

Section 200

ZONES AND BOUNDARIES

§200.1 Establishment of Zones: The Township of Penn is divided into zones enumerated below and shown on the map entitled "Zoning Map of Penn Township" which map is part of this Ordinance.

R-8	Urban Residential
R-15	Suburban Residential
R-22	Suburban Residential
R-40	Rural Residential
R-C	Rural Conservation
SSP	Steep Slope Protection
A/O	Apartment and / or Office
S/C	Shopping / Commercial
HB	Highway Oriented Business
I	Industrial

§200.2 The Official Zoning Map: The Official copy of the Zoning Map shall be maintained at the Township Building. The Official Zoning Map shall be displayed for public view during normal business hours of the municipality. In case of dispute only this map or an approved copy thereof shall be considered in evidence.

§200.3 Boundaries of Zones: Where uncertainty exists as to the boundaries of the zones as shown on the zoning map, the following rules shall apply:

- a) Boundaries indicated, as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- b) Boundaries indicated, as approximately following platted lot lines shall be construed as following such lot lines.
- c) Boundaries indicated, as approximately following municipality limits shall be construed as following municipality limits.
- d) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- e) Boundaries indicated, as approximately following the centerlines of streams, rivers or other bodies of water shall be construed to follow such centerlines.

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- f) Boundaries indicated as parallel to or extensions of features indicated in subsection (a) through (e) shall be so construed. The scale of the map shall determine distances not specifically indicated on the official zoning map.
- g) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map or in circumstances not covered by subsection (a) through (f), the Zoning Hearing Board shall interpret the district boundaries.

Section 201 USE REGULATIONS

§201.1 Uses Permitted: The uses permitted in the zones established by this Ordinance and the permitted extent of these uses, are as described for each zone. The uses by right and uses by special exception in each zone are the only uses permitted in that zone. Unless otherwise noted, the extent-of-use or dimensional standards are the requirements for each use. However, the following may apply:

- a) Modifications to the extent-of-use requirements set forth in ARTICLE IV, and
- b) Additional general provisions are set forth in ARTICLE III.
- c) General standards for Special Exception uses are set forth in ARTICLE V.
- d) Special standard for Special Exception uses are set forth in Article VI.

§201.2 Uses Not Provided For: When a specific use is neither permitted nor denied in the Township, the Zoning Hearing Board shall make a determination as to the similarity or compatibility of the use in question to the permitted and special exception uses in the zoning district. No zoning permit shall be issued by the Zoning Officer for any unspecified use until this determination has been made by the approval for the Zoning Hearing Board for the special exception use. The use shall not constitute or contribute to a public or private nuisance.

§201.3 Accessory Uses and Structures: Accessory uses and structures shall be permitted in conjunction with the Principal uses permitted by this Ordinance and shall be further subject to the requirements for accessory uses and

structures as set forth in ARTICLE III.

§201.4

Uses With Nuisance Effect: In no case is a use permitted which by reason of noise, dust, odor, appearance, or other objectionable factor creates a nuisance, hazard, or other substantial adverse effect upon the reasonable enjoyment of the surrounding property. Every reasonable effort must be made to prevent this effect through:

- a) Control of lighting.
- b) Design and maintenance of structures.
- c) Use of planting screens or attractive fences.
- d) Placement of structures on the site.
- e) Appropriate control of use.
- f) Prompt removal of trash or junk.

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Section 202

R-8 URBAN RESIDENTIAL ZONE

§202.1 Specific Intent: It is the purpose of this zone to accommodate a variety of residential development which is compatible with housing and lot sizes in the sections of the Township developed prior to 1968.

§202.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the R-8 Zone:

- Group Home
- House of Worship
- No-Impact Home Based Business
- Residential Accessory Uses (see Section 300)
- Single-Family Detached Dwelling
- Single-Family Semi-Detached Dwelling
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Church Day Care Center
- Conversion of Dwelling for Additional Family Members
- Family Day Care Home
- Group Day Care Home
- Half-Way-Houses
- Home Occupations
- Mobile Home Park
- Model Home And / Or Sales Office
- Multi-Family Dwelling
- Multiplex Dwelling
- Parks, Outdoor Recreational Facilities and Other Open Spaces with Appurtenant Buildings
- Public Uses and Buildings
- Retirement Village
- Single Family Attached Dwelling
- Two Family Conversion, Rooming House

§202.3 Area and Bulk Regulations: The following regulations shall be observed for

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each principal use.

Minimum Regulations

Public Water and Public Sewer

* Lot Area	8,000 sq. ft.
Lot Width	80 feet
Front Setback	35 feet
* Side Setback	12 feet (each)
Rear Setback	30 feet

Maximum Regulations

Public Water and Public Sewer

Building Height	30 feet
Lot Coverage	65 %

* If each unit of a single family semi-detached dwelling is intended for individual ownership, the lot area and width for each unit must be at least one-half (1/2) the required lot area and width of this zone. No side setback is required where Single Family Semi-Detached dwellings adjoin.

§202.4

Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

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Section 203 R-15 SUBURBAN RESIDENTIAL ZONE

§203.1 Specific Intent: It is the purpose of this zone to maintain existing residential areas and to provide for natural expansion of those areas into areas which can be served by public sewer and public water facilities.

§203.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the R-15 Zone:

- Group Home
- House of Worship
- No-Impact Home Based Business
- Residential accessory uses (see Section 300)
- Single Family Detached Dwelling
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Cemetery
- Church Day Care Center
- Conversion of Dwelling for Additional Family Members
- Family Day Care Home
- Group Day Care Home
- Half-Way-Houses
- Home Occupations
- Medical Clinics and Facilities
- Model Home And/Or Sales Office
- Parks, Outdoor Recreational Facilities and Other Open Spaces with Appurtenant Buildings
- Public Uses and Buildings
- Retirement Village

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§203.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>	<u>No Public Water and/or Public Sewer</u>
Lot Area	15,000 sq. ft.	43,560 sq. ft.
Lot Width	100 feet	175 feet
Front Setback	35 feet	50 feet
Side Setback	12 ft. (each)	25 ft. (each)
Rear Setback	30 feet	30 feet
<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>	<u>No Public Water and/or Public Sewer</u>
Building Ht.	35 feet	35 feet
Lot Coverage	65%	30%

§203.4 On-Lot Sewage Treatment Systems - The lot size where on-lot sewage treatment systems are proposed shall be great enough to allow for an initial absorption area and a replacement area in accordance with Section 607 of the Subdivision and Land Development Ordinance. If adequate area for an initial and replacement system is not available, the Township will not approve the lot.

§203.5 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

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Section 204 R-22 SUBURBAN RESIDENTIAL ZONE

§204.1 Specific Intent: It is the purpose of this zone to maintain existing residential areas and to provide for natural expansion of those areas into areas which can be served by public sewer and public water facilities.

§204.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the R-22 Zone:

- Group Home
- House of Worship
- No-Impact Home Based Business
- Residential accessory uses (see Section 300)
- Single Family Detached Dwelling
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Cemetery
- Church Day Care Center
- Conversion of Dwelling for Additional Family Members
- Family Day Care Home
- Golf Course
- Group Day Care Home
- Medical Clinics and Facilities
- Model Home And/Or Sales Office
- Parks, Outdoor Recreational Facilities and Other Open Spaces with Appurtenant Buildings
- Public Uses and Buildings
- Retirement Village

§204.3 Area and Bulk Regulations: The following regulations shall be observed for

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each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>	<u>No Public Water and/or Public Sewer</u>
Lot Area	22,000 sq. ft.	43,560 sq. ft.
Lot Width	120 feet	175 feet
Front Setback	35 feet	50 feet
Side Setback	15 ft. (each)	25 ft. (each)
Rear Setback	30 feet	30 feet

<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>	<u>No Public Water and/or Public Sewer</u>
Building Ht.	35 feet	35 feet

- The maximum height may be increased by one foot for each additional foot of front, side, and rear setback provided, to a maximum height of 40 feet.

Lot Coverage	65%	30%
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§204.4 On-Lot Sewage Treatment Systems - The lot size where on-lot sewage treatment systems are proposed shall be great enough to allow for an initial absorption area and a replacement area in accordance with Section 607 of the Subdivision and Land Development Ordinance. If adequate area for an initial and replacement system is not available, the Township will not approve the lot.

§204.5 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

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§205.1 Specific Intent: It is the purpose of this district to encourage the rural character of the zone by preserving natural features such as watersheds, forests and water courses, while perpetuating the rural atmosphere, open space, and scenic landscapes. Residential use would be permitted provided that sufficient space is provided for on-lot sewage disposal that will not create any menace to public health, and natural features are not unduly disturbed.

§205.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the R-40 District:

- Agriculture
- Group Home
- House of Worship
- No-Impact Home Based Business
- Residential Accessory Uses (See Section 300)
- Sale of Agricultural Products
- Single Family Detached Dwelling
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Animal Hospital
- Bed and Breakfast Inn
- Cemetery
- Church Day Care Center
- Conversion of Dwelling for Additional Family Members
- Family Day Care Home
- Golf Course
- Group Day Care Home
- Kennel
- Livestock and Poultry Kept for Personal Use
- Model Home and / or Sales Office
- Public Uses and Buildings
- Retirement Village
- Riding Academy and/or Boarding Stable

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§205.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

Minimum Regulations - Agriculture

Lot Area	5 Acres
Lot Width	200 ft.
Setbacks	200 ft.

Minimum Regulations - other uses

Lot Area	43,560 sq. ft.
Lot Width	175 ft.
Front Setback	50 ft.
Side Setback	25 ft. (each)
Rear Setback	30 ft.

Maximum Regulations

Building Height	35 ft.
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- The maximum height may be increased by one foot for each additional foot of front, side, and rear setback provided, to a maximum height of 40 feet.

Lot Coverage	30%
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§205.4 On-Lot Sewage Treatment Systems - The lot size where on-lot sewage treatment systems are proposed shall be great enough to allow for an initial absorption area and a replacement area in accordance with Section 607 of the Subdivision and Land Development Ordinance. If adequate area for an initial and replacement system is not available, the Township will not approve the lot.

§205.5 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

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Section 206

A/O - APARTMENT AND/OR OFFICE ZONE

§206.1 Specific Intent: The purpose of this zone is to provide reasonable standards for harmonious development of apartments, townhouses, business and professional offices, financial institutions, and other uses which are compatible with high density housing; to provide for public convenience, and to avoid traffic congestion problems.

§206.2 Use Regulations:

Uses by Right: The following principal uses are permitted by right in the A/O Zone:

- Business Services
- Financial Institution
- Funeral Home
- House of Worship
- Medical Clinic
- Parking Lot or Parking Garage
- Parks, Outdoor Recreational Facilities and Other Open Spaces with Appurtenant Buildings
- Public Uses and Buildings
- Single Family Residence As An Accessory Use
- Two-Family Detached Dwelling
- Two-Family Semi-Detached Dwelling
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Family Day Care Home
- Group Day Care Home
- Hospital, Skilled Health Care
- Mobile Home Park
- Multi-Family Dwelling
- Multiplex Dwelling
- Public Utility Building
- Retirement Village
- Single Family Attached Dwelling
- Two-Family Conversion, Rooming House

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§206.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>
Lot Area	10,000 sq. ft.
Lot Width	75 ft.
Front Setback	50 ft.
Side Setback	15 ft. (each)
Rear Setback	25 ft.

<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>
Building Height	30 feet
Lot Coverage	70%

§206.4 Density Requirement: The maximum number of dwelling units per gross acre of land permitted in this zone is ten (10) D.U.

§206.5 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

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Section 207

S/C - SHOPPING/COMMERCIAL ZONE

§207.1 Specific Interest: The purpose of this zone is to provide areas for retail shopping activity. The zone primarily allows development of neighborhood shopping areas that serve the day-to-day shopping needs of local residents. If a need is apparent, community or regional shopping centers can be developed on appropriate sites.

§207.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the S/C Zone:

- Business Services
- Club Room, Meeting Hall
- Commercial School
- Commercial Recreation
- Convenience Store
- Eating Establishment
- Financial Institutions
- Funeral Home
- Home Occupations
- House of Worship
- Laundry, Dry Cleaning Establishment
- Medical Clinic
- Parking Lot or Parking Garage
- Personal Services
- Public Uses and Buildings
- Retail Business
- Sale of Agricultural Products
- Wholesale Establishment in conjunction with Retail
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Adult Regulated Facilities
- Child Care Center
- Church Day Care Center
- Group Day Care Facility

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Hospital, Skilled Health Care
Mini-Storage Warehouses
Public Utility Building
Shopping Center or Mall
Transportation (Passenger) Terminal

§207.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>
Lot Area	20,000 sq. ft.
Lot Width	100 ft.
Front Setback	50 ft.
Side Setback	20 ft. (each)
Rear Setback	35 ft.

<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>
Building Height	35 ft.
Lot Coverage	80%

§207.4 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this zone.

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Section 208

H/B - HIGHWAY ORIENTED BUSINESS ZONE

§208.1 Specific Intent: The purpose of this zone is to provide areas to accommodate commercial activities that primarily rely on vehicles to provide customer accessibility.

§208.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the HB Zone:

- Automobile Sales, Garage, Body Shop, Service
- Commercial Recreation
- Drive-in Business
- Financial Institutions
- Home Occupations
- House of Worship
- Motel, Hotel, Tourist Home
- Outdoor Sales and Services
- Parking Lot or Parking Garage
- Personal Services
- Professional Offices
- Public Uses and Buildings
- Retail Business
- Sale of Agriculture Products
- Wholesale Establishments
- Timber Harvesting

Uses by Special Exception - The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Animal Hospital
- Child Care Center
- Convenience Store
- Group Day Care Facility
- Kennel
- Public Utility Building
- Service Stations
- Transportation (Passenger) Terminal
- Vehicle Washing Facility

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§208.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>
Lot Area	20,000 sq. ft.
Lot Width	100 ft.
Front Setback	50 ft.
Side Setback	20 ft. (each)
Rear Setback	35 ft.

<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>
Building Height	35 ft.
Lot Coverage	80%

§208.4 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable of this zone.

Section 209

I - INDUSTRIAL ZONE

§209.1 Specific Intent: The purpose of this zone is to encourage the development of and continued use of land which is suitable for industries and to prohibit any use which would substantially interfere with the establishment or continuation of industrial firms which contribute to the soundness of the economic base of the Township. Furthermore the intent is to provide suitable land for light industry and industrial parks in which a number of firms may locate on a landscaped tract. Because of the possible proximity of such uses to residential and commercial areas, restrictions are imposed to assure both attractive and useful surroundings.

§209.2 Use Regulations:

Uses by Right - The following principal uses are permitted by right in the I Zone.

General Manufacturing:

These include such uses as:

- a) food
- b) furniture
- c) textiles, leather, rubber, paper
- d) fabricated metals, machinery
- e) stone, clay & glass

Light Manufacturing:

These include such uses as:

- a) printing & publishing
- b) soft drink bottling, packaging products in the form of powder or other dry state
- c) lace manufacture, sewing apparel
- d) assembly of electronic apparatus
- e) instrument making, tool & die making, cabinet making
- f) electroplating metals, molding plastics

Business Services

House of Worship

Heavy Storage Services (example: warehouse, building material yard)

Mini-Storage Warehouses

Parking Lot or Parking Garage

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Public Uses and Building
Processing Establishments
Public Recreational Facility
Research Laboratory
Service Stations, Automobile
Solid Waste Processing Facility
Timber Harvesting
Truck or Motor Freight Terminal

Uses by Special Exception: The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

Airport, Heliport, Helistops
Child Care Center
Communication, Transmitting, and Receiving Facilities
Industrial Park (Business Services, Medical Clinics and
Professional Centers As Uses by Special Exception in an Industrial
Park Complex Only)
Junkyard, Automobile Dismantling Plant
Power Generation Facility/Gas Fired Generators
Public Utility Building
Quarries and Mines
Sale of Agricultural Products
Sanitary Landfill

§209.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use:

<u>Minimum Regulations</u>	<u>Public Water and Public Sewer</u>
Lot Area	2 acres
Lot Width	200 ft.
Front Setback	50 ft.
Side Setback	50 ft. (each)
Rear Setback	50 ft.
<u>Maximum Regulations</u>	<u>Public Water and Public Sewer</u>
Building Height	50 ft
Lot Coverage	80%

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§209.4 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.

Section 210

SSP - STEEP SLOPE PROTECTION ZONE

§210.1

Specific Intent: The purpose of the SSP - Steep Slope Protection Zone is to conserve and protect those areas having slopes as defined herein from inappropriate development as well as to permit and encourage the use of said areas for open space purposes in order to constitute a harmonious aspect of the continuing physical development of the Township. In implementing these principals and general purposes of this Ordinance and the Penn Township Comprehensive Plan, the following specific objectives are intended to be accomplished by this Article:

- a) To combine with other zoning requirements, as an overlay zoning district, certain restrictions for steep slope areas to promote the general health, safety and welfare of the residents of the Township.
- b) To prevent inappropriate development of steep slope areas in order to avoid potential dangers for human usage caused by erosion, stream siltation, and soil failure leading to structural collapse or damage and/or unsanitary conditions and associated hazards.
- c) To minimize danger to public health and safety by promoting safe and sanitary drainage.
- d) To relate the intensity of development to the steepness of terrain in order to minimize grading, removal of vegetation, runoff and erosion, and to help ensure the utilization of land in accordance with its natural capabilities to support development.
- e) To promote only those uses in steep slope areas that are compatible with the preservation of existing natural features, including vegetative cover, by restricting the grading of steep slope areas.
- f) To promote the ecological balance among those natural systems elements (such as wildlife, vegetation, and aquatic life) that could be grossly affected by inappropriate development of steep slope areas.
- g) To prevent development that would cause excessive erosion

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and a resultant reduction in the water-carrying capacity of the watercourses that flow through or around the Township with the consequences of increased flood crests and flood hazards within the Township and to both upstream and downstream municipalities.

- h) To minimize the potential harmful effects to individuals and adjacent landowners in the Township and/or other municipalities caused by inappropriate grading and development on steep slopes.
- i) To advise those individuals who choose, despite the dangers, to develop or occupy land with steep slopes; to protect residents from property damage and personal injury due to runoff, erosion, or landslides attributable to a nearby development on steeply sloped land.
- j) To protect the entire Township from inappropriate development of steep slope areas which could have an effect upon subsequent expenditures for public works and disaster relief and, thus, adversely affect the economic well being of the Township.
- k) To promote the provisions of safe and reliable access ways, parking areas, and utility systems serving development on or around steep slope areas where more sensitive grading and flood plain is essential.

§210.2 Boundary Definition of Steep Slope Protection Overlay Zone

- a) The Steep Slope Protection Zone shall be defined and established as those areas of the Township having slopes of fifteen (15) percent or greater as determined from topographic studies or evaluation. The slope shall be determined prior to excavation, grading, or other movement of soil or rock. Any lot that contains land that lies within the Steep Slope Protection Zone [i.e., with slopes of fifteen (15) percent or greater] shall be subject to the regulations of the Steep Slope Protection Zone.
- b) All lots within the Steep Slope Protection Zone with average slopes, as defined herein, of less than fifteen (15) percent

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would not be subject to the provision of this Article, unless the requested use, including yard requirements, would be on any portion of the lot exceeding a slope of fifteen (15) percent or the requested use is for parking areas in the excess of a slope of six (6) percent.

§210.3 Steep Slope Protection Zone Overlay Concept

The Steep Slope Protection Zone shall be deemed to be an overlay-zoning district on any zoning district now or hereafter enacted to regulate the use of land in Penn Township.

- a) The Steep Slope Protection Zone shall have no effect on the permitted uses or regulations in the underlying zoning district, except where the development intended is to be located within the boundaries of the Steep Slope Protection Zone, as defined herein, is in conflict with the permitted uses or regulations set forth in this Section.

- b) In those areas of Penn Township where the Steep Slope Protection Zone applies, the requirements of the Steep Slope Protection Zone shall supersede any less stringent requirements of the underlying zoning district.

- c) Should the zoning classification of any parcel or any part thereof on which the Steep Slope Protection Zone is an overlay be changed, such change in the classification shall have no effect on the boundaries of the Steep Slope Protection Zone, unless an amendment to said boundaries was included as part of the proceedings from which the change originated.

§210.4 Boundary Interpretation and Appeals Procedures

An initial determination as to whether the Steep Slope Protection Zone regulations apply to a given parcel shall be made by the Zoning Officer. Any party aggrieved by the decision of the Zoning Officer, either because of an interpretation of the location of the Steep Slope Protection Zone boundary or because the criteria used in delineating the boundary, as set forth in §210.6 herein, are deemed incorrect because of changes due to natural or other causes, may appeal such decision to the Zoning Hearing Board.

§210.5 Land Use and Development Regulations in Steep Slope Protection Zone

For any lot that contains land included in the Steep Slope Protection, the Zone following land use and development regulations shall apply.

- a) The average slope of the entire lot shall be determined according to the formula:

$$S = (0.0023/A) \times I \times L$$

- Where: S = Average Slope in percent
.0023 = A factor for the conversion of square feet into acres
I = Contour interval (in feet) of a topographic map of the parcel
L = Combined length (in feet) of or along all contour lines measured
A = Acreage of the subject parcel's buildable area

- b) In all areas of the Township where the slope is fifteen (15) percent or greater, such as to be considered a Severe Slope as defined in the Ordinance of Definition, the minimum lot size for a parcel of land having such Severe Slope shall be:

- 1) Three (3) acres when the percent average slope of the site is fifteen (15) percent or more.
- 2) Five (5) acres when the average slope of the site is eighteen (18) percent or more.
- 3) Ten (10) acres when the average slope of the site is twenty (20) percent or more.
- 4) Exception: The lot sizes set forth in (1) through (3) above will not apply in those circumstances where the lot owner or any developer can provide a contiguous area of the lot which does not have any of the severe slope averages set forth above and is at least the size of the minimum lot sizes for the zoning district in which the lot is located. When this exception is selected by the lot owner or developer, the area of the lot which is severe slope area (i.e., that portion not included in the area selected by the lot owner/developer for meeting the zoning district minimum lot size) shall not be used for any land

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development except for a driveway easement access or public utility access to the said lot and is intended to remain in a natural state or condition so far as is possible.

- c) Any lot which shall have an average slope of at least fifteen (15) percent but not more than eighteen (18) percent shall have a maximum impervious surface area of twenty (20) percent of the lot area, of which no more than one-half, or ten (10) percent of the lot area, shall consist of buildings.
- d) Any lot which shall have an average slope of at least eighteen (18) percent but not more than twenty-five (25) percent shall have a maximum impervious surface area of ten (10) percent of the lot area of which no more than one-half, or five (5) percent of the lot area, shall consist of buildings.
- e) All freestanding structures, buildings and substantial improvements, (with the exception of utilities where no other location is feasible) are prohibited on slopes of twenty-five (25) percent or greater. Never shall more than five (5) percent of the area be re-graded or vegetation cover disturbed by the exceptions, if they are granted.
- f) All swimming pools, junkyards, sanitary landfills, and outdoor storage of vehicles or materials are prohibited on slopes of fifteen (15) percent or greater.
- g) Driveways shall not exceed a slope of ten percent (10%) within twenty-five (25) feet of the street right-of-way lines. Parking areas shall not be in excess of six (6) percent. Access drives shall not be in excess of four (4) percent within seventy-five (75) feet of the intersecting street centerline.
- h) Applicants for permits required by this Ordinance shall present evidence of approval of any required erosion and sedimentation plan or any required storm water management plan prior to the issuance of any permit.

§210.6 Uses Permitted Within the Steep Slope Protection District

- a) All uses permitted within the underlying zoning district, except those specifically prohibited in §210.5 above, may be

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permitted by special exception in the Steep Slope Protection Zone.

- b) Any application requesting a special exception for a use permitted herein shall be accompanied by a plan certified by a registered professional engineer, a registered surveyor, or a registered landscape architect. In addition to any information required for an application for a special exception set forth in Article VI, such plan shall show:
- 1) The location of the proposed use with respect to the areas of the lot determined to have slopes in excess of fifteen (15) percent.
 - 2) The location of the proposed use with respect to existing development within the property.
 - 3) Nature of the proposed use.
 - 4) Topographical surveys showing the contours of the property in two (2) foot intervals. The plans shall also include a reference benchmark used.
 - 5) Typical tract cross-sections at a scale of not more than one (1) inch equals one hundred (100) feet and typical tract cross-sections at a vertical and horizontal scale. There shall be a minimum of one cross-section for the first five (5) acres or less of lot or tract area and one cross-section for each five (5) acres or portion thereof thereafter.
 - 6) Calculations to determine the average slope of the lot in accordance with this Article.
 - 7) Surface view of construction, grading or fill elevations.
 - 8) Size, location and arrangement of all proposed and existing structures on the site, as well as specifications for building construction and materials and storage of materials.
 - 9) Location, elevation, and specifications for water supply, sanitary facilities and streets, including entrance drive.
 - 10) A soils engineering report regarding site characteristics of the subject property to include the nature, types, distribution, and suitability of subsurface soils for load bearing, stability, and compaction; extent, description, and location of exposed rock; erodability of surface soil; engineering

Article II - Zone Regulations

and conservation techniques to be used to prevent erosion and alleviate environmental problems created by the proposed development activities; permeability and available water infiltration capacity; depth to bedrock and seasonal high water table; the means of accommodating storm water runoff; proposed modifications to the existing topography and vegetative cover; and the location, type and intensity of vegetative cover on the subject property.

- 11) A geophysical-hydrologic report investigating conditions of the subject property's underlying geologic formation and the hydrological characteristics of the proposed development. Such report shall demonstrate that any adverse impacts of the proposed development can be addressed in such a manner as to prevent the hazards to life and property and to maintain amenable site features for storm water management, soil erosion and sedimentation control, vegetative cover and exposed rock stability.
 - c) The applicant for any special exception shall request the review and recommendations of the York County Conservation District at least forty-five (45) days prior to the hearing by the Zoning Hearing Board and shall present evidence that such review has been requested.
 - d) The applicant shall request, at least forty-five (45) days prior to the hearing before the Zoning Hearing Board, the review and recommendations of the Township and shall present evidence that such review has been requested.
 - e) The applicant shall demonstrate compliance with any applicable storm water management ordinance regulations pertaining to the proposed development, including but not limited to storm water management regulations contained in any applicable subdivision and land development ordinance.

Article II - Zone Regulations

§211.1 Specific Intent: It is the purpose of this district to encourage rural conservation by preserving natural features such as prime agricultural soil types, watersheds, forests and water courses, while perpetuating the rural atmosphere, open space, and scenic landscapes. Limited residential use would be permitted provided that sufficient space is provided for on-lot sewage disposal that will not create any menace to public health, and natural features are not unduly disturbed.

§211.2 Use Regulations:

Uses by Right: The following principal uses are permitted by right in the R-C District:

- Agriculture
- Group Home
- House of Worship
- Residential Accessory Uses (See Section 300)
- Sale of Agricultural Products
- Single Family Detached Dwelling
- Timber Harvesting

Uses by Special Exception: The following uses shall be permitted as Special Exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in ARTICLE VI of this Ordinance.

- Cemetery
- Church Day Care Center
- Concentrated Animal Feeding Operation
- Conversion of Dwelling for Additional Family Members
- Kennel
- Livestock & Poultry for Personal Use
- Riding Academy or Boarding Stable

§211.3 Area and Bulk Regulations: The following regulations shall be observed for each principal use.

Minimum Regulations - Agriculture

Lot Area	5 Acres
Lot Width	200 ft.
Setbacks	200 ft.

Article II - Zone Regulations

Minimum Regulations - other uses

Lot Area	43,560 sq. ft.
Lot Width	175 ft.
Front Setback	50 ft.
Side Setback	25 ft. (each)
Rear Setback	30 ft.

Maximum Regulations

Building Height	35 feet
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- * The maximum height may be increased by one foot for each additional foot of front, side and rear setback provided to a maximum height of forty (40) feet.

Lot Coverage	30%
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§211.4

Limitations with Respect to Dwellings:

Single-family dwelling units in the R-C District shall be subject to the following limitation:

1. The number of parcels created is based on the size of the tract at the effective date of the Ordinance.
2. There shall be permitted on each parcel of land the following number of single family dwelling units:

Size of Parcel - as of the effective date of this Ordinance	Number of Dwellings Permitted (including existing dwellings)
1-5 acres	1
6-15 acres	2
16-30 acres	3
31-60 acres	4
61-90 acres	5
91-120 acres	6
121-150 acres	7

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over 151 acres	8 plus 1 dwelling for each 30 acres over 150 acres
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§211.5 On-Lot Sewage Treatment Systems - The lot size where on-lot sewage treatment systems are proposed shall be great enough to allow for an initial absorption area and a replacement area in accordance with Section 607 of the Subdivision and Land Development Ordinance. If adequate area for an initial and replacement system is not available, the Township will not approve the lot.

§211.6 Design Standards: The provisions of ARTICLE III of this Ordinance are applicable in this district.