential district except within a secure, completely caged or sufficiently high fenced area or on a leash under full control of the owner.
    - 3) A maximum of four dogs and/or cats over four months in age may be kept within or adjacent to a dwelling unit on a lot of less than one acre.
    - 4) A minimum lot area of two acres shall be required for the keeping of horses.
    - 5) On a residential lot in a residential district: a) a maximum of 8 rabbits or similar sized animals shall be kept, and b) chickens, turkeys and livestock shall not be kept.
9. Residential Accessory Structure or Use.
- a. Accessory structures and uses (except fences) shall meet the minimum setbacks established by Section 307. For residential accessory structures or uses, see the "Notes" at the end of the table in Section 307.
  - b. Accessory buildings upon a lot within a residential district with an area of less than two acres shall meet the following additional requirements:
    - 1) Accessory buildings shall count towards the maximum building coverage regulations in Section 307.
    - 2) The maximum total floor area of all accessory buildings shall not exceed 60% of the principal building's floor area.
    - 3) A maximum of three accessory buildings may be placed on a lot.
  - c. See Section 307.B. for height requirements.
  - d. The parking of commercial vehicles upon a primarily residential lot within a residential district is prohibited. Vehicle(s) needed by residents of the dwelling in order to travel to and from work may be exempt under one of the following conditions:
    - 1) A maximum of two vehicles, each with a gross weight of not more than six tons, is permitted.
    - 2) One vehicle with a gross weight of more than six tons is allowed, provided such vehicle is kept a minimum of 30 feet from any dwelling on another lot.
  - e. No maintenance or repair of either of the following shall occur on a principally residential lot:
    - 1) Vehicles not owned or leased by a resident of the lot or his/her "relative".
    - 2) Trucks with an aggregate gross vehicle weight over 12,000 pounds.
  - f. Recreational vehicles as defined in Section 202 of these regulations shall be limited to no more than two per residential lot or more than one of each type (added 2/09-Ord.660).
10. Swimming Pool, Household. (hereafter referred to as "pool")
- a. The following regulations concern any private, noncommercial pool, designed to contain a water depth of 24 or more inches.

- b. It shall be located in either a rear or side yard, not less than four feet from any side or rear lot line.
  - 1) Any pool, deck or shelter that is elevated above the average surrounding ground level shall meet the applicable setback requirement for an accessory building.
  - 2) Patios around pools that are level with the average surrounding ground level are not required to meet setbacks.
  - 3) The water surface of a pool shall not be located under or within 20 feet of any overhead utility lines or over a water or sewage easement.
- c. A permanent fence, not less than six feet in height, or a portion of a building shall entirely enclose any new or existing pool in order to deter unsupervised access by small children.
  - 1) All gates or openings to an in-ground pool area, other than a door to a building, shall be self-closing with a self-latching device no less than four feet above ground level on the poolside in order to keep the gate or door securely closed whenever the pool is not in use.
  - 2) An above ground pool's walls may be part of its enclosure. Such pools shall be equipped with an access ladder that can be raised and locked into a position that is a minimum of four feet above the surrounding ground level or be otherwise completely inaccessible to children whenever the pool is not in use.
- c. If the water surface of a pool will be within 6 feet of a lot line of an abutting residential property, then mostly solid fencing or another suitable mostly solid barrier shall be used to prevent pool water from splashing into the abutting yard.
- d. Drainage of water from the pool shall not overload storm sewers or flood other property.
- e. The Borough does not assume responsibility for guaranteeing to the public that all existing pools fully comply with these provisions.

404. **HOME OCCUPATIONS.**

404.A. Home occupations are permitted in all districts provided they meet the requirements of this Section 404 and are clearly secondary and incidental to a the principal residential use.

404.B. Each home occupation within any district shall:

- 1. involve a resident of the dwelling as the principal operator;
- 2. occupy a maximum of 25 percent of the dwelling's floor area or 50 percent of its basement area;
- 3. not reduce the exterior residential appearance of a dwelling;
- 4. involve no outdoor storage of equipment, supplies or other materials;
- 5. not involve deliveries by trucks with more than two axles;
- 6. be permitted to have only one sign, which shall not exceed 144 square inches in area:
  - a. Such a sign shall be made of carved wood, cast metal, or material with a closely similar appearance.
  - b. Such a sign shall be placed parallel to the front setback line and attached to the building.
- 7. limit customer and client visits to between 8:00 a.m. and 9:00 p.m. prevailing time;
- 8. meet environmental standards found in Article 5;
- 9. adhere to other federal, state, county and local regulations;
- 10. receive Zoning Officer approval prior to beginning operation; and

11. be subject to an annual review by the Zoning Officer in order to insure continued compliance with this Section 404.

- 404.C. Home occupations classified as "Small Scale" are permitted within all districts. They shall:
1. have no more than two persons working on-site and no nonresident involved in the enterprise;
  2. have no more than two visiting customers or clients per hour;
    - a. Three at one time shall be permissible in training or tutoring classes.
  3. meet criteria stated in Section 404.B.

404.D. Home occupations, whose needs exceed the limits stated in Section 404.C., are considered to be "Moderate Scale Home Occupations."

1. Moderate Scale Home Occupations shall need special exception approval, and are allowed within all districts except R-1.
2. Moderate Scale Home Occupations shall:
  - a. have no more than a total of three people involved in the operation, with a maximum of one person not being a resident of the dwelling;
  - b. provide on-site parking for two vehicles in addition to those required for the residential unit;
  - c. have no more than six visits per hour by customers, clients, students and/or delivery people;
  - d. be permitted to use an accessory building with a floor area not exceeding 500 square feet in place of dwelling area allowed in Section 404.B.2.; and
  - e. meet all other criteria stated in Section 404.B.

404.E. Permitted Home Occupations.

	SMALL- SCALE	MODERATE -SCALE
1. Catalogue Sales	P	SE
2. Consulting Services	P	SE
3. Crafts or woodworking which produce little noise	P	SE
4. Custom dressmaking, millinery and tailoring	P	SE
5. Electronically linked services	P	SE
6. Hair/Beauty Salons	P	SE
7. Music lessons in single home with one student	P	SE
8. Professional offices and services	SE	N
9. Rooming and boarding of no more than four persons	SE	SE
10. Training or tutoring in classes of no more than 3 at one time	P	SE

- 404.F. Any home occupation not specified in Section 404.E. shall be subject to Zoning Officer review in order to determine if the proposed activity is consistent with the requirements of this article. The Zoning Officer shall have discretionary power to either issue a permit, refer the proposal to the Zoning Hearing Board for special exception action or reject it.
- 404.G. Animal hospitals, stables, kennels, funeral services, auto repair, retail stores and restaurants shall not be eligible home occupations.
- 404.H. A home occupation proprietor shall be required to obtain an annual renewal permit to continue the enterprise.
1. The Zoning Officer's review shall determine if the home occupation:
    - a. Continues to meet the criteria under which the previous year's permit was issued, or
    - b. Has created a parking deficiency within the neighborhood.
  2. If the review reveals any problems which cannot be promptly resolved, the Zoning Officer shall be empowered to recall the permit and to order the home occupation to cease operation.

**ARTICLE 5  
ENVIRONMENTAL PROTECTION**

501. **EROSION CONTROL.** The landowner, person and/or entity performing any earth disturbance shall utilize sufficient measures to prevent soil erosion and sedimentation of creeks.
- 501.A. The disturbed land area and the duration of exposure shall be kept to a practical minimum.
- 501.B. Any earth disturbance over 5,000 square feet of land area shall require the submission of an adequate Erosion and Sedimentation Control Plan to the County Conservation District.
- 501.C. See State erosion control regulations (Note: as of 1997 in 25 PA. Code Chapter 102).
- 501.D. See also Section 810.A., which may require site plan review.
502. **NUISANCES AND HAZARDS TO PUBLIC SAFETY.** No landowner, tenant nor lessee shall use or allow to be used any land or structures in a way that results or threatens to result in any of the following conditions:
- 502.A. Transmission of communicable disease, including conditions that may encourage the breeding of insects or rodents.
- 502.B. A physical hazard to the public, or a physical hazard that could be an attractive nuisance that would be accessible by children.
- 502.C. Pollution to groundwaters or surface waters, other than as authorized by a State or Federal permit.
- 502.D. Risks to public health and safety, such as but not limited to explosion, fire or biological hazards.
- 502.E. Interference with the reasonable use and enjoyment of property by a neighboring landowner of ordinary sensitivities.
503. **WETLANDS.** The Zoning Officer may require an applicant to prove that a suspect area proposed for alteration does or does not meet the State or Federal definition of a "wetland."
504. **FLOOD-PRONE AREAS.** See the Borough Floodplain Ordinance, as amended.
505. **NOISE.**
- 505.A. No principal or accessory use, or operations or activities on its lot, shall generate a sound level exceeding the limits established in the table below, when measured at the specified locations:

Sound Level Limits by Receiving Land Use/ District

LAND USE OR ZONING DISTRICT <u>RECEIVING THE NOISE</u>	HOURS/ DAYS	MAXIMUM SOUND LEVEL
At a Lot Line of a Residential Use in a Residential District	1) 7 a.m. to 9 p.m. other than Sundays, Christmas Day, Thanksgiving Day, New Years Day, Labor Day and Memorial Day	1) 67 dBA
	2) 9 p.m. to 7 a.m. plus all day Sundays, Christmas Day, Thanksgiving Day, New Years Day, Labor Day and Memorial Day	2) 61 dBA
At any Other Lot Line	All times and days	70 dBA

Note: dBA means "A" weighted decibel.

505.B. The maximum permissible sound level limits set forth in the above table shall not apply to any of the following noise sources:

1. Sound needed to alert people about an emergency.
2. Repair or installation of utilities or construction of structures, sidewalks or streets between the hours of 7 a.m. and 9 p.m., except for clearly emergency repairs which are not restricted by time.
3. Household power tools and lawnmowers between the hours of 8 a.m. and 9 p.m.
4. Agricultural activities, including permitted raising of livestock, but not exempting a commercial kennel.
5. Public celebrations specifically authorized by the Borough Council or a County, State or Federal Government agency or body.
6. Unamplified human voices or the sound of a single animal.
7. Routine ringing of bells and chimes by a place of worship or municipal clock.
8. Vehicles operating on a public street, railroads and aircraft.

506. **ODORS AND DUST.** No use shall generate odors or dust that are offensive to persons of average sensitivities beyond the boundaries of the subject lot.

507. **CONTROL OF LIGHT AND GLARE.** This section 507 shall only regulate lighting that spills across lot lines or onto public streets.

507.A. This Section 507 shall not apply to street lighting that is owned, financed or maintained by the Borough or the State.

507.B. No luminary, spotlight or other light source that is within 200 feet of a lot line of an existing dwelling or approved residential lot shall be placed at a height exceeding 35 feet above the average surrounding ground level. This limitation shall not apply to lights needed for air safety nor lights intended solely to illuminate an architectural feature of a building.

507.C. All light sources, including signs, shall be properly diffused as needed with a translucent or similar cover to prevent exposed bulbs from being directly visible from streets, public sidewalks, dwellings or adjacent lots.

507.D. All light sources, including signs, shall be shielded around the light source and carefully directed and placed to prevent the lighting from creating a nuisance to reasonable persons in adjacent dwellings, and to prevent the lighting from shining into the eyes of passing motorists.

507.E. Flashing, flickering or strobe lighting are prohibited, except for non-advertising seasonal lights.

508. **WASTE CONTAINERS.**

508.A. **Screening.** All newly located trash dumpsters and existing dumpsters where feasible shall be screened on 3 of 4 sides (not including the side it is to be emptied from) as needed to screen the dumpster from view from public streets or dwellings on abutting lots. A solid wooden fence, brick wall, evergreen plants or structure designed to be architecturally compatible with the principal building shall be used for such screening.

508.B. Setback from Dwellings. If physically possible, any solid waste container with a capacity of over 15 cubic feet shall be kept a minimum of 20 feet from a dwelling unit on an abutting lot.

509. **ADDITIONAL INDUSTRIAL STANDARDS.**

509.A. No industrial use shall:

1. cause electrical or electronic interference with radio or television reception on other properties;
2. cause vibration perceptible without the use of instruments on other lots, except for blasting necessary for land development;
3. involve the emission of air or water pollutants that do not comply with applicable State or Federal law.