

**ORDINANCE NO. 2021-O-04**

**AN ORDINANCE OF THE TOWNSHIP OF WARRINGTON,  
BUCKS COUNTY, PENNSYLVANIA,  
REPEALING AND REPLACING THE ZONING  
ORDINANCE AND ZONING MAP IN ITS  
ENTIRETY**

WHEREAS, the Board of Supervisors of Warrington Township determined that the Zoning Ordinance should be amended to advance and promote the health, safety and welfare of Warrington Township, including its residents and owners of real estate located in Warrington and to allow the orderly and beneficial development of Warrington Township; and

WHEREAS, the Board, after a public bidding process, entered into a Contract with the Bucks County Planning Commission for the preparation of a comprehensive new Zoning Ordinance and Zoning Map; and

WHEREAS, the Board created an Ad Hoc SALDO/Zoning Revision Committee that included members of the Board of Supervisors, Warrington Township Planning Committee, Warrington Township Zoning Hearing Board, Bucks County Planning Commission, staff members and consultants to review the proposed comprehensive new Zoning Ordinance and the new Zoning Map; and

WHEREAS, the Ad Hoc Committee held numerous public meetings to review and discuss the proposed new Zoning Ordinance and Zoning Map that were advertised according to law and open to public comment; and

WHEREAS, the Ad Hoc Committee submitted to the Warrington Township Planning Commission the proposed new Zoning Ordinance and Zoning Map for review; and

WHEREAS, the Warrington Township Planning Commission on or about April 1, 2021, May 6, 2021 and July 1, 2021 held public meetings, advertised according to law and open to the public, at which it considered the proposed new Zoning Ordinance and Zoning Map and recommended that it be approved by the Board of Supervisors; and

WHEREAS, the Board of Supervisors on or about August 24, 2021 held a public hearing, advertised according to law and open to the public, to consider the adoption and enactment of an Ordinance to repeal the existing Zoning Ordinance and Zoning Map and to adopt the proposed comprehensive new Zoning Ordinance and Zoning Map; and

WHEREAS, the Board of Supervisors has determined that the repeal of the Township's existing Zoning Ordinance and Zoning Map and adoption of the new Zoning Ordinance and new Zoning Map are in the best interests of Warrington Township; and

WHEREAS, the Board of Supervisors finds that the Township has complied with all procedural requirements for the repeal of the existing Zoning Ordinance and Zoning Map, and for the adoption of the attached documents as the Zoning Ordinance and Zoning Map of Warrington Township, respectively.

NOW, THEREFORE, the Board of Supervisors of Warrington Township hereby ordains as follows:

Section 1. The existing Zoning Ordinance and appendices thereto, currently codified as Chapter 370 and the current Zoning Map of Warrington Township are hereby repealed in their entirety.

Section 2. The attached, consisting of the new Zoning Ordinance, Articles I- XI is hereby adopted as the Zoning Ordinance of Warrington Township and shall be hereafter known as the Zoning Ordinance of Warrington Township.

Section 3. The current Zoning Map of Warrington Township is hereby repealed, and the attached Zoning Map shall hereafter be known as the Zoning Map of Warrington Township.

Section 4. Any Ordinance or part of an Ordinance conflicting with this Ordinance is hereby repealed. In the event any portion or section of this Ordinance shall be found by a court of competent jurisdiction to be illegal or unenforceable, then it is declared to have been the Board of Supervisor's intent that this Ordinance shall be interpreted as if such illegal or unenforceable section or portion had not been adopted as part of this Ordinance.

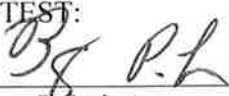
Section 5. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.


Section 6. This Ordinance shall become effective five (5) days after its adoption.

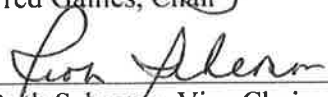
ENACTED AND ORDAINED on this 24<sup>th</sup> day of August, 2021.

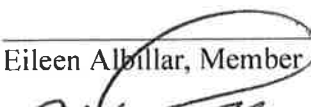
**BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP**

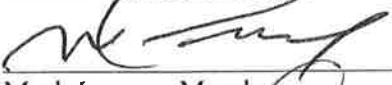
ATTEST:

  
Barry P. Luber  
Township Manager

  
Fred Gaines, Chair

  
Ruth Schemm, Vice Chair

  
Eileen Albillar, Member

  
Mark Lomax, Member

  
William Connolly, Member



## Table of Contents

### Warrington Township Zoning Ordinance Rewrite

#### Table of Contents

##### Article I General Provisions

• 370-101 – Title .....	1
• 370-102 – Short title .....	1
• 370-103 – Purpose .....	1
• 370-104 – Statement of community development objectives .....	1
• 370-105 – Interpretation .....	2
• 370-106 – Township exemption .....	3
• 370-107 – Applicability .....	3

##### Article II Glossary of Terms

• 370-201 – Application and interpretation .....	5
• 370-202 – Definitions of terms .....	5

##### Article III Use Regulations

• 370-301 – Applicability of regulations .....	43
• 370-302 – Uses by right, conditional use, special exception, and uses not permitted .....	43
• 370-303 – Uses subject to other regulations .....	43
• 370-304 – Table 300 Table of Permitted Land Uses by District .....	44
• 370-305 – Use regulations .....	44

##### Article IV Classification of Districts

• 370-401 – Establishment and classes of districts .....	97
• 370-402 – Applicability of regulations .....	98
• 370-403 – Zoning map .....	98
• 370-404 – District boundaries .....	98
• 370-405 – District charts .....	98
• 370-406 – Residential districts with RA, R1 and R2 overlays .....	99
• 370-407- RA Residential Agricultural District .....	99
○ 370-407.1 – Purpose .....	99
○ 370-407.2 – Permitted uses .....	99
○ 370-407.3 – Conditional uses .....	99
○ 370-407.4 – Special exceptions .....	100
○ 370-407.5 – Area requirements .....	100
• 370-408 – RA Overlay District regulations .....	103
○ 370-408.1 – Applicability of regulations .....	103
○ 370-408.2 – RA District overlays .....	103
○ 370-408.3 – Overlay District 1 (OD1) .....	103
○ 370-408.4 – Overlay District 2 (OD2) .....	104
○ 370-408.5 – Overlay District 3 (OD3) .....	104
○ 370-408.6 – Overlay District 4 (OD4) .....	105
○ 370-408.7 – Overlay District 5 (OD5) .....	105
○ 370-408.8 – Overlay District 6 (OD6) .....	106
• 370-409 – R1 Low-Density Residential .....	107

## Table of Contents

○ 370-409.1 – Purpose .....	107
○ 370-409.2 – Permitted uses .....	107
○ 370-409.3 – Conditional uses .....	107
○ 370-409.4 – Special exceptions .....	107
○ 370-409.5 – Area requirements .....	107
• 370-410 – R1 Overlay District regulations .....	109
○ 370-410.1 – Applicability of regulations .....	109
○ 370-410.2 – R1 District overlay .....	109
○ 370-410.3 – Overlay District 17 (OD17 - Parkway) .....	109
○ 370-410.4 – Overlay District 18 (OD18) .....	110
• 370-411 – R2 Medium-Density Residential District .....	111
○ 370-411.1 – Purpose .....	111
○ 370-411.2 – Permitted uses .....	111
○ 370-411.3 – Conditional uses .....	111
○ 370-411.4 – Special exception .....	111
○ 370-411.5 – Area requirements .....	111
• 370-412 – R2 Overlay District regulations .....	113
○ 370-412.1 – Applicability of regulations .....	113
○ 370-412.2 – R2 District overlays .....	113
○ 370-412.3 – Overlay District 7 (OD7) .....	113
○ 370-412.4 – Overlay District 8 (OD8) .....	114
○ 370-412.5 – Overlay District 9 (OD9) .....	114
○ 370-412.6 – Overlay District 10 (OD10) .....	115
○ 370-412.7 – Overlay District 11 (OD11) .....	115
○ 370-412.8 – Overlay District 12 (OD12) .....	116
○ 370-412.9 – Overlay District 13 (OD13) .....	116
○ 370-412.10 – Overlay District 14 (OD14) .....	116
○ 370-412.11 – Overlay District 15 (OD15 - Cluster) .....	117
○ 370-412.12 – Overlay District 16 (OD16 – TDR) .....	117
• 370-413 – R2-I Residential Infill District .....	119
○ 370-413.1 – Purpose .....	119
○ 370-413.2 – Permitted uses .....	119
○ 370-413.3 – Conditional uses .....	119
○ 370-413.4 - Special exception .....	119
○ 370-413.5 – Area requirements .....	119
○ 370-413.6. – Overall provisions .....	120
• 370-414 – R3 Residential Single-Family District .....	121
○ 370-414.1 – Purpose .....	121
○ 370-414.2 – Permitted uses .....	121
○ 370-414.3 – Conditional uses .....	121
○ 370-414.4 – Special exception .....	121
○ 370-414.5 – Area requirements .....	121
• 370-415 – MR Mixed Residential District .....	123
○ 370-415.1 – Purpose .....	123
○ 370-415.2 – Permitted uses .....	123
○ 370-415.3 – Conditional uses .....	123
○ 370-415.4 – Special exceptions .....	123



## Table of Contents

○ 370-415.5 – Area requirements.....	124
• 370-416 – Mixed use districts.....	127
• 370-417 – CR Commercial Residential District .....	127
○ 370-417.1 – Purpose.....	127
○ 370-417.2 – Permitted uses.....	127
○ 370-417.3 – Conditional uses .....	127
○ 370-417.4 – Special exceptions .....	127
○ 370-417.5 – Area requirements.....	128
• 370-418 – EV Eureka Village District.....	131
○ 370-418.1 – Purpose.....	131
○ 370-418.2 – Permitted uses and standards.....	131
○ 370-418.3 – Area requirements.....	134
○ 370-418.4 – Overall provisions .....	137
○ 370-418.5 – Open space standards .....	138
○ 370-418.6 – Conditional use standards .....	139
• 370-419 – Institutional districts .....	141
• 370-420 – IU Institutional District.....	141
○ 370-420.1 – Purpose.....	141
○ 370-420.2 – Permitted uses.....	141
○ 370-420.3 – Conditional uses .....	141
○ 370-420.4 – Area requirements.....	141
○ 370-420.5 – Overall Provisions .....	142
• 370-421 – CE Cemetery District .....	143
○ 370-421.1 – Purpose.....	143
○ 370-421.2 – Permitted uses.....	143
○ 370-421.3 – Conditional uses .....	143
○ 370-421.4 – Area requirements.....	143
○ 370-421.5 – Overall provisions .....	143
○ 370-421.6 – Design standards .....	144
• 370-422 – OS/P Open Space/Parkland District.....	145
○ 370-422.1 – Purpose.....	145
○ 370-422.2 – Overall provisions .....	145
• 370-423 – Commercial districts .....	147
• 370-424 – WV Warrington Village District.....	147
○ 370-424.1 – Purpose.....	147
○ 370-424.2 – Applicability .....	147
○ 370-424.3 – Permitted uses.....	147
○ 370-424.4 – Conditional uses .....	148
○ 370-424.5 – Area requirements.....	148
○ 370-424.6 – Overall provisions .....	149
• 370-425 – BZ Business Zone District.....	151
○ 370-425.1 – Purpose.....	151
○ 370-425.2 – Applicability .....	151
○ 370-425.3 – Permitted uses.....	151
○ 370-425.4 – Conditional uses .....	152
○ 370-425.5 – Area requirements.....	152
○ 370-425.6 – Overall provisions .....	154

## Table of Contents

• 370-426 – CBD Central Business District.....	155
○ 370-426.1 – Purpose.....	155
○ 370-426.2 – Applicability .....	155
○ 370-426.3 – Permitted uses.....	155
○ 370-426.4 – Conditional uses .....	156
○ 370-426.5 – Area requirements.....	156
○ 370-426.6 – Overall provisions .....	157
• 370-427 – Industrial districts .....	159
• 370-428 – IST Industrial Science Technology District .....	159
○ 370-428.1 – Purpose.....	159
○ 370-428.2 – Permitted uses.....	159
○ 370-428.3 – Conditional uses .....	159
○ 370-428.4 – Area requirements.....	160
○ 370-428.5 – Overall provisions .....	160
○ 370-428.6 – Off-street parking .....	160
• 370-429 – PI-1 Planned Industrial District .....	163
○ 370-429.1 – Purpose.....	163
○ 370-429.2 – Permitted uses.....	163
○ 370-429.3 – Conditional uses .....	163
○ 370-429.4 – Special exceptions .....	164
○ 370-429.5 – Area requirements.....	164
○ 370-429.6 – Overall provisions .....	165
• 370-430 – PI-1A Planned Industrial District.....	167
○ 370-430.1 – Purpose.....	167
○ 370-430.2 – Permitted uses.....	167
○ 370-430.3 – Conditional uses .....	167
○ 370-430.4 – Special exceptions .....	168
○ 370-430.5 – Area requirements.....	168
○ 370-430.6 – Overall provisions .....	168
• 370-431 – PI-2 Planned Industrial District .....	171
○ 370-431.1 – Purpose.....	171
○ 370-431.2 – Permitted uses.....	171
○ 370-431.3 – Conditional uses .....	171
○ 370-431.4 – Special exceptions .....	172
○ 370-431.5 – Area requirements.....	172
○ 370-431.6 – Overall provisions .....	173
• 370-432 – OI Office Industrial District .....	175
○ 370-432.1 – Purpose.....	175
○ 370-432.2 – Permitted uses.....	175
○ 370-432.3 – Conditional uses .....	175
○ 370-432.4 – Area requirements.....	175
• 370-433 – Quarry District.....	177
○ 370-433.1 – Purpose.....	177
○ 370-433.2 – Permitted uses.....	177
○ 370-433.3 – Conditional uses .....	177
○ 370-433.4 – Area requirements.....	177
○ 370-433.5 – Overall provisions .....	177

## Table of Contents

• 370-434 – Junkyard District .....	179
○ 370-434.1 – Purpose .....	179
○ 370-434.2 – Permitted uses .....	179
○ 370-434.3 – Conditional use .....	179
○ 370-434.4 – Area requirements .....	179
○ 370-434.5 – Overall provisions .....	179
 <b>Article V Natural Resources</b>	
• 370-501 – Purpose and applicability .....	181
• 370-502 – Resource protection overlay .....	181
• 370-503 – Environmental restriction standards .....	183
• 370-504 – Calculating gross buildable site area and net gross buildable site area .....	186
• 370-505 – Open space requirements and application .....	187
• 370-506 – Open space ownership and maintenance regulations .....	188
 <b>Article VI Off-Street Parking, Loading, and Unloading</b>	
• 370-601 – General regulations .....	193
• 370-602 – Required off-street parking space .....	195
• 370-603 – Additional parking standards for nonresidential land use .....	200
• 370-604 – Additional specific parking standards per district .....	200
• 370-605 – Loading dock and drop-off area .....	202
• 370-606 – Access to off-street parking and loading areas .....	203
• 370-607 – Parking and loading area setbacks .....	203
 <b>Article VII Signs</b>	
• 370-701 – Sign definitions .....	205
• 370-702 – Statement of purpose .....	207
• 370-703 – Exempt and prohibited signs .....	207
• 370-704 – General regulations .....	209
• 370-705 – Sign illumination .....	211
• 370-706 – Nonconforming signs .....	212
• 370-707 – Sign permits .....	213
• 370-708 – Regulations by sign type—permanent .....	213
• 370-709 – Signs by district .....	218
• 370-710 – Regulations by sign type—nonpermanent .....	232
 <b>Article VIII Supplemental Regulations Applicable to All Districts and Uses</b>	
• 370-801 – Nonconformities .....	235
• 370-802 – Conditional uses .....	236
• 370-803 – Roadside stands .....	237
• 370-804 – Building heights .....	238
• 370-805 – Building exterior construction .....	238
• 370-806 – Buffering, screening, and planting strip requirements .....	238
• 370-807 – Outdoor storage and outdoor display of goods .....	239
• 370-808 – Swimming pools .....	239
• 370-809 – Minimum yards and projections into required yards .....	239

## Table of Contents

• 370-810 – Front yard exception.....	240
• 370-811 – Traffic visibility and site triangle.....	240
• 370-812 – Animals and animal shelters.....	240
• 370-813 – Minimum lot frontage/legal access.....	241
• 370-814 – Environmental performance standards.....	241
• 370-815 – Fences.....	243
• 370-816 – Exceptions to minimum lot size.....	244
• 370-817 – Impervious surface of existing single-family dwellings.....	245
• 370-818 – Special regulations relating to retail stores.....	246
• 370-819 – Flag lots.....	247
• 370-820 – Transfer of development rights.....	247
 <b>Article IX Wireless Communication Facilities</b>	
• 370-901 – Short title.....	249
• 370-902 – Purposes.....	249
• 370-903 – General requirements for all tower-based WCF.....	249
• 370-904 – Tower-based facilities outside the ROW.....	254
• 370-905 – Tower-based facilities in the ROW.....	256
• 370-906 – General requirements for all non-tower WCF.....	257
• 370-907 – Non-tower wireless facilities outside the ROW.....	261
• 370-908 – Non-tower wireless facilities in the ROW.....	262
• 370-909 – Violations applicable to all wireless facilities.....	263
• 370-910 – Temporary facilities.....	264
 <b>Article X Alternative Energy</b>	
• 370-1001 – Purpose and objectives.....	265
• 370-1002 – Applicability and permitted uses.....	265
• 370-1003 – Land use and dimensional requirements.....	265
• 370-1004 – Basis of permitting.....	267
• 370-1005 – Permit and special exception application requirements.....	268
 <b>Article XI Administration and Enforcement</b>	
• 370-1101 – The Zoning Officer.....	271
• 370-1102 – Fees.....	271
• 370-1103 – Permits.....	272
• 370-1104 – Demolition permits.....	275
• 370-1105 – Certificate of use and occupancy.....	275
• 370-1106 – Enforcement, penalty, and remedy.....	275
• 370-1107 – Zoning Hearing Board.....	277
• 370-1108 – Amendments.....	280
 <b>Subdivision and Land Development Ordinance Amendment</b>	
• 305-329 – Design standards.....	283
 <b>Figures</b>	
• Figure 1 – Building Height.....	9

## Table of Contents

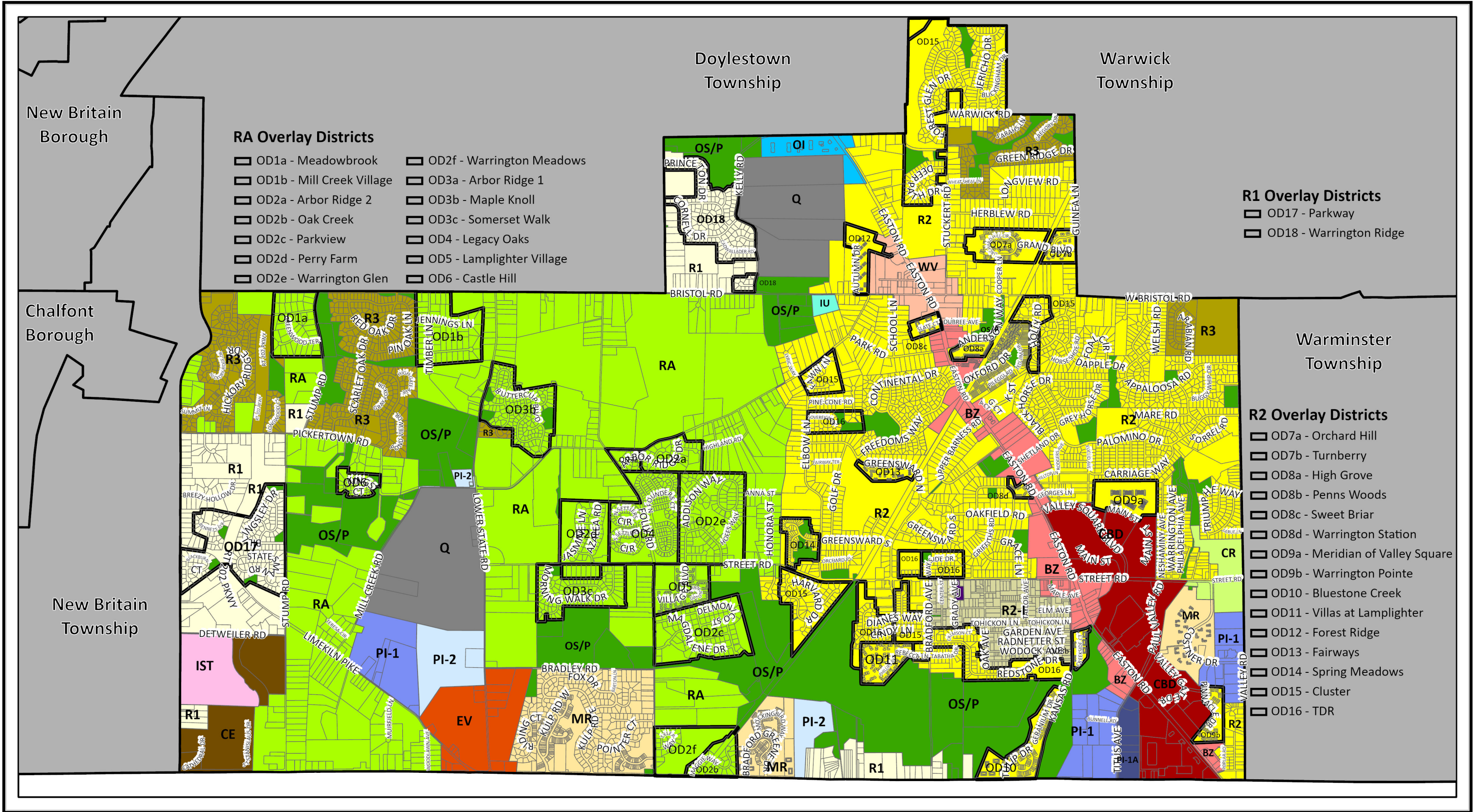
• Figure 2 – Four-Family Semidetached .....	13
• Figure 3 – Single-Family Detached .....	14
• Figure 4 – Townhouse .....	14
• Figure 5 – Two-Family Semidetached (Twin) .....	15
• Figure 6 – Easement Areas .....	15
• Figure 7 – Flag Lot .....	23
• Figure 8 – Lot Width .....	24
• Figure 9 – Parking Bay .....	28
• Figure 10 – Yard .....	42
• Figure 11 – PI-1, PI-1A, or PI-2 District: Recession Plane .....	165
• Figure 12 – Area of Signs .....	210
• Figure 13 – Height of Signs .....	211
• Figure 1 (SALDO Amendment) – Street Connectivity Index .....	291

## Tables

• Table 1 – Standards for a Mix of Dwelling Types .....	50
• Table 2 – Housing Mix Criteria .....	57
• Table 3 – Minimum Setbacks .....	83
• Table 4 – Mixed Development Requirements .....	132
• Table 5 – Dimensional Requirements .....	136
• Table 6 – Required Open Space .....	138
• Table 7 – Land Use Type Setbacks .....	195
• Table 8 – Residential Parking Requirements .....	196
• Table 9 – Nonresidential Parking Requirements .....	196
• Table 10 – RA, OS/P, and CE Sign Regulations .....	220
• Table 11 – R1, R2, R2-I, R1-C, R3, CR, MR, and IU Sign Regulations .....	221
• Table 12 – EV Sign Regulations .....	223
• Table 13 – BZ Sign Regulations .....	225
• Table 14 – WV Sign Regulations .....	227
• Table 15 – CBD Sign Regulations .....	228
• Table 16 – PI-1, PI-1A, PI-2, J, and Q Sign Regulations .....	230
• Table 17 – OI and IST Sign Regulations .....	231
• Table 18 – Continuous Sound Levels by Generating Land Use .....	242







**Zoning**

- RA - Residential Agricultural
- R1 - Low-Density Residential
- R2 - Medium-Density Residential
- R2-I - Residential Infill
- R3 - Residential Single-Family
- MR - Mixed Residential
- CR - Commercial Residential
- EV - Eureka Village
- IU - Institutional
- CE - Cemetery
- OS/P - Open Space/Parkland
- WV - Warrington Village
- BZ - Business Zone
- CBD - Central Business
- IST - Industrial Science Technology
- PI-1 - Planned Industrial - 1
- PI-1A - Planned Industrial - 1A
- PI-2 - Planned Industrial - 2
- OI - Office Industrial
- Q - Quarry
- J - Junkyard

**Zoning Map**  
**Warrington Township**

July 2021







**ARTICLE I****General Provisions****§ 370-101. Title.**

An ordinance permitting, prohibiting, regulating, restricting, and determining the use of land, watercourses and other bodies of water; the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; the area and dimensions of land and bodies of water to be occupied by uses and structures as well as courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; the density of population and intensity of use; the location and size of signs; creating zoning districts and establishing the boundaries thereof; continuing the office of Zoning Officer, continuing a Zoning Hearing Board; and providing for the administration, amendment, and enforcement of the ordinance including the imposition of penalties, in all portions of Warrington Township.

**§ 370-102. Short title.**

This Ordinance shall be known and may be cited as the *Warrington Township Zoning Ordinance*, as amended.

**§ 370-103. Purpose.**

This Ordinance has been prepared in accordance with the *Warrington Township Comprehensive Plan Update* (2018), as amended, with consideration for the character of the Township, its various parts, and the suitability of the various parts for particular uses and structures and is enacted for the following purposes:

- A. To promote, protect and facilitate one or more of the following: public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, emergency management preparedness and operations, adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, preservation of the natural, scenic, and historic values in the environment, preservation of forests, wetlands, groundwater protection, aquifers, and floodplains, and other public requirements.
- B. To prevent one or more of the following: overcrowding of land, blight, danger, congestion in travel, fire, flood, panic, or other dangers.
- C. To preserve the natural, historical and cultural resources, and prime agriculture and farmland considering topography, soil type and classification, and present use.
- D. To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements including mobile or manufactured homes and mobile or manufactured home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.
- E. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.
- F. To encourage the revitalization of established commercial corridors and urban centers.

**§ 370-104. Statement of community development objectives.**

In addition to the purposes found listed in § 370-103, this Ordinance is enacted to assist in achieving

the goals and objectives as stated in the *Warrington Township Comprehensive Plan Update* (2018), as amended, and *Act 537 Sewage Facilities Plan Update*, as amended, and the following specific community development objectives:

- A. To achieve the best use of land within the Township, ensuring that varying land uses will complement one another and to control the indiscriminate scattering of commercial, industrial and other urban-type land uses into a predominantly rural and agricultural area.
- B. To establish realistic population densities in order to ensure adequate circulation, health standards, privacy and open space and in order to provide utilities, protection, services, and facilities in the most economical and efficient manner.
- C. To encourage a land use pattern that will improve the efficiency, convenience, and safety of existing and future road systems in order to provide better internal circulation and movement of people and goods throughout the Township.
- D. To guide the location and siting of future development and to establish development standards so as to minimize the negative impacts on the natural environment while preserving the environment, which includes the cultural and historical resources of the Township.
- E. To preserve open space and agriculture (farmland) and expand recreational activities within the Township through the addition of new parkland and an interconnected trail/path system.
- F. To stimulate the local economy by encouraging controlled and appropriate commercial, industrial, residential, and recreational growth which will provide for local employment, local shopping, and local recreational opportunities, which will strengthen the local tax base and at the same time minimize the negative aspects of these growth pressures.
- G. To encourage and promote the provisions of a reasonable range and variety of housing types to meet the needs of all Township residents.
- H. To strive for coordination of land use planning and zoning between adjacent communities and among regional municipalities.
- I. To encourage ingenuity in architectural design and site planning by providing for innovative residential, commercial, and industrial concepts as opposed to rigid, inflexible, conventional land use controls.
- J. To maintain and enhance Warrington Township as a desirable place in which to live, work, shop, and play, by the employment of high standards to guide the quality of future and existing development while at the same time providing community facilities and services on a sound fiscal basis.
- K. To use the *Warrington Township Comprehensive Plan Update* (2018), as amended, as a guide for making decisions regarding the physical development of land and as the basis for evaluating proposed actions affecting physical development of land in Warrington Township.

**§ 370-105. Interpretation.**

- A. In interpreting and applying the provisions of this Ordinance they shall be held to be the minimum requirements for the promotion of health, safety, and the general welfare of the Township and its citizens. It is intended that these minimum requirements be implemented in a way allowing appropriate flexibility in the future development of the Township and that the Board of Supervisors use sound professional judgment in any decisions concerning the implementation of these minimum requirements for the ultimate benefits of the Township and its citizens. It is not intended by this Ordinance to interfere with or abrogate or annul any rules or regulations previously adopted or permits previously issued by the Township which are not in conflict with any provisions of this Ordinance, nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants, building restrictions or other agreements between parties; provided, however, that

where this Ordinance imposes a greater restriction upon the use of the building, or requires a larger open space than is imposed or required by such ordinance, rules, regulations, or permits or by easements, covenants, building restrictions or agreements, the provisions of this Ordinance shall control.

- B. The district charts, found in Article IV, are intended as supporting material to the regulations in Article III Use Regulations and in Article IV Classification of Districts. The district charts list the purpose of each district, the uses permitted, as well as the area and dimensional requirements of all permitted uses within each zoning district. The district charts shall be in accordance with all provisions found within Article III Use Regulations, and Article IV Classification of Districts, as amended. If a discrepancy were to occur between the provisions in Article III or Article IV and the district charts, then the text of Article III or Article IV shall govern.

- (1) All accessory uses shown on the district charts shall be subject to all of the requirements of the principal use to which they are accessory.

**§ 370-106. Township exemption.**

The requirements of this Ordinance shall not apply to facilities owned by Warrington Township or any other municipal authority created by and operating in Warrington Township, that are intended for legitimate governmental or public health or safety purposes. For the purpose of this section, "Warrington Township facilities" shall mean water wells, pump stations, and similar utilities, including protective sheds and other structures; public and school district bus shelters; and Township-owned stormwater and communications facilities.

Township-owned buildings that are being used for private or commercial purposes, other than Warrington Township facilities and Use C5 Municipal Use, will not be covered by § 370-106. Township exemption.

**§ 370-107. Applicability.**

- A. No building, structure, area of a use or land shall be used, subdivided, occupied, erected, moved, structurally altered, enlarged, constructed, converted, maintained, extended, created, reconstructed, replaced, changed in use, excavated, cleared of vegetation, or expanded in intensity except pursuant to the regulations and procedures of this Ordinance.
- B. This Ordinance permits, prohibits, regulates, restricts, and determines:
- (1) Uses of land, watercourses, and other bodies of water.
  - (2) Size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal, and use of structures.
  - (3) Areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures.
  - (4) Density of population and intensity of use.
  - (5) Protection and preservation of natural resources and agricultural land activities.



## ARTICLE II

### Glossary of Terms

#### § 370-201. Application and interpretation.

- A. Definitions are included in order to facilitate the interpretation of this Ordinance for the public, administrative purposes and the carrying out of duties by appropriate officers, the Zoning Hearing Board, and the Board of Supervisors.
- B. Unless otherwise expressly stated, the following shall, for the purpose of this Ordinance, have the meanings herein indicated:
  - (1) Words used in the present tense include the future tense.
  - (2) The word "person" includes a profit or nonprofit corporation, company, firm, association, partnership, trust, individual, LLC, LLP, or other entity. See the definition of "persons".
  - (3) The words "used" or "occupied" as applied to any land or building include the words "intended", "arranged" or "designated" to be used or occupied.
  - (4) The word "building" includes "structure."
  - (5) The word "lot" includes "plot" or "parcel."
  - (6) The word "shall" is always mandatory.
  - (7) The word "may" is always permissive.
  - (8) The Pennsylvania Municipalities Planning Code, Act 247, 1968, as amended is abbreviated to "PaMPC."
- C. Any word or term not defined herein shall be used with a meaning of standard language, meaning found in a standard unabridged dictionary, or a meaning found in a relevant court case.
- D. If a use listed in Article III Use Regulations is defined herein, the definition of that use shall not contain any regulatory standards and shall be consistent with the use description found in Article III Use Regulations.

#### § 370-202. Definitions of terms.

For the purposes of this Ordinance, the following words, terms, and phrases shall have the meanings herein indicated:

**ABANDONED SIGN** — A graphic which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days, in the case of off-premises signs or at least 360 days in the case of on-premises signs.

**ABOVE-ROOF SIGN** — A graphic displayed above the peak or parapet of a building.



**ACCESSORY BUILDING** — A permitted building, which is incidental and subordinate to the principal building, and on the same lot as the principal building.

**ACCESSORY USE** — A permitted use, which is incidental and subordinate to the principal use, and on the

same lot as the principal use.

**ACTIVE RECREATION AREA** — An area(s) of a site or lot generally flat, dry, and clear of any trees or other vegetation other than grass and suitable for active recreation such as baseball, football, soccer, tennis, or basketball.

**ACTIVITY** — An individual tenant, business, or other establishment.

**ADDRESS SIGN** — A sign that designates the street number and/or street name for identification purposes, as designated by the United State Postal Service (also known as nameplate sign).

**AGE-QUALIFIED RESIDENTIAL COMMUNITY** — A residential community in which 100 percent of the dwellings shall be permanently occupied by at least one person who shall be 55 years of age or older, and further, providing that no person under the age of 19 shall occupy a dwelling for more than three months in a calendar year. Such development may also provide the following facilities and services for the exclusive use of the residents: physical therapy facilities, clubhouse, auditorium, recreation facilities and other ancillary personal services deemed to be appropriate by the Board of Supervisors, in accordance with the Federal Fair Housing Act, as amended.

**ALLUVIAL SOIL** — Deposits of unconsolidated materials, such as gravel, sand, silt, clay, and various mixtures of these, deposited by running water.

A. The following soils in Warrington Township are alluvial:

- (1) Bowmansville-Knauers silt loam (Bo).
- (2) Hatboro silt loam (Ha).
- (3) Rowland silt loam (Ro).

B. Soils are described and delineated at the "Soil Survey of Bucks County, Pennsylvania," U.S. Department of Agriculture, Natural Resources Conservation Service, 2002, or the latest version.

**ALTERATION** — Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, building material or interior partitions, as well as any change in doors, windows, or means of ingress or egress; or any enlargement to, or diminution of, a building or structure, whether horizontally or vertically; or the moving of a building or structure from one location to another.

**ANIMATED SIGN** — A graphic depicting action with motion, flashing light, or color changes through electrical or mechanical means.

**ANTENNA EQUIPMENT** — Switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antennae, and when collocated on a structure, is mounted, or installed at the same time as such antenna.

**ARCHITECTURAL PROJECTION** — Any projection, except signs, which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, such as relief, cornice, column, change of building, material, window, or door opening.

**AREA DEVOTED TO BURIAL** — Any land area for which an occupancy permit has been issued and which, within the specifications of this Ordinance, is approved for burial.

**AREA, NET GROSS BUILDABLE SITE (NGBSA)** — That portion of the gross buildable site area remaining after subtracting the partly unusable land areas. It is the area on which the common open space requirement is calculated.

**ASSISTED LIVING FACILITY** — A premises, licensed by the Commonwealth of Pennsylvania, in which food, shelter, assisted living services, assistance or supervision and supplemental health care services are provided for a period exceeding 24 hours for four or more adults who are not relatives of the operator, who require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation from the residence in the event of an emergency or medication prescribed for self-administration.

**AWNING** — A cloth, plastic, or other covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use.

**AWNING SIGN** — Any sign painted on, or applied to, an awning.



**BANNER** — A graphic made of any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing. It is anchored on two or more edges or at all four corners and secured or mounted to allow motion caused by the atmosphere. Banners are temporary in nature and do not include flags.



**BASE STATION** — A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined herein or any equipment associated with a tower. A Base Station includes, without limitation:

- A. Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- B. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and

comparable equipment, regardless of technological configuration (including Distributed Antenna Systems (“DAS”) and small-cell networks).

- C. Any structure other than a tower that, at the time the relevant application is filed with jurisdiction under this Ordinance, supports or houses equipment described in this Ordinance that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.

**BASEMENT** — Any area of a building having its floor subgrade (below ground level) on all sides (see also “Cellar”).

**BEACON LIGHTING** — Any source of electric light, whether portable or fixed the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than illuminate any particular sign, structure, or other object.

**BEST MANAGEMENT PRACTICE (BMP)** — Structural devices or other methods that temporarily store or treat stormwater runoff and other water sources to reduce flooding, remove pollutants, provide for infiltration, and offer environmental amenities.

**BILLBOARD** — See "Off-Premises Sign."

**BOARD** — A body granted jurisdiction under a land use ordinance or under this Ordinance § 370-1107 to render final adjudications.

**BOARDING HOUSE** — A rooming house in which food service is provided or shared cooking facilities are provided for the residents of the facility only.

**BUFFER** — Land area planted with trees, shrubs, groundcover, or a combination of landscape materials, used to separate a street from another land use or to separate one land use from another land use; or to shield or block lights, noise, or other nuisances. A buffer need not be adjacent to a street or to a property line but may be necessary anywhere on the land area if the provisions of this Ordinance so require.

**BUILDING** — Any structure having a roof supported by columns, piers, or walls, including tents, lunch wagons, trailers, dining cars, mobile or manufactured homes, or other structures on wheels, or having other supports, and any unroofed platform, terrace or porch having a vertical face higher than three feet above the level of the ground from which the building is measured. A building may include more than one dwelling unit.

**BUILDING AREA** — The aggregate of the maximum horizontal cross section areas, excluding cornices, unroofed porches, paved terraces, steps, eaves, and gutters of all buildings on a lot.

**BUILDING COVERAGE RATIO** — The ratio of the horizontal area, measured from the exterior surface of the exterior walls of the ground floor, of all principal and accessory buildings on a lot to the total lot area.

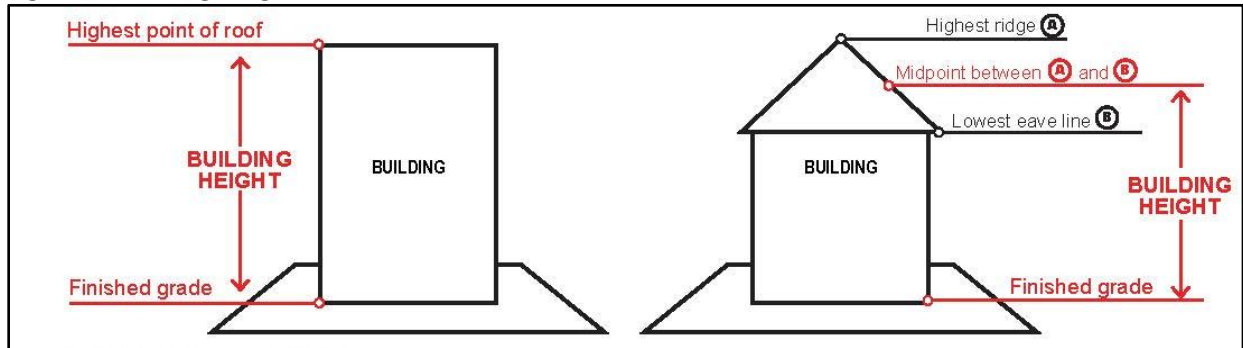
**BUILDING ENVELOPE** — That portion of a lot in which buildings or structure may be erected, as determined by the minimum required front, side, and rear yard setbacks.

**BUILDING FAÇADE** — The exterior portion of a building exposed to public view.



**BUILDING HEIGHT** — The vertical dimension measured from the average elevation of the finished grade at the perimeter of the building to the highest point of the roof or perimeter walls, whichever is higher. Where buildings have gable or hip roofs, the highest point shall be considered to be at half the distance between the highest ridge and the lowest eave line.

Figure 1. Building Height



**BUILDING HEIGHT (ALTERNATIVE ENERGY)** — The vertical dimension measured from the average ground elevation of the building to the highest point of the solar panel(s) or other structural components of the solar energy facilities.

**BUILDING LINE** — The line parallel to the street line at a distance therefrom equal to the depth of the front yard or setback required for the district in which the lot is located, to be measured from the street line, the setback line.

**BUILDING, PRINCIPAL** — Building in which is conducted the principal use of the lot on which it is situated, and not considered an accessory building.

**BUILDING SPACING** — The minimum distance between buildings. The building space shall be measured from the outermost wall or projections, excluding ornamental features, cornices, and gutters, to the nearest outermost wall or projection on another building.

**CANOPY** — A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

**CANOPY SIGN** — Any sign that is part of or attached to a canopy.



**CARTWAY** — Actual improved or unimproved traveling surface commonly understood as that area set aside for the passage of motor vehicles. Edge of cartway where no curb exists shall be defined as curb line. Cartway widths and classifications shall be those specified in Chapter 305, Subdivision and Land

Development Ordinance, as amended.

**CELLAR** — A space having one-half or more of its floor-to-ceiling height above the average level of the finished grade of the adjoining ground and with a floor-to-ceiling height of not less than 6.5 feet (see also “Basement”).

**CHANGEABLE COPY SIGN** — A graphic on which message copy can be changed through the use of attachable letters, symbols, numerals, or graphics, or through the use of electronic switching of lamps or other illuminated devices. This includes public service information, such as time and temperature, displays or any sign which features automatic or manual switching or changing of its message content. This type of sign does not include an electronic message center. The two types of changeable copy signs are manual changeable copy signs and electronic changeable copy signs, which include: Tri Vision Boards, message center signs, and digital displays.



**CHANNEL LETTER SIGN** — A graphic consisting of fabricated or formed three-dimensional letters individually applied to a wall which may include a light source.



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

**COLLOCATION** — Mounting or installing an antenna facility on a preexisting structure and/or modifying a structure for the purpose of mounting or installing an antenna facility on that structure, regardless of the structure already having existing antennas.

**COLUMBARIUM** — A structure of vaults lined with recesses for the storage of cinerary urns containing ashes of the dead.

**COMMON OPEN SPACE** — A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the common use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public

facilities.

**COMMON PARKING AREAS** — Designated parking areas for more than five vehicles located and intended for unrestricted public use for residents and patrons and which shall be required to conform to all Ordinance requirements.

**COMPOSTABLE MATERIAL** — Organic waste and natural materials that are capable of undergoing composting.

**COMPOSTING** — The process by which organic solid waste is biologically decomposed under controlled anaerobic or aerobic conditions.

**COMPREHENSIVE PLAN** — The Warrington Township Comprehensive Plan and Act 537 Sewage Facilities Plan Update as amended, pursuant to and meeting the requirements of the PaMPC, 53 P.S. § 10101 et seq., and §§ 10301-10303.

**CONDITIONAL USE** — A use permitted in a particular zoning district in accordance with specific standards set forth in this Ordinance and pursuant to the provisions of Article VI of the PaMPC, as amended. Conditional uses are allowed or denied by the Board of Supervisors, after recommendations by the Planning Commission.

**CONDOMINIUM** — A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis. It is an ownership arrangement, not a land use, therefore it is allowed in any district and under the same restrictions as the land uses that it comprises. A "condominium" shall not negate lot or other requirements intended to provide adequate land, air, and privacy. A "condominium" is a dwelling unit which has all of the following characteristics:

- A. All or a portion of the exterior open space and any interior spaces are owned and maintained in accordance with the Pennsylvania Uniform Condominium Act 68 Pa.C.S.A. § 3103 et seq., and in accordance with the provisions for open space, roads or other development features as specified in this Ordinance and the Subdivision and Land Development Regulations.

**CONDOMINIUM ASSOCIATION** — The community association that administers and maintains the common property and common elements of a condominium.

**CONTINUING CARE RETIREMENT COMMUNITY** — An age-restricted development, approved by the applicable state agency, which provides a continuum of accommodations and care, from independent living to long-term bed care.

**CONTINUOUS IMPULSIVE SOUND** — Any sound of short duration, with an abrupt onset and rapid decay with a recurrence greater than one time in any 15-second interval.

**CONTINUOUS PURE TONE** — A steady sound sensation characterized by its singleness of tone.

**CONTINUOUS SOUND** — Any sound which is steady state, fluctuating or intermittent with a recurrence greater than one time in any 15-second interval.

**CREMATORIUM** — A structure which houses a crematory furnace for the incineration of the dead.

**CUL-DE-SAC STREET** — A residential street with one end open for vehicular and pedestrian access and the other end terminating in a circular vehicular turnaround.

**DECISION** — Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this Ordinance, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Bucks County and magisterial judicial district wherein the municipality lies.

**DEMENTIA/MEMORY CARE** — Care provided to those with varying degrees of dementia or Alzheimer's disease. Features services and amenities designed to enhance the residents' quality of life and create a sense of safety and security. Creates a structured environment that has set schedules and routines to lessen stress, safety features to ensure the health of a resident, and programs designed to cultivate cognitive skills.

**DEMOLISH/DEMOLITION** — To completely remove a building or structure or a portion of a building or structure by rendering it unfit for use to such an extent that repair is not feasible or is so costly as to be economically prohibited.

**DENSITY** — A measure of the number of dwelling units per acre calculated by dividing the total number of dwelling units on a lot by the net gross buildable site area. See § 370-504 in Article V Natural Resources.

**DEPLOYMENT** — Placement, construction, or modification of a wireless service facility.

**DETENTION BASIN** — An impoundment designed to collect and retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. Detention basins are designed to drain completely soon after a rainfall event and become dry until the next rainfall event.

**DEVELOPER** — Any landowner, agent of such landowner, or tenant with the permission of such landowner who makes or causes to be made an application for a land use under this Ordinance.

**DEVELOPMENT** — Includes all land development, including the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance (including forest removal); or any use or extension of the use of land (see also "Land Development").

**DEVELOPMENT PLAN** — The map or plan and related reports or documents for development of a parcel of land, including a plot of subdivision, all covenants related to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space, and public facilities.

**DIGITAL DISPLAY** — The portion of a graphic message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to Light Emitting Diodes (LED), Liquid Crystal Display (LCD), or plasma displays.



**DIRECTIONAL SIGN** — Any graphic which is designed and erected solely for the purpose of vehicular traffic or pedestrian direction and which is placed on the property to which or on which the public is directed.

**DIRECTORY SIGN** — A freestanding graphic used to advertise

businesses that occupy a shopping center or complex with multiple tenants (also known as a Multi-Tenant Sign).

**DISTRIBUTED ANTENNA SYSTEM (DAS)** — Network of spatially separated antenna sites connected to a common source that provides wireless service within a geographic area or structure and consist of:



- A. Remote communications or antenna nodes deployed throughout a desired coverage area, including at least one antenna for transmission and receptions.
- B. A high-capacity signal transport medium that is connected to a central communications hub site; and
- C. Radio transceivers located at the hub site to process and control the communications signals transmitted and received through the antennas to provide wireless or mobile service within a geographic area or structure.

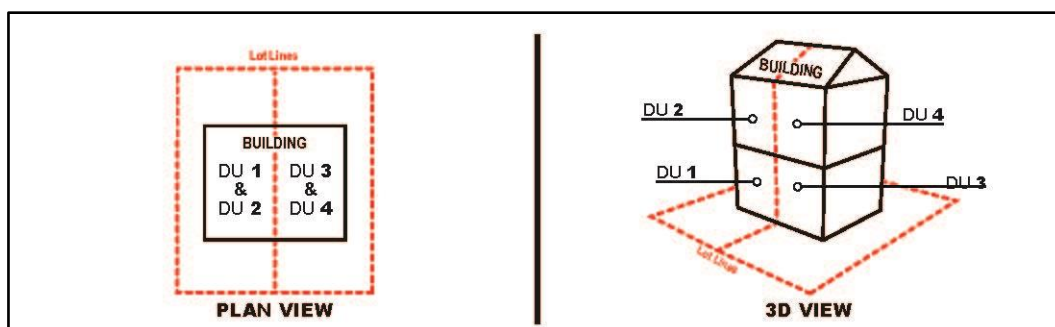
**DRAINAGE FACILITY** — Any ditch, pipe, culvert, storm sewer, or structure designed, intended, or constructed for the purpose of diverting surface water from, or carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or land development.

**DRIVEWAY** — A vehicular access way connecting to a street, road, or highway. All driveways within the legal right-of-way shall be paved with bituminous or concrete paving.

#### **DWELLING TYPES —**

- A. **FOUR-FAMILY SEMIDETACHED** — Four dwelling units (DU) accommodating four families, a combination of both the single-family semidetached (twin) and the two-family detached (duplex) structures.

Figure 2. Four-Family Semidetached

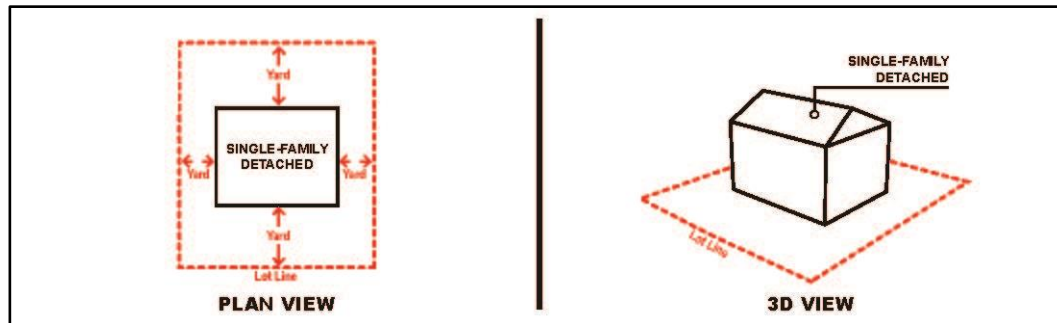


- B. **MULTIFAMILY DWELLING** — A building having three or more dwelling units which may have either a

common or independent outside access. Units may be arranged horizontally one above the other or vertically separated by party walls. It is the intention to include within this definition of "multifamily dwelling" all recognized architectural types or structures accommodating three or more dwelling units in the same building, whether the individual units are for lease or sale.

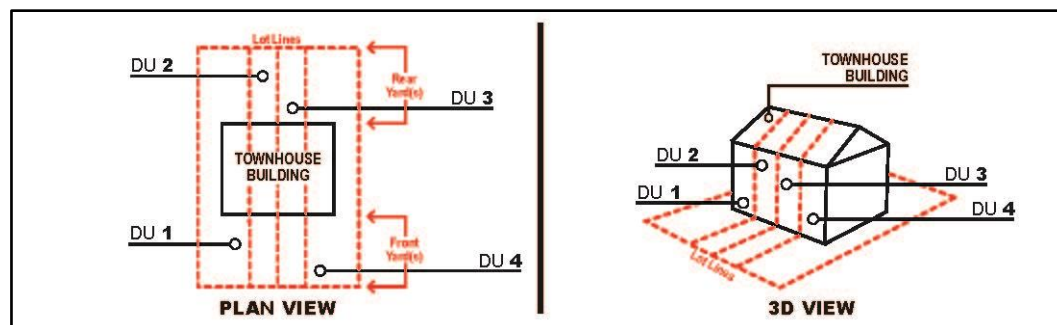
- C. MULTIPLEX — A single-family attached unit with independent outside access. Units must be arranged in a variety of configurations: side by side, back-to-back, or vertically.
- D. SINGLE-FAMILY DETACHED — A single dwelling accommodating one family on an individual lot with private yards on all four sides of the house.

Figure 3. Single-Family Detached



- E. SINGLE-FAMILY ZERO LOT LINE — A dwelling unit accommodating a single-family dwelling constructed in the side yard on or near the side property line with one side yard and one wall which shall not be a party wall to the adjacent dwelling which shall be of the same type.
- F. TOWNHOUSE — A single-family dwelling unit (DU) from ground to roof, in a row of at least three such units in which each unit has its own front and rear access to the outside and having an individual and/or common yard area.

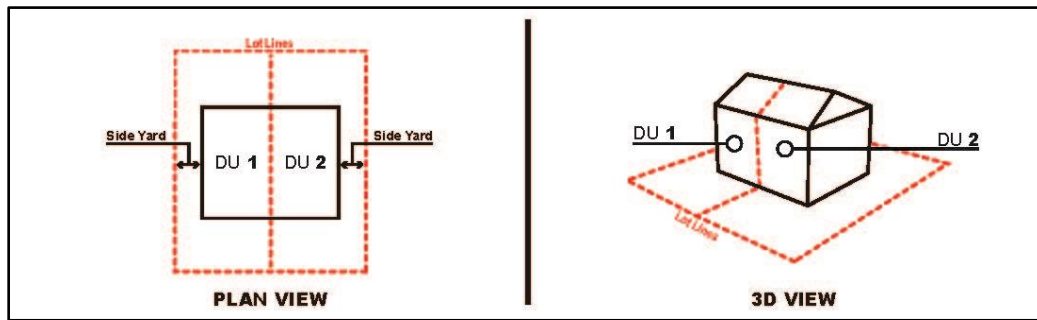
Figure 4. Townhouse



- G. TWO-FAMILY DETACHED (DUPLEX) — A single-family attached dwelling unit accommodating two families with one dwelling unit located above another dwelling unit. The dwelling units share a common lot area which is the sum of the required lot areas of all dwelling units within the building. There shall be no more than two dwelling units per structure and each unit shall have individual outside access.
- H. TWO-FAMILY SEMIDETACHED (TWIN) — Two dwelling units (DU) accommodating two families which are attached side by side through the use of a common party wall and having one side yard adjacent to each dwelling unit.



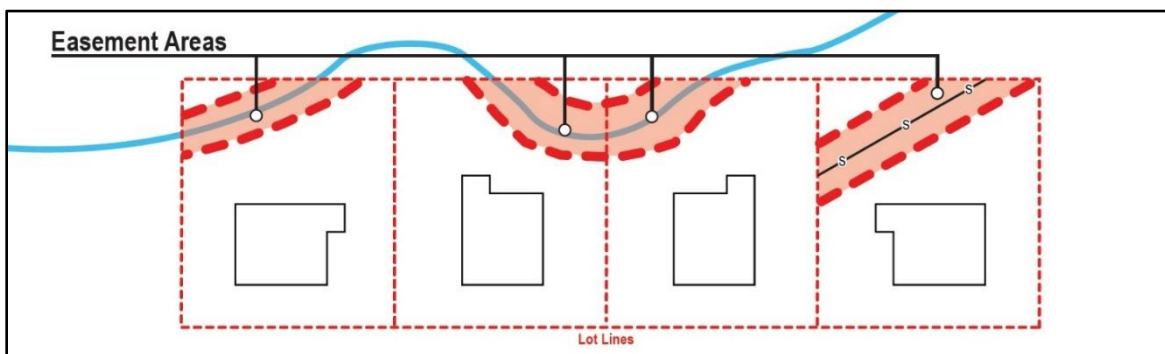
Figure 5. Two-Family Semidetached (Twin)



**DWELLING UNIT** — One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with full cooking, sleeping, and full sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

**EASEMENT** — A grant of the specified use of a parcel of land or a portion thereof by the property owner to a person, the public, or a corporation.

Figure 6. Easement Areas



**EAVES, EAVELINE** — The lowest horizontal line of a sloping or flat roof. The line or border where the roof of a building meets the wall.

**ELECTRONIC MESSAGE SIGN (EMS)** — A graphic, or portion thereof, that displays animated images, moving video images, graphics, or scrolling messages, electronic images, static images, static graphics, or static pictures, with or without textual information. EMS are capable of change or alteration by electronic means on a fixed display screen composed of a series of lights including LEDs, LCD, Digital Light Processing (DLP), plasma, fiber optics, light bulbs, or other illumination devices within the area where the message is displayed. EMS include computer programmable, microprocessor controlled electronic or digital displays. EMS include signs that utilize technology not listed in this definition and shall include similar technology which may be developed in the future, or the use of which may become widespread in the future.

**ELECTRONIC NOTICE** — Notice given by a municipality through the internet of the time and place of a public hearing and the particular nature of the matter to be considered at the hearings.

**EMERGENCY** — A condition that:

- A. constitutes a clear and immediate danger to the health, welfare, or safety of the public; or,

- B. Has caused or is likely to cause facilities in the right-of-way (ROW) to be unusable and result in loss of the services provided.

**EMERGING ENERGY** — A source of energy generated from technology advancements in renewable energy sources, other than solar, water, wind, or geothermal sources, including but not limited to hydrogen fuel cells, biomass, or low-head hydro capable of providing energy and utility provisions to a permitted use.

**EMERGING ENERGY FACILITY** — A private facility capable of converting emerging energy sources into a viable energy source and utility provisions for a permitted use.

**EMPLOYEE** — A person who is employed or is engaged in gainful activity. This term is utilized in parking standards of this Ordinance as a measure of the number of parking spaces required. It shall refer to the maximum number of employees on duty at any time, at a place of business, whether the employees are full or part time, paid or unpaid. If shifts are involved and two shifts overlap, it refers to the total of both shifts.

**ENVIRONMENTALLY SENSITIVE AREA —**

- A. Those portions of a site, excluding resource protection areas, which are environmentally sensitive, but the degree of sensitivity will be dependent upon location, type of project, alternative and mitigating protection methods, and similar parameters related to a specific site or project. Sensitive areas which must be recognized, evaluated, and addressed include:
- (1) Streams, Type II.
  - (2) Water body, Type II.
  - (3) Transition areas.
  - (4) Prime agricultural soils.
- B. Evaluation and regulation of sensitive areas shall be in accordance with criteria presented in Chapter 305, Subdivision and Land Development.

**ERECT** — To build, construct, attach, hang, suspend, affix, alter, structurally repair, remove, relocate, demolish, or renew.

**ESSENTIAL SERVICES** — The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems and their essential buildings, excluding communications towers and communications antennas, as defined herein.

**ESTABLISHMENT** — A business, generally at a single physical location, where transactions occur, or services or industrial operations are performed.

**FACILITY** — A place where an activity occurs. Something designed, built, installed, etc., to serve a specific function affording a convenience or service; transportation facilities; educational facilities; a new research facility.

**FACILITY OWNER (ALTERNATIVE ENERGY)** — The entity or entities having a financial interest in the alternative and/or emerging energy facility, including their successors and assigns.

**FAMILY** — Any number of individuals living together as a single nonprofit housekeeping unit and doing their cooking on the premises using a single cooking facility. A single nonprofit housekeeping unit is



defined as common use and access to all living and eating areas, bathrooms, food preparation and serving areas, the sharing of rent, utilities, and other household expenses. The definition of family shall not apply to occupants of a club, society, fraternity, sorority, association, lodge, federation, residential club, rooming house, short-term rentals, or life organization. The definition of family shall also not apply to any group of individuals who are in a group living arrangement as a result of a criminal offense or court appointment.

**FARM BUILDINGS** — Any building located on 3 acres or more of land and used for any agricultural use, including but not limited to the storage of agricultural equipment or farm produce, or housing livestock or poultry. The term "farm building" shall not include dwellings.

**FASCIA SIGN** — See "Wall Sign."

**FCC** — Federal Communications Commission.

**FEATHER FLAG SIGN** — A graphic made of fabric attached to a pole on one side lightweight, flexible materials, consisting of a long, narrow, vertical strip attached to a pole, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.



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

**FIREWORKS** — "Consumer fireworks," as that term is defined in the Pennsylvania Fireworks Law, 35 P.S. §1271 as the following:

- A. Any combustible or explosive composition or any substance or combination of substances intended to produce visible and/or audible effects by combustion and which is suitable for use by the public that complies with the construction, performance, composition and labeling requirements promulgated by the Consumer Products Safety Commission in 16 CFR (relating to commercial practices) or any successor regulation and which complies with the provisions for "consumer fireworks" as defined in the American Pyrotechnics Association (APA) Standard 87-1, or any successor standard. The term does not include devices as "ground and hand-held sparkling devices," "novelties" and "toy caps" in APA Standard 87-1, the sale, possession and use of which shall be permitted at all times throughout this Commonwealth.

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



**FLASHING SIGN** — A graphic whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color,

direction, or animation. This definition does not include message center or digital display signs that meet the requirements set forth herein.

**FLOODPLAIN —**

- A. Any areas of the Township classified as special flood hazard areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs), dated March 16, 2015, and issued by the Federal Emergency Management Agency (FEMA), or the most-recent revision thereof, including all digital data developed as part of the Flood Insurance Study; and
- B. Any community-identified flood hazard areas as identified in Warrington Code Chapter 181.

**FLOODPLAIN RESTRICTION OVERLAY —** An area or areas of special restriction in addition to those of existing zoning based on the flood hazard areas delineated by the one-hundred-year floodplain line and/or elevations, as established in the Flood Insurance Study (FIS) for the Township prepared by the Federal Emergency Management Agency, Federal Insurance Administration (FEMA/FIA), and dated March 16, 2015, or the more recent revision thereof.

**FLOODPLAIN SOILS —** Areas subject to periodic flooding and listed in the Soil Survey of Bucks County, Pennsylvania. U.S. Department of Agriculture, most recent edition, as being "in the flood plain" or subject to "flooding."

**FLOOR AREA —** The sum of the areas of the several floors of a building or structure, including areas used for human occupancy or required for the conduct of the business or use and cellars and basements, attics and penthouses, covered porches and decks as measured from the exterior face of the walls. It does not include open porches or decks, attics not used for human occupancy or storage nor any floor space in an accessory building.

**FLOOR AREA RATIO —** The gross floor area of all buildings on a lot divided by the total lot area. Also defined as the maximum square foot amount of total floor area permitted for each square foot of lot are given as percentage.

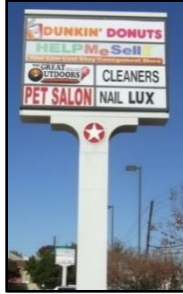
**FOOT-CANDLE —** A unit of incident light (on a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. foot-candle or light meter. 1 foot-candle is equal to 1 lumen per square-foot.

**FOOT-LAMBERT —** A unit of emitted light (from a surface) stated in lumens per square foot and measurable with an illuminance meter, a.k.a. foot-candle or light meter. 1 foot-lambert is equal to 1 lumen per square foot.

**FOREST —** Woodland comprising:

- A. One or more acres of wooded land where the largest trees measure at least six inches diameter at breast height (dbh) or 4.5 feet from the ground; or
- B. A grove of trees forming one canopy where 10 or more trees measure at least 10 inches dbh.

**FREESTANDING SIGN** — A graphic permanently supported by upright(s), which is permanently anchored into the ground. Such sign may be a pole sign or a monument sign.



**GARAGE** —

- A. Garage, Private. A building accessory to or an integral part of a single-family or two-family dwelling, for the storage of one or more motor vehicles owned and used by the owner or tenant or a member of the household.
- B. Garage, Public. A building, other than a private or a storage garage, one or more stories in height used for the storage of motor vehicles.
- C. Garage, Storage. A building, not a private or public garage, one story in height used solely for the storage of motor vehicles (not trucks) but not for the sale, service or repair of motor vehicles.
- D. Parking spaces within a private garage do not count toward on-site parking space requirements.

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

**GAS STATION CANOPY SIGN** — Any graphic that is part of, or attached to, the vertical sides of the gas station canopy roof structure. For the purposes of this Ordinance, gas station canopy signs shall be considered wall signs.

**GEO THERMAL ENERGY** — Energy generated due to variations in the subsurface temperature of soil, and/or use of hot springs, ground- or surface water temperature gradients. There are two basic types of geothermal systems, closed loop, and open loop. Closed-loop systems that take advantage of soil temperature gradients can be either horizontal or vertical and utilize piping buried at different depths in the earth's soil. Open-loop systems utilize either ground (well) or surface (lake/stream) water as the heat exchange medium, taking advantage of water temperature gradients in the earth or in bodies of surface water. Open-loop systems are strictly prohibited in Warrington Township.

**GEO THERMAL ENERGY FACILITY** — A passive or mechanical energy generation facility, whose main purpose is to convert geothermal energy into thermal energy to a permitted use. Such facilities may use closed loop piping, heat exchangers, and mechanical infrastructure and related appurtenant facilities.

**GOVERNMENT/REGULATORY SIGN** — Any graphic for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction, which are erected by or at the order of a public officer, employee, or agent thereof, in the discharge of official duties.

**GRAPHIC** — An image or object which is intended to convey a message or information.

**GROSS BUILDABLE SITE AREA** — That portion of the gross site area remaining after subtracting the reserved land (RL) areas and the totally unusable land (TUL) areas. It is the area on which density calculations are based.

**GROSS LEASABLE AREA** — The total floor area designed for tenant occupancy and exclusive use, including easements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center of joining partitions and from outside wall faces. It is all of the area on which tenants pay rent and may include public or common areas such as public toilets, corridors or stairwells, elevator lobbies or enclosed mall spaces.

**GROSS SITE AREA (GSA)** — The total area of a lot or parcel of land prior to deduction for the areas where building is restricted by easement, open space, hazards, resource protection areas, and environmentally sensitive areas, such as wetlands.

**HALO ILLUMINATION** — A sign using a three-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect (also known as back-lit illumination).

**HEARING** — An administrative proceeding conducted by a board according to Article IX of the PaMPC.

**HELIPAD** — A landing area or platform for helicopters.

**HOLIDAY/SEASONAL DECORATIONS** — Graphics or displays including lighting which are a non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons (also known as seasonal decorations).

**HOMEOWNERS ASSOCIATION** — A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

**HUMAN BILLBOARD** — A graphic supported or held by a person who may wear a costume.



**HYDRIC SOILS** — A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (United States Department of Agriculture, Natural Resources Conservation Service).

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

**ILLUMINATION, EXTERNAL** — Artificial light, located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.

**ILLUMINATION, INTERNAL** — A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this ordinance.

**ILLUMINATED SIGN** — A graphic with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.

**IMPERVIOUS COVERAGE** — Any area(s) with surface considered to be impervious or non-pervious such as buildings, walks, roads, parking spaces, loading areas, etc.

**IMPERVIOUS SURFACE** — A surface that limits the infiltration of water into the ground. Impervious surfaces include but are not limited to streets, sidewalks, pavement, roofs, or driveway areas. Any surface areas designed to be pavers, gravel, or crushed stone in trafficked areas shall be regarded as impervious surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious.

**IMPERVIOUS SURFACE RATIO** — The percentage of a property covered by impervious surfaces. It is calculated by dividing the total impervious coverage on a parcel of land by the gross site area and multiplying by 100 percent.

**IMPROVEMENT** — Any permanent structure that becomes part of, is placed upon, or is affixed to real estate.

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

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

**INDOORS** — A space within a structure covered by a roof and enclosed within four permanent walls.

**INFLATABLE SIGN** — A graphic that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Lighter than air gases or hot air may also be used for inflation.



**INTERACTIVE SIGN** — An electronic or animated graphic that reacts to the behavior or electronic signals of motor vehicle drivers or pedestrians.

**INTERIOR SIGN** — Any graphic, except a window sign, placed within a building regardless of whether its message is visible to the exterior of the building. Except for such window signs, interior signs are not regulated by the provisions of Article VII Signs.

**JUNKYARD** — Any lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk.

**LAND CLEARANCE** — Clearing land of brush, stubble, scrub, trees, grass, stumps, roots, or vegetative or other material by physical, mechanical, chemical, or other means from a plot of land. This does not mean mowing, landscape maintenance or pruning consistent with accepted horticultural and arboricultural practices, which does not impair the health or survival of the trees and associated vegetation.

**LAND DEVELOPMENT** — Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  - (1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - (2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
  - (3) Includes forest removal, paving, and development of parking lots.
- B. A subdivision of land.
- C. Land development does not include development which involves:
  - (1) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium;
  - (2) The addition of an accessory building, including farm building, on a lot or lots incidental and subordinate to an existing principal building; or
  - (3) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract, or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

**LANDOWNER** — The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if they are authorized under the lease to exercise rights of the landowner, or other person having a proprietary interest in land.

**LAWN SIGN** — A temporary on-premises graphic placed in the front yard of a residential use.

**LIMITED DURATION SIGN** — A non-permanent graphic that is displayed on private property for not more than 30 days, but not intended to be displayed for an indefinite period.

**LIVESTOCK** — Any member of the bovine, equine, porcine, poultry and ruminant species including, but not limited to, confined domesticated hares, rabbits, horses, ponies, cows, pigs, steer, sheep, goats, and chickens.

**LIVE-WORK UNITS** — A space occupied by a combination of a dwelling unit and business, such as a workshop, retail shop or office that may include the sale of retail items produced on the site, that is open to the public for retail trade or personal or professional services.

**LOADING SPACE** — A space, accessible from a street or way, in a building or on a lot, for the temporary



use of vehicles while loading or unloading merchandise or materials.

**LOT** — A designated parcel, tract or area of land established by a plat, subdivision or as otherwise permitted by law, and to be separately owned, used, developed, or built upon as a unit (PaMPC).

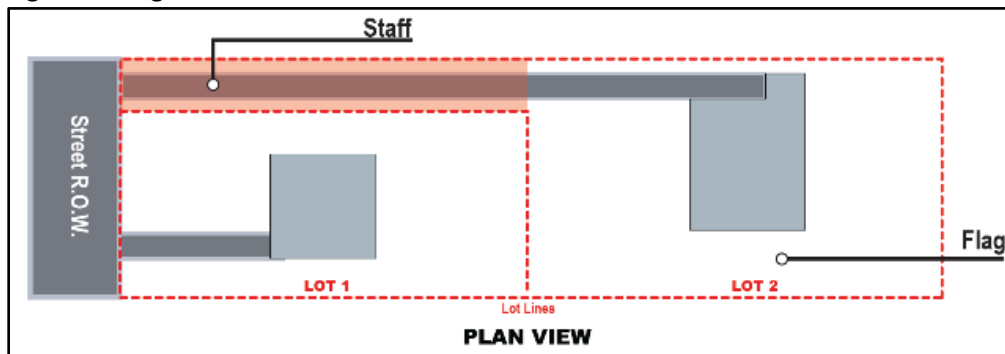
**LOT, CORNER** — A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle less than 135 degrees. Corner lots shall have two front yards, a side yard, and a rear yard.

**LOT, DEVELOPED** — See "Lot, improved."

**LOT, DOUBLE-FRONTAGE** — See "Lot, through."

**LOT, FLAG** — A lot consisting of a flag and a staff, both held in fee simple, which does not meet minimum frontage requirements.

Figure 7. Flag Lot



**LOT, IMPROVED** — A lot with buildings or structures.

**LOT, INTERIOR** — A lot other than a corner lot.

**LOT, ISOLATED** — An undeveloped, substandard lot held in single and separate ownership from surrounding property and not meeting area or bulk or dimensional requirements for the zone in which it is located.

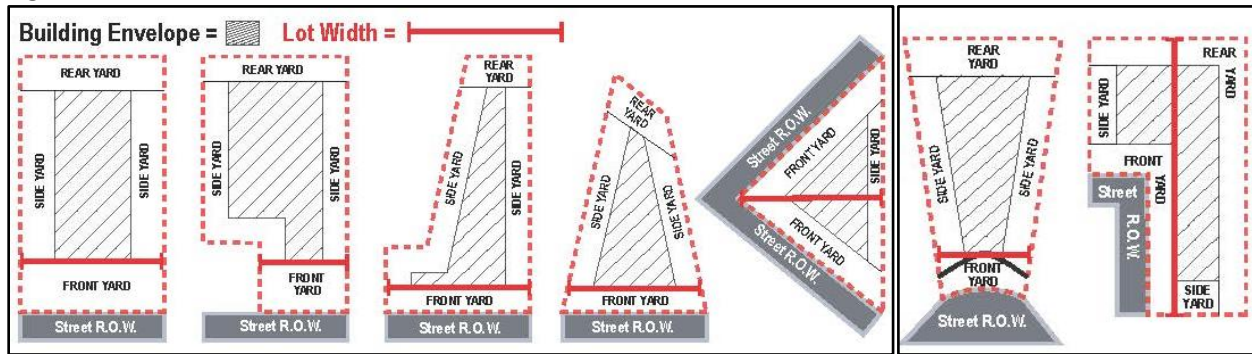
**LOT, REVERSE-FRONTAGE** — A through lot with frontage on two parallel streets with vehicular access restricted to only one of the streets.

**LOT, THROUGH** — A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot. Through lots must have a front yard and a side yard.

**LOT WIDTH** — The distance measured between the side lot lines at the required front building setback line. In a case where there is only one side lot line, lot width shall be measured between such side lot line and the opposite rear lot line or street line.



Figure 8. Lot Width



**LOT AREA, GROSS** — The total area within the lot lines excluding the ultimate right-of-way.

**LOT AREA, NET** — Deeded lot area remaining after subtracting resource protection areas from the gross lot area.

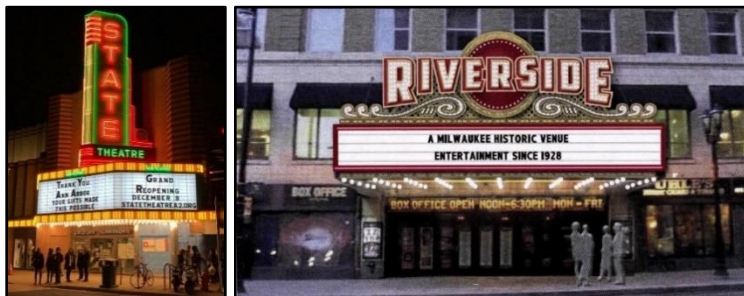
**LOWEST FLOOR** — The lowest floor of the lowest enclosed area (including cellar and basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the National Flood Insurance Program regulations.

**MAILED NOTICE** — Notice given by the Township by first class mail of the time and place of a public hearing and the particular nature of the matter to be considered at the hearing.

**MANAGER** — The Township Manager appointed as such by the Township Board of Supervisors

**MANOR HOUSE** — A residential building which may accommodate no more than six attached dwelling units and does not exceed 35 feet in height and in which most units have independent outside access. The building reflects a colonial estate building with a peaked roof and dormers.

**MARQUEE SIGN** — Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.



**MAUSOLEUM** — A building with place for entombment of bodies of the dead above ground.

**MECHANICAL MOVEMENT SIGN** — A graphic having parts that physically move rather than merely appear

to move as might be found in a digital display. The physical movement may be activated electronically or by another means but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

**MEDICAL MARIJUANA ACT** — Pennsylvania Act 16 of 2016, 35 P.S. & 1023.101 et seq, which regulates medical marijuana facilities.

**MEDICAL MARIJUANA PERMIT** — An authorization issued by the Commonwealth of Pennsylvania Department of Health to a Medical Marijuana Dispensary of a Medical Marijuana Grower/Processor to conduct activities under the Medical Marijuana Act.

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

**MENU SIGN** — A permanent graphic for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.

**MESSAGE SEQUENCING** — The spreading of one message across more than one sign structure.



**MIXED-USE BUILDING** — A building intended to contain two or more land use types, including multifamily dwellings, retail, light manufacturing, and office uses.

**MIXED-USE DEVELOPMENT** — A large tract of land to be developed in a planned, orderly manner. It is designed to encourage and support a mix of land use types.

**MOBILE OR MANUFACTURED HOME SITE** — A parcel of land in a mobile or manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile or manufactured home, which is leased by the park owner to the occupants of the mobile or manufactured home erected on the lot.

**MOBILE HOME OR MANUFACTURED HOME —**

- A. A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.
- B. The terms “mobile home” and “manufactured home” shall be synonymous in this Ordinance.

**MOBILE OR MANUFACTURED HOME PARK** — A parcel of land, which has been planned and improved for the placement of mobile or manufactured homes, consisting of two or more mobile or manufactured home sites.

**MODULAR HOME** — A structure intended for residential use and manufactured off-site in accordance with the local or state code.

**MONUMENT SIGN** — A low-profile freestanding graphic mounted permanently to and directly on the ground, with no separation between the base of the sign and the ground, having or appearing to have a solid and opaque base, and designed to be viewed at a height of 6 feet.



**MULTIGENERATIONAL APARTMENT** — A dwelling unit contained within an owner-occupied, single-family residence, subordinate in size to the principal dwelling, for which no rent or other fee is chargeable, and which is used exclusively as living quarters by a person or persons related by birth, marriage, or determined by law (adoption, fostering, or guardianship) to the owner(s).

**MUNICIPAL ENGINEER** — A professional engineer licensed as such by the Commonwealth of Pennsylvania, duly appointed as the engineer of Warrington Township.

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



**NEON SIGN** — A graphic illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.

**NONCONFORMING LOT** — A lot, the area, dimension, or bulk requirements of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption or amendment.

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

**NONCONFORMING STRUCTURE** —

- A. A structure or part of a structure that does not comply with the applicable use, or extent of use, provisions in this Ordinance or amendments heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of this Ordinance or amendment to the application of this Ordinance or amendment to its location (PaMPC). Such nonconforming structures include, but are not limited to, nonconforming signs.
- B. A structure that does not conform to a dimensional regulation prescribed by this Ordinance for the district in which it is located or to regulations for signs, off-street parking, off-street loading, or accessory buildings, but which structure or dimensional regulations was in existence at the time of

the effective date of this Ordinance or amendment and was lawful at the time it was established.

**NONCONFORMING USE** — A use of a building that does not conform to a use regulation prescribed by this Ordinance or amendment for the district in which it is located, but which was in existence at the effective date of this Ordinance or amendment, was lawful at the time and it was established, and is duly recorded under the provisions of § 370-801.

**NURSING HOME** — All skilled nursing and intermediate care facilities operated for profit and nonprofit as defined in Article IX and X of the Public Welfare Code, Act 21, of June 13, 1967, and as may be amended.

**OCCUPIED BUILDING** — A building located on a parcel of land with an occupancy permit in accordance with the regulations of this Ordinance and the general laws of the Township.

**OFF-PREMISES SIGN** — A graphic directing attention to a business, person, commodity, or service not sold or located upon the premises where the sign is located; includes signs erected or maintained for purpose of providing copy area of advertising messages for business, rent or lease.

**OFFICIAL MAP** — A map adopted by ordinance pursuant to Article IV of the PaMPC.

**OFFICIAL TRAFFIC SIGN** — Official highway route number graphics, street name signs, directional signs and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic. All official traffic signs in a public right-of-way should go through a traffic study, meet the warrants and PennDot criteria.

**ON-PREMISES SIGN** — A graphic which carries only messages strictly incidental to a lawful use of the premises on which it is located. Such signs may include, but not be limited to, messages indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises.

**OPEN SPACE** —

- A. Land used for recreation, resource protection, amenities, buffers, or transition areas which is freely accessible to all residents. It is land protected by the provisions of this Ordinance and the Subdivision and Land Development Ordinance to ensure that it remains in such uses. Open space shall be a parcel or parcels of land, or an area of water, or a combination of land and water on a site which are logically interrelated, interconnected and designed for the stated use. Open space does not include streets or rights-of-way, required yards or lot areas or parking areas. Open space shall be substantially free of structures but may contain such improvements as finally approved as appropriate for the recreation of the residents in the development. Open space may include environmentally sensitive areas, unless otherwise noted below.
- B. Open space shall consist of two types, common and active open space:
  - (1) **COMMON OPEN SPACE (COS)** — All open space, except active open space.
  - (2) **ACTIVE OPEN SPACE (AOS)** — A parcel of land, which is generally flat, dry, and clear of any vegetation other than grass, and which is suitable as an active recreation area and developed according to the Township's comprehensive plan standards. The recreation facilities and design of open space shall be subject to the approval of the Board of Supervisors.
  - (3) **DEED RESTRICTED AREAS** — Required open space which is contained within the deeded lot areas of individual residential lots. Deed restricted open space shall not be used to calculate the minimum lot areas required by Township ordinances; shall not be used as part of the required

front, side, or rear yards; and shall be kept free of all structures which would limit or preclude the use or access of the open space areas, except for those structures or other facilities associated with storm drainage or other utilities.

- (4) **DEDICATED OPEN SPACE** — An area or areas dedicated in fee simple to the Township for use by all residents of the development under the provisions of § 503(11) of the PaMPC.
- (5) **DEVELOPMENT OWNERSHIP OF COMMON OPEN SPACE** — Areas set aside for open space use and governed by the establishment of an organization of development residents for the ownership and administration of the area pursuant to § 705 of the PaMPC.

**ORDINANCE** — The Warrington Township Zoning Ordinance, as amended.

**OUTDOOR ADVERTISING SIGN** — Graphics with a message that directs attention to a specific business, product, service, event, activity, or other commercial or non-commercial activity, or contain a message about something that is not sold, produced, manufactured, furnished, or conducted on the premises where the sign is located. This sign is subject to the control of advertising devices under the Outdoor Advertising Control Act of 1971, 36 P.S. 2718 et seq. and 67 Pa. Code, Chapter 445. The Act and its corresponding regulations were promulgated pursuant to the Federal Highway Beautification Act of 1965 which requires Pennsylvania to develop and maintain standards of compliance for certain signs and to remove illegal signs identified by routine surveillance.

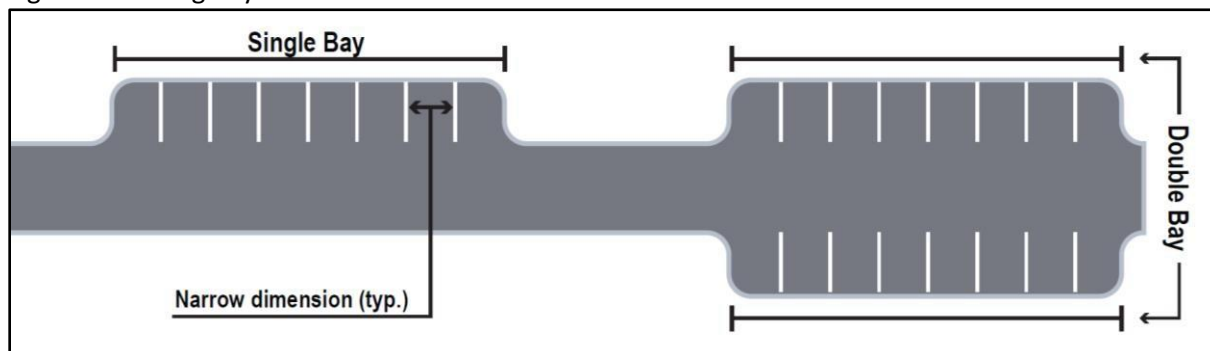
**OVERLAY DISTRICT** — An area within a zoning district where different zoning provisions may apply than are in general effect for that zoning district. Overlay districts may be for any of those purposes set forth in § 605 of the PaMPC, 53 P.S. § 10605.

**OWNER** — An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest or ownership, or exercising control of a designated lot, parcel, tract, or area of land established by a plat, subdivision, or as otherwise permitted by law, and to be separately owned, used, developed, or built upon.

**PARAPET** — A non-load-supporting wall around the perimeter of the roof.

**PARKING BAY (ROW)** — A length of parking stalls measured along the narrow dimension of each stall.

Figure 9. Parking Bay



**PARKING RESERVE AREA** — An area(s) held in reserve for future parking expansion.

**PARKING SPACE OR STALL** — The area defined by paint stripes or some other means of delineation which



is meant solely for the occupancy by a motor vehicle.

**PARTY WALL** — A common wall on an interior lot line used between two buildings.

**PASSIVE RECREATION AREA** — An area(s) of a site or lot designated for less energetic activities such as woodland walks, nature study, fishing, and picnicking. Passive recreation areas may be steeply sloped, heavily vegetated, wet, or containing ponds or lake shores.

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



**PERGOLA** — An outdoor yard structure consisting of columns or posts supporting an open roof of girders and cross rafters which is used to provide shade and may also be used as framework for climbing plants and vines.

**PERMANENT SIGN** — A graphic attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

**PERSONAL CARE FACILITY/ASSISTED LIVING** — A premises, licensed by the Commonwealth of Pennsylvania, in which food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours, for four or more adults who are not relatives of the operator, who do not require the services in or of a licensed long-term care facility, but who do require assistance or supervision in activities of daily living or instrumental activities of daily living.

**PERSONAL EXPRESSION SIGN** — An on-premises graphic that expresses an opinion, interest, position, or other non-commercial message.

**PERSONS** — Individuals, corporations, companies, associations, joint-stock companies, firms, partnerships, limited liability companies, corporations and other entities established pursuant to statutes of the Commonwealth of Pennsylvania, provided that "person" does not include or apply to the Township or to any department or agency of the Township.

**POLE BANNER** — A banner suspended above a public sidewalk and attached to a single street pole by one or two perpendicular arms.

**POLE SIGN** — A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or base structure.



**PORTABLE SIGN** — A graphic not permanently attached to the ground or a building or designed to be

permanently attached to the ground a pole, or a building. Portable signs may or may not convey a specific message.



**POULTRY** — Any type of domestic or wild fowl, including chickens, quail, pheasants, ducks, emu, ostriches, turkey, and pigeons.

**PREMISES** — A separate lot or tax parcel with individual frontage abutting the street line. A premises may include more than one occupant as in an office complex or shopping center.

**PRESERVATION OR PROTECTION** — When used in connection with natural and historic resources, shall include means to conserve and safeguard these resources from wasteful or destructive use, but shall not be interpreted to authorize the unreasonable restriction of forestry, mining, or other lawful use of natural resources.

**PRIME AGRICULTURAL SOILS** — Soils classified as land capability units I, II, III and IV in the “Soil Survey of Bucks County, Pennsylvania,” U.S. Department of Agriculture, Natural Resources Conservation Service, 2002, or the latest version.

**PRINCIPAL BUILDING** — A permitted building on a lot that is the primary, main building.

**PRINCIPAL USE** — The permitted use of the principal building, or the permitted use of primary activity, on a lot.

**PRIVATE CLUB** — A building and related facilities owned or operated by persons, a corporation, association, or a group of individuals established for the fraternal, social, educational, recreational or cultural enrichment of its members and not primarily for profit and whose members pay dues and meet certain prescribed qualifications for membership.

**PRIVATE DRIVE SIGN** — A graphic indicating a street or drive which is not publicly owned and maintained and used only for access by the occupants of the development and their guests.

**PRIVATE PARKING AREAS** — Designed parking areas for five or less vehicles located and intended for the use of specific lot owners or residents.

**PROFESSIONAL CONSULTANTS** — Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologist, land surveyors, landscape architects or planners.



**PROJECTING SIGN** — A graphic, other than a wall sign, which is attached to and projects more than 18 inches from a wall of a building and is perpendicular to the building's façade.

**PUBLIC HEARING** — A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with the PaMPC.

**PUBLIC MEETING** — A forum held pursuant to notice under 65 Pa. C.S. CH.7 (relating to open meetings).

**PUBLIC NOTICE** — The term "public notice" as used in this Ordinance shall have the meaning assigned to such term in PaMPC.

**PUBLIC SERVICE AND INFORMATION SIGNS** — Advertising the availability of rest rooms, telephone, or similar public convenience; also signs advertising meeting times and places of nonprofit service or charitable organizations.

**PUBLIC UTILITIES** — A private or municipal corporation organized and existing for the distribution and sale of water, electricity, gas, or the collection and disposal of sanitary waste or sewage in accordance with the law of the Commonwealth of Pennsylvania or other appropriate governing body.

**PUBLIC UTILITIES OPERATING FACILITIES** — A building or structure and its equipment used for the transmission and exchange of telephone, gas, electricity, sewer, and water facilities; provided, however, that in a residential district, these shall not include public business facilities, the storage of materials, trucks or repair facilities or the housing of repair crews.

**RECREATIONAL VEHICLE** — A vehicular type of unit primarily designed as temporary living quarters for recreational camping or travel use, which either has its own power or is mounted on or drawn by another vehicle, including a travel trailer, camping trailer, truck camper and motor home.

**REFLECTIVE SIGN** — A graphic containing any material or device which has the effect of intensifying reflected light.

**RENEWABLE ENERGY SOURCE** — Any method, process, or substance whose supply is rejuvenated through natural processes and, subject to those natural process, remains relatively constant, including, but not limited to, biomass conversion, geothermal energy, solar and wind energy, and hydroelectric energy and excluding those sources of energy used in the fission and fusion processes.

**REPORT** — Any letter, review, study, memorandum, compilation, or similar writing made by any board, official body, officer, or consultant other than a solicitor to any other body, board, officer, or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body, or agency, nor shall any appeal lie therefrom. Any report used, received, or considered by the body, board, officer, or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

**RESERVED LAND (RL)** — That portion of the gross site area consisting of existing road and utility rights-of-way and easements; all ultimate rights-of-way for existing streets as specified in Chapter 305, SALDO, of

the Code of the Township of Warrington, and/or all future street rights-of-way and other land reserved by virtue of the official Township map; and all land shown on previously recorded subdivision and/or development plans as reserved from development for use as open space or resource protection. See § 370-504 in Article V Natural Resources.

**RESOURCE PROTECTION AREAS —**

- A. That portion of the gross site area which contains certain natural resources subject to environmental limitations which must be protected. This land includes areas of a site which are either totally or partially unusable land as a result of the existence of certain environmental features and includes such areas follows:
  - (1) Streams, Type 1.
  - (2) Water body, Type 1.
  - (3) Wetlands.
  - (4) Steep slopes.
  - (5) Forest.
  - (6) Prime agricultural soils.
  - (7) Riparian buffer.
- B. Type I streams and water bodies, as well as wetlands shall represent totally unusable lands which cannot be developed because of the existence of natural resources, which must be fully protected, and which are regulated by state or federal statutes. Steep slopes and forest areas represent partially unusable lands.

**RETAIL SALES —** The sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

**RETENTION BASIN —** A structure in which storm water is stored and not released during the storm event. Retention basins are designed for infiltration purposes and do not have an outlet. The retention basin must infiltrate stored water in four days or less.

**REVIEW —** An examination of a plan to determine compliance with this Ordinance, Chapter 370, Zoning, and other pertinent requirements.

**REVOLVING SIGN —** A sign which revolves in a circular motion, rather than remaining stationary on its supporting structure.

**RIGHT-OF-WAY (ROW) —** The surface of and space above and below any real property in the Township in which the Township has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skyways, or any other public place, area or property under the control of the Township, and any unrestricted public or utility easements established, dedicated, platted, improved or devoted for utility purposes, but excluding lands other than streets that are owned by the Township. The phrase "in the Right(s)-of-Way" means in, on, over, along, above and/or under the Right(s)-of-Way. For the purpose of this Ordinance, ROW shall include bridges, streets and roads owned by Bucks County, the Commonwealth of Pennsylvania, and any other Pennsylvania state agencies.

**RIGHT-OF-WAY, EXISTING —** The preset legal right-of-way as established by the Commonwealth of Pennsylvania or other appropriate governing body and currently in existence.

**RIGHT-OF-WAY, ULTIMATE** — The legal street; the area or public way owned or acquired by the Township at the time of subdivision by dedication to provide adequate width for future street improvements. That line from which all future property setbacks are measured.

**RIGHT-OF-WAY LINE** — The dividing line between a lot and the ultimate right-of-way of a street or road or utility.

**RIGHT-TO-FARM** — Public policy or law designed to protect farmers against municipal (or other local governmental) regulations, private nuisance suits, and unnecessary constraints on essential agricultural management practices, if these practices are consistent with federal and state law and are not a threat to public health and safety.

**RIPARIAN AREA** — Vegetative areas located adjacent to rivers, creeks, lakes, springs, wetlands, or coulees that are a transition zone between the upland and aquatic ecosystems.

**RIPARIAN BUFFER** — A vegetated area or a buffer strip adjacent to a stream, that helps to shade and protect the stream from the impact of activities conducted on adjacent land uses.

**ROOF LINE** — The uppermost line of the roof of a building or, in the case of an extended façade or parapet, the uppermost height of said façade or parapet.

**ROOF SIGN** — A graphic erected upon the roof or parapet of a building, the entire face of which is situated above the eaves or highest architectural point of the building to which it is attached, and which is wholly or partially supported by said building.



**ROOMING UNIT** — Any habitable room or group of rooms forming a single habitable unit, used, or intended to be used for living and sleeping but not for cooking or eating.

**SALDO** — see “Subdivision and Land Development Ordinance.”

**SANDWICH BOARD SIGN** — A type of freestanding, portable, temporary graphic consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (also known as an A-frame sign).



**SCHOOL** — Any public, parochial, or private educational institution from preschool to secondary school under the supervision of a state or lawfully constituted ecclesiastical governing body and with standards of instruction meeting the requirements of the Commonwealth of Pennsylvania, but excluding privately operated schools of trade, avocation, or business.

**SECURITY SIGN** — An on-premises graphic regulating the use of the premises, such as a “no trespassing,” “no hunting,” or “no soliciting” sign (also known as Warning Sign).

**SENIOR LIVING COMMUNITY** — A community that houses population over the age of 55 and provides appropriate safety features for the residents as well as ancillary health care, recreational and community facilities as an integral part of the community.

**SETBACK LINE** — Minimum distance between the front, side and rear property lines as determined by the standards in the applicable zoning district.

**SEWER** —

- A. **PUBLIC SEWER** — A sewer system owned and/or operated by the Bucks County Water and Sewer Authority in which sewage is collected from buildings from more than one lot and/or dwelling unit and piped to an approved sewage disposal system. It may also be referred to as "off-lot" or "off-site" sewer.
- B. **PRIVATE SEWER** — An on-lot disposal system providing for disposal of effluent from only one building or a group of buildings on a single lot.
- C. **COMMUNITY LAND APPLICATION SYSTEM** — Treated effluent from two or more homes that is applied to the land.

**SHED** — An accessory residential structure that is no larger than 192 square feet and no taller than 10 feet. Sheds may never be erected within an easement.

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

**SHORT-TERM RENTAL** — Transient use of a furnished residential dwelling for a period of 31 days or less per calendar year where residential uses are permitted upon issuance of an annual zoning permit.

**SIGN** — Any graphic display attached, painted, or represented directly or indirectly on a structure or other surface that shall display or include any letter, word, insignia, flag, or representation used as or which is in the nature of an advertisement, announcement, visual communication or direction or which is designed to attract the eye or bring the subject to the attention of the public.

**SIGN, AREA** — The total dimensions of a graphic surface used to display information, messages, advertising, logos, or symbols. Sign area is determined as per § 370-704.C.

**SIGN, BACKGROUND AREA** — The entire area of a graphic on which copy can be placed, including framing, border, and trim, but not including structural supports.

**SIGN, COPY AREA** — The actual area of the graphic copy applied to any background. The area of a sign is computed by straight lines drawn tangent to copy extremities encompassing individual letters, words, or graphic elements.

**SIGN, FACE** — The part of the graphic that is or can be used for the sign area. The sign area may be smaller than the sign face.

**SIGN, HEIGHT** — The vertical dimension of a graphic as measured using the standards in § 370-704.D.

**SIGN SUPPORTING STRUCTURE** — Poles, posts, walls, frames, brackets, or other supports holding a graphic in place.

**SITE** — Any plot or parcel of land or combination of contiguous lots or parcels of land subject to land development.

**SITE (WIRELESS FACILITIES)** — For towers other than towers in the public ROW, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, that area in proximity to the structure and to other transmission equipment already deployed on the ground which is further restricted.

**SITE AREA, GROSS BUILDABLE (GBSA)** — The reserve land areas and totally unusable land areas subtracted from the gross site area. See § 370-504 in Article V Natural Resources.

**SITE AREA, NET (NSA)** — The net site area shall have the same definition as "site area, gross buildable." Wherever a reference to the "net site area" exists in this Ordinance, it shall be substituted with the term "site area, gross buildable." See § 370-504 in Article V Natural Resources.

**SITE AREA, NET GROSS BUILDABLE (NGBSA)** — The partly unusable land areas subtracted from the site area, gross buildable. See § 370-504 in Article V Natural Resources.

**SKILLED NURSING CARE FACILITY** — High level medical care provided by trained individuals, such as registered nurses (RNs) and physical, speech, and occupational therapists. Services can be necessary over the short-term for rehabilitation from an illness or injury or required over the long term for patients who need care on a frequent or around-the-clock basis due to a chronic medical condition. Examples of skilled nursing services include, but are not limited to wound care, intravenous (IV) therapy, injections, physical therapy, dementia/memory care, and monitoring of vital signs and medical equipment.

**SMALL SCALE** — A building or structure which reflects the size and mass of traditional Bucks County historic buildings. Small scale buildings and structures shall not exceed 10,000 square feet and height of 35 feet and shall fit within the context of surrounding structures.

**SMALL WIRELESS FACILITY** — Apparatus mounted on structures 50 feet or less in height or on structures no more than 10 percent taller than adjacent structures with an antenna no more than 3 cubic feet and total wireless equipment no more than 28 cubic feet. Each antenna is no more than 3 cubic feet in volume. All other wireless equipment associated with the structure is no more than 28 cubic feet in volume in accordance with § 1.6002 of the FCC18-133 Final Rules.

**SNIPESIGN** — Any graphic tacked, nailed, posted, pasted, glued, or otherwise attached to, or on a tree, streetlight, street sign, or utility pole or painted or drawn on a rock or other natural feature, or placed on any public property or in the street line or on any private property without the permission of the property owner.



**SOLAR ENERGY** — Energy that is derived from the sun and typically involves the use of photovoltaic (PV) panels to directly convert sunlight to electrical energy, flat-panel thermal collectors used for hot water, space heaters, swimming pools and greenhouses, and high-intensity mirror collection systems for heating of fluids to temperatures sufficient to power steam electric-generating facilities. Mirror solar collection systems are specifically prohibited from use in Warrington Township.

**SOLAR ENERGY FACILITY** — A passive or mechanical energy generation facility whose main purpose is to convert solar (sun) energy into electrical or thermal energy to a permitted use. Such facilities may use PV or thermal collectors and include mechanical or electrical infrastructure and related appurtenant facilities.

**SPECIAL EXCEPTION** — A use permitted in a particular zoning district, granted by the Township Zoning Hearing Board, pursuant to the provisions of Article VI and IX of the PaMPC.

**STEEP SLOPE AREA** — The portion of a site with a gradient in excess of 15 percent, excluding manmade slopes. Manmade slopes such as cuts and fills resulting from grading shall not be included as part of the steep slopes area.

**STOREFRONT** — The exterior façade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

**STORY** — The part of a building located between a floor and the floor or roof above. The first story of a building is the lowest story having 75 percent or more of its wall area above grade level.

**STREAM** — Any stream, channel, or stream protection area for conveyance of surface water, whether natural or artificial, with perennial or intermittent flow. Streams shall be classified as follows:

- A. TYPE I — Area along a water conveyance facility supported by stormwater runoff from a watershed area of 50 acres or more. The width of each stream shall be determined by the more extensive limits of the following:
  - (1) FLOODPLAIN — One-hundred-year flood line and/or elevations as delineated in the Flood Insurance Study for Warrington Township, as prepared by the U.S. Department of Housing and Urban Development/Federal Insurance Administration, and as identified by the up-to-date Flood Insurance Rate Maps (FIRMS) dated March 16, 2015 issued by the Federal Emergency Management Act (FEMA), or the most recent revision, thereof.
  - (2) ALLUVIAL SOILS.
  - (3) CALCULATED FLOOD LIMIT — Line and/or elevations as established by analysis of the drainage areas using approved USDA Soil Conservation Service or U.S. Corps of Engineers methods for one-hundred-year frequency storm event and as identified by the up-to-date Flood Insurance Rate Maps (FIRMS) dated March 16, 2015 issued by the Federal Emergency Management Act (FEMA), or the most recent revision, thereof.
- B. TYPE II — Area along a water conveyance facility supported by stormwater runoff from a watershed area of less than 50 acres. The width of each stream shall be determined by the more extensive limits of the following:
  - (1) ALLUVIAL SOILS.
  - (2) CALCULATED FLOOD LIMITS — Line and/or elevation as established by analysis of the drainage area using approved USDA soil Conservation Service or U.S. Corps of Engineer's methods for a one-hundred-year storm event and as identified by the up-to-date Flood Insurance Rate Maps (FIRMS) dated March 16, 2015 issued by the Federal Emergency Management Act (FMEA), or the most recent revision, thereof.

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



**STREET FRONTAGE** — The side or sides of a lot abutting on a public street or street line.

**STREET LINE** — The dividing line between a lot and the ultimate right-of-way.

**STREET, PAPER** — A street that has never been built or opened but is shown on an approved plan, subdivision plat, tax map, or official map.

**STREET, PRIVATE** — A street that has not been improved to the standards of the Township or PennDOT or has not been accepted by the Township or other governmental entity.

**STREET, PUBLIC** — A vehicular way which is built to Township standards by a federal, state, county, or Township government or governmental agency and dedicated to the Township.

**STRUCTURAL ALTERATION** — Any change in or addition to the supporting or structural members of a building, such as the bearing walls, partitions, columns, beams, girders or enclosing porches or any change which would convert an existing building into a different structure or adapt it to a different use or which in the case of a nonconforming use would prolong the life of such use.

**STRUCTURE** — A combination of materials constructed or erected in a deliberate manner on or under the ground, attached to something having a permanent location on or under the ground, or any manmade object having an ascertainable stationary location on or in land or water. A structure does not include physical improvements that are flush with the ground such as sidewalks and driveways.

**STUDIO** — The workroom of an artist, photographer, architect, designer, or craftsman.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE** — The current Warrington Township Subdivision and Land Development Ordinance, as amended.

**SUBSTANTIAL CHANGE (WIRELESS FACILITIES)** — A modification that alters the physical dimensions of an eligible support structure if it meets any of the following criteria:

- A. For Wireless Support Structures other than Wireless Support Structures in the public ROW, it increases the height of the existing Wireless Support Structure by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater;
- B. For towers other than towers in the public ROW, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width



of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than 6 feet;

- C. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public ROW and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;
- D. It entails any excavation or deployment outside the current site;
- E. It would defeat the concealment elements of the eligible support structure; or
- F. It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in this definition.

**SUNSHADE LATTICEWORK** — A structure consisting of strips of wood or metal crossed and fastened together with square or diamond-shaped spaces left between, used as a screen or fence or as a support for climbing plants.

**TEMPORARY SIGN** — A non-permanent graphic constructed and intended for short-term use bearing a message which is displayed before, during and after an event, to which the sign relates, and which is to take place at a time and place to be determined or specified on the sign. This includes real estate for sale signs, other for sale signs, garage sale signs, political advertising signs for a specific election and similar signs.



**TIME AND TEMPERATURE SIGN** — A display containing illuminated or reflective numerals switching alternatively to show the time and temperature.

**TOWER** — Any structure built for the sole or primary purpose of supporting any FCC licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

**TOWN CENTER APARTMENT** — Primarily a multifamily building with limited or accessory nonresidential uses, such as office or retail space, typically on the first floor, that is accessible to the public as well as tenants of the building.

**TOWNHOUSE VILLAGE DEVELOPMENT** — A type of residential development, planned and consisting of a mixture of varying townhouse dwelling types (from ground to roof) to promote flexible and diverse design standards for townhouse development.

**TOWNSHIP** — Warrington Township, Bucks County, Pennsylvania.

**TOWNSHIP ENGINEER** — A professional engineer registered by the Commonwealth of Pennsylvania designated by the Supervisors to perform the duties of a Township Engineer.

**TRANSITION AREA (RESOURCE PROTECTION)** — Space along all Type I streams, Type I water bodies, natural watercourses, all wetlands, and any floodplains thereof, along with associated alluvial soils which serve to protect the water resource from the impacts of development. A setback of 100 feet parallel to a Type I stream where no building is permitted, and minimal land disturbance is allowed.

**TRANSMISSION EQUIPMENT** — Apparatus that facilitates transmission for any FCC licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.



**TRI-VISION BOARDS** — An outdoor graphic with a slatted face that allows three different copy messages to revolve at intermittent intervals.

**UNUSABLE LAND, PARTLY** — The portion of the resource protection area containing land which has environmentally sensitive features making it only partially usable for development. See § 370-504 in Article V Natural Resources.

**UNUSABLE LAND, TOTALLY** — The portion of the resource protection area containing land which cannot be developed such as Type I streams, Type I waterbodies, and wetlands. See § 370-504 in Article V Natural Resources.

**UPPER-LEVEL BUILDING SIGN** — A wall graphic located on the second floor or higher and below the eaves of the roof.

**USE** — Any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure on a parcel or land.

**UTILITIES** — Those services rendered by public utility corporations, municipalities, or municipal authorities, including but not limited to electricity, gas, telephone, television, water, and sewerage, including the appurtenances used in connection with the supplying of such services (buildings, wires, pipes, poles, and the like).

**VARIANCE** — Relief granted pursuant to Article VI and IX of the PaMPC.

**VEHICULAR SIGN** — Any vehicle or trailer which is not customarily used to transport persons and property for the business it advertises, which is parked on a public right of way or on public or private property so as to be visible from a public right of way which has attached hereto or located thereon any sign or advertising device for the primary purpose of providing advertisement of products or directing people to a business or activity located on the same or another property. Such vehicular signs shall be permitted only as allowed in Article VII of this Ordinance, of the Code of the Township of Warrington, as amended from time to time.

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



**VILLAGE HOUSE** — A single-family detached dwelling on an individual lot with private yards on all sides of the house. A village house is typically located on a smaller lot with the structure placed close to the street. A village house is further distinguished by certain plantings and architectural treatments.

**WALL OR FASCIA SIGN** — A graphic, which is attached to, displayed on, or painted on parallel to any exterior wall of a building or structure. Also includes signs affixed to architectural projections, canopies, or marquees which project from a building façade, provided the copy area of such sign remains parallel to the building façade. A sign installed on a false or mansard roof is also considered a wall sign (also known as parallel, wall, channel letter or band sign).



**WATER BODY** — Body of water, either natural or artificial, such as a lake, pond, etc., which retains surface water year-round and has a normal water level in excess of six inches in depth. Water bodies shall consist of the following types:

- A. TYPE I — Water body with one acre or more of standing water. The limit of this water body as regulated by this Ordinance shall be the top of bank, or a minimum horizontal dimension of five feet from the maximum water surface elevation.
- B. TYPE II — Water body with less than one acre of standing water as defined above.

**WETLANDS** — Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetland areas demonstrate hydric characteristics of soils, vegetation, and/or water table as specified by the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Protection. Wetlands shall be of two types:

- A. CONNECTED WETLANDS — Shall be those which are adjacent to, or in close proximity to Type I or Type II streams, or have a common surface there with, such that they drain into such streams at sometimes.
- B. GEOGRAPHICALLY ISOLATED WETLANDS — Shall be those which are not adjacent to or in close proximity to streams and therefore do not ultimately drain into navigable or tidal waters.

**WIND ENERGY FACILITY** — A mechanical energy or electric-generating facility whose main purpose is to convert wind to mechanical energy or supply electricity to a permitted use. Such facilities may include windmills, wind turbines, blades, spirals, helixes, and accessory structures, which may also include buildings, pumping stations, grinders, substations, electrical infrastructure, transmission lines and other appurtenant facilities. Use of such facilities shall be restricted to the RA District and with a minimum lot

size of three acres.

**WIND TURBINE** — A wind energy conversion system that converts wind energy into electricity through the use of a generator, which may include a nacelle, rotor, tower, transformer pad, and supporting energy and transmission apparatus.

**WINDMILL** — A wind energy conversion system that converts wind energy into mechanical work, which may include a tower, rotor, gears, shafts, axles and supporting mechanical energy conversion devices. Windmills may be of the horizontal or vertical type.

**WINDMILL HEIGHT** — The distance measured from the surface of the tower foundation to the highest point of the windmill rotor plane for vertical windmills, and the distance from the surface of the tower foundation to the highest point of the vertical shaft hub supporting the rotor for horizontal windmills.

**WIND SIGN** — A type of freestanding, portable, temporary, two-sided graphic joined to a weighted base by springs which allows it to flex in the wind. Commonly placed on a sidewalk.

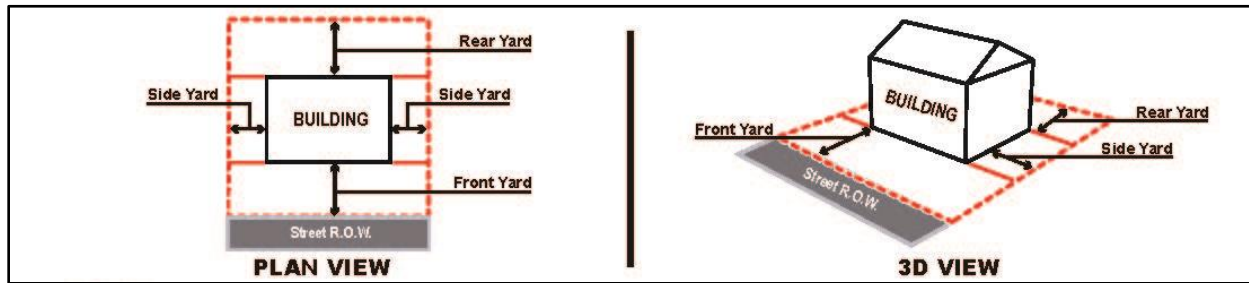
**WINDOW SIGN** — A graphic applied, painted, affixed to or within 12 inches of the interior surface of a window with its message facing the outside of the building, and easily seen from the outside of said window surface. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

**WOOD-FIRED BOILER** — An alternative energy facility designed to burn wood or other organic fuels, which transfers heated air or liquid through a piping or ventilation system to a principal use. All such systems are generally contained within an accessory structure that is not intended for habitation by humans or animals. An outdoor wood-fired boiler may also be as an outdoor wood-fired furnace, outdoor wood-burning appliance, outdoor hydraulic heater and/or hot-water stove. All such facilities shall be prohibited as an alternative or emerging energy facility.

**YARD** — The following types of yards are hereby established:

- A. **FRONT YARD** — All areas which abut streets are front yards. The area of land, across the full width of the lot, extending from the street line to the nearest structure of the lot, exclusive of steps, overhanging eaves, gutters, or cornices.
- B. **SIDE YARD** — The area of land extending from the required front yard to the required back yard, except as provided for accessory buildings, extending from the side line of the lot to the nearest structure on the lot, exclusive of steps, overhanging eaves, gutters, or cornices. The width of the side yard shall be measured at right angles to the side line of the lot.
- C. **REAR YARD** — The area of land, the full width of the lot except as provided for sheds, extending from the rear line of the lot to the nearest structure on the lot, exclusive of steps, overhanging eaves, gutters, or cornices. The depth of the rear yard shall be measured at right angles to the rear line of the lot or if the lot is not rectangular, then in the general direction of the side yard line.

Figure 10. Yard



**ARTICLE III  
Use Regulations****§ 370-301. Applicability of regulations.**

- A. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in § 370-305 and for the zoning districts so indicated in this Ordinance.
- B. On any property, lot, tax parcel or tract of land, only one principal use, as defined and enumerated herein, shall be permitted, except as otherwise provided in Article IV District Regulations. Any use not defined or enumerated herein shall not be permitted.
  - (1) Accessory uses enumerated in § 370-305.H. shall be permitted in addition to one principal use, subject to any requirements and limitations provided for in that section.
  - (2) Any other defined or enumerated use listed in this Article shall be considered a second principal use and is not permitted except where multiple uses are specifically permitted by Article IV District Regulations.
  - (3) A single-family detached dwelling shall be permitted on any parcel of use A1 Agriculture, A3 Greenhouse, A4 Kennel, A5 Riding Academy/Livery or Boarding Stable and A6 Nursery.

**§ 370-302. Uses by right, conditional use, special exception, and uses not permitted.**

- A. A use listed as a use permitted by right is permitted subject to such requirements as may be specified in § 370-305, after approval has been granted subject to the requirements of the Subdivision and Land Development Ordinance if applicable, and after a zoning permit has been issued in accordance with § 370-1103.
- B. The requirements and standards for all uses in this Article supplement and in the event of conflict supersede the requirements and standards outlined in Article IV Classification of Districts.
- C. A use listed as a use permitted by conditional use may be permitted as a conditional use provided the Board of Supervisors, having received a review from the Planning Commission, grants the conditional use subject to the expressed standards set forth in § 370-802. Conditional uses, and after approval has been granted subject to the requirements of the Subdivision and Land Development Ordinance if applicable, and such further conditions that the Board of Supervisors may impose to ensure the protection of adjacent uses, and the health, safety, or general welfare.
- D. A use listed as a use permitted by special exception may be permitted as a special exception provided the Zoning Hearing Board authorizes the issuance of a zoning permit by the Zoning Officer, subject to the requirements of §§ 370-305 and 370-1107, and after approval has been granted subject to the requirements of the Subdivision and Land Development Ordinance if applicable, and such further conditions as said Zoning Hearing Board may establish.
- E. A use not listed as being permitted by right, conditional use, or special exception in a particular zoning district is not permitted in that zoning district.

**§ 370-303. Uses subject to other regulations.**

- A. Uses permitted by right, by conditional use, or by special exception shall be subject, in addition to use regulations, to such regulations of yard, lot size, lot width, building area, easements, provisions for off-street parking and loading, buffers, and signage to such other provisions as are specified in other parts of this Ordinance.
- B. All uses permitted in the Township shall be subject in addition to these Ordinance regulations to all other applicable Township, county, state, or federal requirements and licensing regulations and to the requirements of any other agency with jurisdiction. These include but are not limited to regulations for licensing of human service activities, requirements for accessibility of the disabled,

sewage disposal requirements, water supply regulations, soil erosion and sedimentation control requirements, floodplain regulations, state road regulations, and fire protection requirements.

- C. The laws of the Commonwealth and the regulations of the Bucks County Department of Health regarding waste disposal shall be adhered to. Further, no final or preliminary plan of subdivision or land development shall be approved, and no zoning permit shall be issued until approval is obtained for wastewater disposal from the Township and from the Bucks County Department of Health, unless the premises are served by public sewage facilities, in which case the agency providing sewage disposal services shall be required to provide evidence that the property will be served by public sewerage. Documentation certifying that treatment capacity from the authority providing treatment is available shall be required prior to plan approval or zoning permit issuance.

**§ 370-304. Table 300 Table of Permitted Land Uses by District.**

- A. Each use, as defined in this Article III, shall be a permitted use, a conditional use, or a special exception use in each district where it is shown as such on Table 300. The districts referred to in Table 300 are those established by this Ordinance and shown on the adopted Zoning Map of the Township of Warrington. If a use is not shown as a permitted, conditional, or special exception in a district on Table 300 then said use is prohibited in that district.
- B. Each use shall conform to the use requirements established for it in this Article III and any additional requirements made applicable to it by the district requirements established in Article IV, Classification of District, or any other provision of this Ordinance. All requirements shall be interpreted as applying to all uses, but in the case of a direct conflict then the requirements of Article III shall govern.

**§ 370-305. Use regulations.**

- A. Agricultural uses
  - (1) A1. AGRICULTURE. The growing of nursery stock (trees, shrubs, flowers, and vegetables) and tilling of soil for production of agriculture and horticulture, raising and keeping livestock or poultry, bee-raising, and all buildings (barns, sheds, silos, etc.) associated with this use. All facilities shall meet the requirements of the Act of May 20, 1993 (P.L. 12, No. 6) known as the Nutrient Management Act.
    - a. Permitted districts:
      - i. RA, MR and Q: Minimum lot size 3 acres or more
      - ii. R1 and R1-C: Minimum lot size of 5 acres or more
      - iii. R2, R2-I and R3: Minimum lot size of 10 acres or more
    - b. Limited to one head of livestock or 10 poultry per 40,000 square feet of lot area.
    - c. Ostrich, emu, and peafowl (peacock) are limited to three fowl per acre on a minimum lot area of 3 acres and are only permitted in the RA Residential Agricultural District.
    - d. Any area used for the keeping or raising livestock, poultry or bees in the front yard shall be situated not less than, in accordance with the district setback requirements, 25 feet from any street line or property line and no less than 100 feet from any dwelling other than the owner's dwelling.
    - e. Any building or area used for the keeping or raising livestock, poultry or bees in the side or rear yard shall be situated a minimum of 25 feet from all side and rear property lines and no less than 100 feet from any dwelling other than the owner's dwelling.
    - f. Animal structures shall not be permitted in the front yard.
    - g. Silos shall not be located less than 1.25 times the height of the silo from any street line or property line.
  - (2) A2. AGRICULTURAL SALES/ROADSIDE FARM STANDS. The seasonal retail sale of farm or nursery products produced on the premises.



- a. This use is an accessory use that shall be clearly incidental and subordinate to uses A1 and A7 and on those properties within an Agricultural Security District. Only farm produce or nursery material may be sold.
  - b. Farm produce and nursery material shall be limited to crops harvested from plants and plant material or other related items to the principal use.
  - c. At least 50 percent of the produce or plant material must be grown or raised on the premises or in the immediate region.
  - d. Access/exit to the tract must be controlled by two points. Access/exit points shall be no more than 24 feet wide.
  - e. Sales building or stands shall be setback per district requirements.
- (3) A3. GREENHOUSE. As a principal or accessory use to any permitted or conditional use.
- a. RA District:
    - i. The minimum site area for such use shall be 5 acres.
    - ii. The maximum permitted impervious surface ratio of the site shall be 20 percent.
    - iii. Parking. No less than 1 off-street parking space per 2 employees
- (4) A4. KENNEL. The keeping of more than six dogs or cats that are more than six months old for breeding, training, selling, or boarding for a fee.
- a. Minimum lot area: 10 acres.
  - b. No animal shelter or runway shall be located closer than 300 feet from any residential building other than the owner's accessory dwelling. Only one B1 Single-family Detached use permitted on the lot.
  - c. All animals shall be maintained in enclosed buildings and runs enclosed by fences designed and constructed to prohibit the animals from escaping from the fenced area.
  - d. The total number of dogs and cats on the property shall not exceed 25.
- (5) A5. RIDING ACADEMY/LIVERY OR BOARDING STABLE. Riding stable, livery, or boarding stable for horses.
- a. A lot area of not less than 10 acres shall be required.
  - b. Any building or structure used for keeping, servicing, or raising horses shall be situated not less than 100 feet from any street line, 25 feet from any side or rear property line, and not less than 100 feet from any dwelling other than the owner's dwelling.
  - c. No more than one horse per 40,000 square feet of lot area shall be permitted.
  - d. Horse shows shall be permitted only by approval of the Township Park and Recreation Board and shall be limited to a specified number each year for each riding academy.
- (6) A6. NURSERY. The outdoor raising of plants, shrubs and trees for sale and transplantation. Such material may be field grown or grown within a greenhouse.
- a. The minimum lot size shall be 5 acres.
  - b. Any building or structure shall meet the yard, lot width and setback requirements for the applicable zoning district for use B1 Single-Family Detached Dwelling.
  - c. Landscape contracting is permitted as an accessory use to a nursery operation, including outdoor storage of landscape building supplies, provided that, it does not exceed 20 percent of the area of the total nursery operation or 1 acre, whichever is less.
  - d. There shall be a planted buffer with a minimum width of 25 feet that surrounds all greenhouses and the area of any storage of landscape building supplies from any adjoining property.
  - e. Agricultural sales/roadside stands may be permitted as an accessory use.
- (7) A7. FORESTRY. The management of forests and timberlands when practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes which does not involve any land development.

- a. Purpose. In order to preserve forests and the environmental and economic benefits they provide, it is the policy of the Township to encourage the owners of forest land to continue to use their land for forestry purposes, including the long-term production of timber, recreation, wildlife and amenity values. The timber harvesting regulations are intended to further this policy by (1) promoting good forest stewardship; (2) protecting the rights of adjoining property owners; (3) minimizing the potential for adverse environmental impacts; and (4) avoiding unreasonable and unnecessary restrictions on the right to practice forestry.
- b. Definitions:
  - i. Felling: the act of cutting a standing tree so that it falls to the ground.
  - ii. Landing: a place where logs, pulpwood or firewood are assembled for transportation to processing facilities.
  - iii. Litter: discarded items not naturally occurring on the site such as tires, oil cans, equipment parts, and other rubbish.
  - iv. Lop: to cut tops and slash into smaller pieces to allow the material to settle close to the ground.
  - v. Operator: an individual, partnership, company, firm, association, or corporation engaged in timber harvesting including the agents, subcontractors, and employees thereof.
  - vi. Landowner: an individual, corporation, company, firm, association, or partnership that is in actual control of forest land where such control is based on legal or equitable title or on any other interest entitling the holder to sell or otherwise dispose of any or all of the timber on such land in any manner and any agents thereof acting on their behalf, such as forestry consultants, who set up and administer timber harvesting.
  - vii. Pre-commercial timber stand improvement: a forest practice, such as thinning or pruning, which results in better growth, structure, species composition, or health for the residual stand but which does not yield a net income to the landowner, usually because any trees cut are of poor quality, too small, or otherwise of limited marketability or value.
  - viii. Skidding: dragging trees on the ground from the stump to the landing by any means.
  - ix. Slash: woody debris left in the woods after logging, including logs, chunks, bark, branches, uprooted stumps, and broken or uprooted trees or shrubs.
  - x. Stand: any area of forest vegetation whose site conditions, past history and current species composition are sufficiently uniform to be managed as a unit.
  - xi. Timber harvesting, tree harvesting or logging: The process of cutting down trees and removing logs from the forest for the primary purpose of sale or commercial processing into wood products. Clear cutting or selective cutting of forest lands for a land use change is excluded from this definition.
  - xii. Top: the upper portion of a felled tree that is unmarketable because of small size, taper, or defect.
- c. Preparation of Forestry/Logging Plan:
  - i. Notification of commencement or completion. For all forestry and timber harvesting operations that are expected to exceed 1 acre, the landowner shall notify the Township at least ten business days before the operation commences and within five business days before the operation is complete. No timber harvesting shall occur until the notice has been provided. Notification shall be in writing and specify the land on which harvesting will occur, the expected size of the harvest area, and, as applicable, the anticipated starting or completion date.
  - ii. Logging plan. A logging plan shall be prepared for every property where timber harvesting is to occur. No timber harvesting shall occur until the plan has been prepared. The provisions of the plan shall be followed throughout the operation. The plan shall be

available at the harvest site at all times during the operation and shall be provided to the Township upon request.

- iii. Responsibility for compliance. The landowners and the operator shall be jointly and severally responsible for complying with the terms of the logging plan.
- iv. Forestry/logging Plan: Minimum requirements. As a minimum, the logging plan shall include the following:
  - a) Design, construction, maintenance, and retirement of the access system including haul roads, skid roads, skid trails, and landing;
  - b) Design, construction, and maintenance of water control measures and structures such as culverts, broad-based dips, filter strips, and water bars;
  - c) Design, construction, and maintenance of stream and wetland crossings;
  - d) The general location of proposed operation in relation to municipal and state highways including any access to those highways;
  - e) Copies of all required permits shall be submitted as an appendix to the plan;
  - f) Proof of current general liability and/or workers compensation insurance;
  - g) Proof of PennDOT highway occupancy permit or Township driveway permit for temporary access, as applicable; and
  - h) Copy of Bucks County Conservation District “Letter of Adequacy” for the proposed erosion control facilities, including associated plans, reports and other permits as required.
- v. Map: Each forestry/logging plan shall include a site map containing the following information:
  - a) Site location and boundaries, including both the boundaries of the property on which the timber harvesting will take place and the boundaries of the proposed forest area within that property;
  - b) Significant topographic features related to potential environmental problems;
  - c) Location of all earth disturbance activities such as roads, landings, and water control measures and structures;
  - d) Location of all crossings of waters of the Commonwealth; and
  - e) The general location of the proposed operation to municipal and state highways including any access to those highways.
- vi. Compliance with state law: The forestry/logging plan shall address and comply with the requirements of all applicable state laws and regulations including but not limited to the following:
  - a) Erosion and sedimentation control regulations contained in 25 Pennsylvania Code Chapter 102, promulgated pursuant to the Clean Streams Law (35 P.S. § 691.1, et. seq.);
  - b) Stream crossing and wetlands protection regulations contained in 25 Pennsylvania Code, Chapter 105, promulgated pursuant to the Dam Safety and Encroachments Act (32 P.S. § 693.1, et. seq.)
  - c) Stormwater management plans and regulations.
- vii. Compliance with federal laws and regulations: The forestry/logging plan shall address and comply with the requirements of all applicable federal laws and regulations including but not limited to the Best Management Practices as set forth in 33 CFR 323.4[a][6][i-xv].
- viii. Compliance with Township ordinances: The forestry/logging plan shall verify compliance with the stormwater management ordinances of the Township.
- ix. Forest practices: The following requirements shall apply to any and all forestry/timber

harvesting operations in the Township:

- a) Felling or skidding in or across any public thoroughfare is prohibited without the express written consent of the Township or PennDOT, whichever is responsible for the maintenance of the road.
- b) No tops or slash shall be left within 25 feet of any public road or private road or on any property adjoining the site where forestry is occurring.
- c) Litter resulting from timber harvesting shall be removed from the site prior to operator vacating the site.
- d) Any soil, stones, or debris carried onto public or private roadways must be removed immediately.
- e) No forestry or logging shall occur on areas with slopes of 16 percent or greater.
- f) When the harvest is complete, dirt roads used by trucks and skid roads used to drag logs from the woods to the loading area must be graded approximately to original contours and must be seeded and mulched to establish stable groundcover.
- g) Riparian buffers - No logging or timber harvesting may take place within 50 feet of the bank of any stream, named or unnamed, that appears on the USGS maps.
- h) No forestry/timber harvesting operation is permitted within a distance from any property line adjoining property in residential or commercial use, with structures thereon devoted to that use, that is 1.25 times the height of tallest tree whose height is equal to or greater than its distance from the property line (nothing in this provision shall prevent the removal of a diseased or dying tree within such distance).
- d. Financial security shall be established in a manner acceptable to the Township to guarantee repair of all damage that may occur to public streets due to forestry/logging operations (67 Pennsylvania Code, Chapter 189) and to guarantee compliance with erosion and sedimentation control plans, compliance with stormwater management plans and restoration of the site upon completion of logging operations.

**B. Residential uses.**

- (1) **B1. SINGLE-FAMILY DETACHED DWELLING.** A single-family residence on an individual lot with private yards on all sides of the house and with no public or community open space. Detached dwellings may include dwellings constructed on the lot, prefabricated dwellings, modular dwellings and mobile (manufactured) homes double wide with a pitched roof, on a permanent foundation, and affixed to the ground.
  - i. No more than one single-family detached dwelling shall be placed on a lot and such detached dwelling shall be occupied by not more than one family.
  - ii. If the dwelling is a mobile or manufactured home, the dwelling shall be placed on concrete or masonry footings and shall be permanently affixed to the ground as required by the most current applicable Building Code(s).
- (2) **B2. SINGLE-FAMILY ZERO LOT LINE DWELLING.** A dwelling unit accommodating a single-family constructed in the side yard on or near the side property line with one side yard and one wall which shall not be a party wall to the adjacent dwelling which shall be of the same type.
- (3) **B3. TWO-FAMILY SEMI-DETACHED DWELLING (TWIN).** Two dwelling units accommodating two families which are attached side by side through the use of a common party wall and having one side yard adjacent to each dwelling unit.
- (4) **B4. TWO-FAMILY DETACHED DWELLING (DUPLEX).** A single-family attached dwelling unit accommodating two families with one dwelling unit located above another dwelling unit. There shall be no more than two dwelling units per structure and each unit shall have individual outside access.
- (5) **B5. FOUR-FAMILY SEMI-DETACHED DWELLING.** Four dwelling units accommodating four families,

two units of which are located directly over the other two units; a combination of both the single-family semidetached and the two-family detached structures.

- (6) B6. TOWNHOUSE. A single-family dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside and having an individual and/or common yard area. Each townhouse unit is separated from any other unit by one or more vertical common walls or vertically stacked with one unit located over another unit (2 total).
  - a. A row of attached townhouses shall not exceed six dwelling units.
  - b. Setbacks:
    - i. Minimum building setback from a common parking area: 20 feet.
    - ii. Minimum building setback from a pedestrian walk: 15 feet.
  - c. Design standards for townhouse units.
    - i. Design standards for all townhouse units with or without garages must conform to the following standards:
      - a) An overall structure of attached dwelling units shall not be permitted with one common roof line or with equal front and rear yard setbacks for all dwelling units.
      - b) The appearance of the front and rear wall of the building shall have a distinction between units by varying the unit width or height, providing different exterior materials on the facade, or by changing the rooflines.
    - ii. For all residential units, the building or setback line along any public street shall be a minimum of 30 feet (reference is made only to the distance from the edge of the cartway or curb line to the face of the building).
    - iii. Sidewalk and street standards.
      - a) All roads and parking areas shall remain as private roads which shall be maintained by a homeowner's association or other entity approved by the Township.
      - b) There shall be a vehicular hierarchy with internal roads which shall provide access and egress to the common parking facilities.
      - c) All streets providing access to dwellings shall be a minimum of 30 feet wide serving the development.
      - d) There shall be a continuous sidewalk pathway system which shall serve all dwellings, interconnect all areas of the development, and provide access to the open space.
- (7) B7. TOWNHOUSE VILLAGE DEVELOPMENT. A type of residential development consisting of a mixture of varying townhouse dwelling types to promote flexible and diverse design standards for townhouse development. Development standards include:
  - a. Unless otherwise stated, all development pursuant to this use or section, shall be subject to all other applicable regulations relating to land subdivision, permissible development, utilities, private water and sewer systems and necessary permits including, but not limited to, regulations of Pennsylvania Department of Environmental Protection, Warrington Township and the Bucks County Health Department and subdivision and land development regulations.
  - b. Density. The density of a townhouse village development shall not exceed 7.5 dwelling units per acre of gross buildable site area. Density is computed by dividing the number of proposed dwelling units by the acreage of gross buildable site area.
  - c. Minimum site area. Townhouse village developments shall have a minimum gross site area of 45 acres of land.
  - d. Development mix.
    - i. Required dwelling unit mix. The townhouse village development shall conform to the minimum standards for a mix of dwelling types as set forth in Table 1.

Table 1. Standards for a Mix of Dwelling Types

Number of Dwellings per Development	Minimum Required Number of Dwelling Types	Maximum Percent of Any Dwelling Types	Minimum Percent of Dwelling Types
1 - 40	1	100	10
40 - 85	2	70	10
85+	3	45	10

- e. Permitted dwelling types and uses:
  - i. Multiplex
  - ii. Manor House
  - iii. Townhouse
- f. Common and active open space. In order that adequate land for parks and open space may be adequately provided, properly located and preserved as the Township develops; and in order that the onus of providing such park and open space land necessary to serve the additional residents brought into the Township by the new development may be most equitably apportioned on the basis of the additional need created by that development, common open space and active open space shall be required to be provided in accordance with § 370-504 of this Ordinance.
- g. Reservation of land for parks, open space, schools, and other public facilities. The developer, in the design of the development plan, and the Board of Supervisors, in its review of the plan, shall consider the adequate provision of sites for parks, open space, schools and other public facilities as indicated on the adopted official map, when adopted. Where such facilities are shown and located on the official map or where the Board of Supervisors otherwise determines that a portion of the plan is required for such facilities, the developer may be required to reserve such sites for a period not to exceed 60 days following receipt of the Planning Commission recommendation on the application for preliminary approval, after which time the Township shall either acquire the property or release the reservation.
- h. Environmental restrictions. Any land which is within the Environmental Restrictions Overlay District as defined by § 370-802.(E).5. of this Ordinance shall be subject to the environmental restrictions, regulations and conditions imposed thereby.
- i. Dedication of lands for public purposes. Where land is offered for dedication to the Township or a public entity that is designated by the Board of Supervisors to receive such lands, which shall be used for public purposes, such as a park or public recreation, and the Board of Supervisors, at its sole and absolute discretion, chooses to accept all or a portion of the land so offered, the design criteria of the balance of the property remaining, after the anticipated dedication of the open space as set forth hereinabove, shall be in accordance with the following criteria:
  - i. Such dedication shall be a minimum of 15 percent of the gross lot area as defined by the deed.
  - ii. There shall remain a minimum of 5 percent of the tract which shall remain as common open space for the development.
  - iii. The open space to be set aside for the above public purposes shall be in lieu of any and all other open space and environmental restrictions otherwise imposed by this Ordinance or the Subdivision and Land Development Ordinance.
  - iv. Prior to approval of any subdivision plan pursuant to this subsection, the applicant shall submit an engineered sketch plan, which shall depict the area proposed for dedication for public purposes and the proposed development of the remaining land.

- v. As a condition to approval of the final subdivision plans by the Board of Supervisors, the applicant shall deliver to the Township, for recording, a deed of dedication for the land which the Board of Supervisors, in its sole and absolute discretion, has chosen to accept, for the parcel then subject to the final subdivision plan approval, title of same to be free and clear of all liens and encumbrances and of quality for recording acceptable to the Board of Supervisors at the advice of their solicitor. All costs of transfer and recording shall be borne by the applicant.
- vi. The provisions of § 370-506 shall control and shall be deemed to supersede any inconsistent provisions of this Ordinance, including the number of dwelling units calculated pursuant to § 370-504 in Article V Natural Resources, and the environmental restrictions as set forth in Article V Natural Resources. In lieu thereof, the density and design provisions set forth hereinabove, as well as the permitted requirements and approval requirements of the Bucks County Conservation District, the Army Corps of Engineers, and the Department of Environmental Resources, and its various branches shall apply.
- j. Perimeter requirements. If topographical or other barriers do not provide adequate privacy for existing uses adjacent to the residential development, the developer shall be required to permanently screen any proposed structure located within 200 feet of the perimeter of the residential development and in no event shall any structure be located less than 50 feet from the perimeter. Screening shall be as specified in the Subdivision and Land Development Ordinance.
- k. Traffic ingress and egress.
  - i. All residential developments shall have adequate road access to and from the development as determined by the traffic impact study required to be submitted with the application for preliminary approval.
  - ii. Based upon the findings and results of such impact study, the Township may require road improvements by the developer outside of the residential development to meet the transportation needs created by the traffic projected to be generated by the development.
- l. Design standards for townhouse units.
  - i. Design standards for all townhouse units with or without garages must conform to the following standards:
    - a) An overall structure of attached dwelling units shall not be permitted with one common roof line or with equal front and rear yard setbacks for all dwelling units.
    - b) The appearance of the front and rear wall of the building shall have a distinction between units by varying the unit width or height, providing different exterior materials on the facade, or by changing the rooflines.
  - ii. For all residential units, the building or setback line along any public street shall be a minimum of 30 feet (reference is made only to the distance from the edge of the cartway or curb line to the face of the building).
  - iii. Sidewalk and street standards.
    - a) All roads and parking areas within the townhouse village development shall remain as private roads which shall be maintained by a homeowner's association or other entity approved by the Township.
    - b) There shall be a vehicular hierarchy with internal roads which shall provide access and egress to the common parking facilities.
    - c) All streets providing access to dwellings shall be a minimum of 30 feet wide serving the development.



- d) There shall be a continuous sidewalk pathway system which shall serve all dwellings, interconnect all areas of the development, and provide access to the open space.
- m. Sewer and water. All townhouse village developments shall be served by public sewer and water.
- (8) B8. MULTIPLEX. A single-family attached unit with independent outside access that may be arranged in a variety of configurations, side by side, back-to-back or vertically. The essential feature is the small number of units attached.
  - a. There may be no more than five units in any building, but they shall not average more than four units per building in the development.
  - b. Minimum building setback lines:
    - i. Common parking area: 20 feet
    - ii. Minimum building spacing: 40 feet
- (9) B9. MID-RISE APARTMENT. Buildings where individual dwelling units share a common outside access, and elevators serve each floor.
  - a. Maximum horizontal dimension (one side): 180 feet.
  - b. Maximum building setback line (from property line of development): 250 feet.
- (10) B10. MOBILE/MANUFACTURED HOME PARK. A parcel or contiguous parcels of land, which has been so designated and improved that it contains two or more mobile/manufactured home lots for the placement thereon of mobile/manufactured homes. Development standards include:
  - a. Permitted by conditional use (with public utilities) in the PI-2 District.
  - b. Area and density.
    - i. A mobile/manufactured home park shall have a minimum gross site area of 25 contiguous acres of land.
    - ii. The gross density of a mobile/manufactured home park shall not exceed five dwelling units per acre.
    - iii. Site and lot location. Proposed site locations within allowed zoning districts shall be subject to approval or disapproval on the basis of the impact of the proposed park on existing neighboring uses, public utilities, and transportation facilities. The site or lot location of all mobile/manufactured home parks shall comply with the following minimum requirements:
      - a) The site shall be free from any adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
      - b) The site shall not be subject to any hazard or nuisance such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare, as specified in § 370-814 of this Ordinance, as amended, or as deemed objectionable by the Township.
  - c. Design standards.
    - i. A mobile/manufactured home lot or space shall have a minimum lot area of 5,000 square feet.
    - ii. The impervious surface ratio for the site shall not exceed 25 percent.
    - iii. Mobile/manufactured homes and accessory structures which have a horizontal area in excess of 25 square feet shall be separated from each other by at least 30 feet. Any accessory structure which has a horizontal area exceeding 25 square feet and is attached to a mobile/manufactured home and/or located within 10 feet of its window, and has an opaque or translucent top or roof that is higher than such window shall, for purposes of this separation requirement, be considered to be a part of the mobile/manufactured home.
    - iv. Setbacks.
      - a) All mobile/manufactured homes shall be located at least 50 feet from any park

- property boundary line abutting upon a public street or highway street line, and at least 40 feet from other park property boundary lines.
- b) There shall be a minimum distance of 20 feet between an individual mobile/manufactured home (including accessory structures attached thereto) and the adjoining pavement of an interior public street.
  - c) There shall be a minimum distance of 20 feet between an individual mobile/manufactured home (including accessory structures attached thereto) and the boundaries of any park common area.
- d. Mobile/manufactured home pad.
- i. No mobile/manufactured home shall be erected in a mobile/manufactured home lot except upon a mobile home pad.
  - ii. Each mobile/manufactured home pad shall have a minimum dimension of 60 feet by 12 feet.
  - iii. Each mobile/manufactured home pad shall have access to a street in the mobile/manufactured home park. A minimum setback of 20 feet from the street line shall be required.
  - iv. The pad shall be constructed from either concrete, asphalt concrete, or other material sufficient to adequately support the mobile/manufactured home to prevent abnormal settling or heaving under the weight of the home. The corners of the mobile/manufactured home shall be anchored to prevent wind overturn and rocking with tie-downs such as concrete, dead men, screw augers, arrowhead anchors, or other devices suitable to withstand a tension of at least 2,800 pounds.
  - v. Skirting. An enclosure of fireproof materials shall be erected around the entire base of each mobile/ manufactured home.
  - vi. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
- e. Soil and ground cover.
- i. Exposed ground surfaces in all parts of every park shall be paved or covered with stone screening or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather, and which meets all other requirements of this Ordinance.
  - ii. Park grounds shall be maintained free of vegetative growth that is a nuisance or poisonous or which may harbor rodents, insects, or other pests in sufficient quantities as to be harmful to humans and shall meet all other requirements of the Township Nuisance Ordinance, Ord. 6-71 [Chapter 10, Part 4].
- f. Nonresidential use areas. No part of any park shall be used for nonresidential purposes except such uses that are required for direct servicing and recreation, for the residents of the park and for the management and maintenance of the park.
- g. Open space.
- i. All mobile/manufactured home parks shall provide, and so indicate on the plan of the mobile/manufactured home park, suitable areas for recreation and open space uses. The minimum standard for these areas shall be 25 percent of the total area of the mobile/manufactured home park of which one half shall be in one place. The remainder may be used to provide pedestrian connecting links to the recreation areas.
  - ii. The recreation and open space shall be located as centrally as possible within the mobile/manufactured home park in order to be easily accessible to its residents.
  - iii. The open space shall be landscaped as specified in the Subdivision and Land Development Ordinance.

- iv. The open space shall be maintained as specified in § 370-506 of this Ordinance.
- (11) B11. GARDEN APARTMENT. Multifamily dwelling units, where individual dwelling units share a common outside access.
- a. No apartment building shall exceed 120 feet in length without having a through access for fire equipment to the rear of the building.
  - b. Minimum building setback line from a common parking area: 30 feet.
- (12) B12. CONSERVATION RESIDENTIAL DEVELOPMENT. A cluster option providing a variety of residential housing types to be designed to ensure that the maximum amount of land shall be retained for conservation or for agricultural purposes. It shall meet the following standards in addition to the standards provided in § 370-802:
- a. The plan of development shall be designed to ensure that the maximum amount of land shall be retained for conservation or for agricultural purposes. § 370-504 in Article V does not apply to conservation residential developments. The Township may permit encroachment into areas of woodlands, steep slopes, or prime agricultural soils only in order to ensure the best design of the site for conservation or agricultural purposes. The plan shall provide for a conservation area and a development area.
  - b. Prior to the submission of any application for land development, the developer/owner shall consult with the Township Planning Commission in order to delineate the location and boundaries of the conservation area that will best preserve the environmental, forest, view shed, and rural streetscape of the site. The developer/owner is encouraged to submit a Feasibility Sketch Plan in accordance with the provisions of the Subdivision and Land Development Ordinance.
  - c. The minimum tract area, measured to the street line of adjoining roads, shall not be less than 25 acres. There shall be no deductions from this computation other than areas within the street line of existing roads and streets.
  - d. The minimum size of a conservation area shall be not less than 65 percent of the tract area as defined in the previous subsection and shall be a contiguous area. Required street, exterior property line, and riparian buffers shall not be considered to be part of the required conservation area, except for any setbacks or buffers that are located between the development area and the conservation area or are along the exterior property line of the conservation area. The boundaries of conservation areas shall be permanently marked upon the ground at completion by means of permanent survey markers. The Board of Supervisors may require other forms of marking in addition to permanent survey markers. The remainder of the project site shall be the development area.
  - e. Only agricultural uses, naturalized basins, constructed wetlands, reforestation areas, utilities, unpaved walking trails in accordance with the Township's Open Space and Recreation Plan or passive recreation shall be permitted in the conservation area. No part of any lot and no structures shall be located in the conservation area, except that the Township may permit the conservation area to be used for active recreation. In addition, the area within the street line of any access road within the conservation area needed to access the development area shall be considered part of the conservation area.
  - f. Development shall be designed to minimize the amount of perimeter of the development area adjacent to the conservation area. The development area shall be located as remote as possible from abutting streets and a minimum of 100 feet from the existing street line.
  - g. Density. The permitted gross density shall be 0.7 dwelling units per acre. Acreage shall be measured to the street line with no other deductions except as herein provided.
    - i. A bonus density shall be allowed if more than 50 percent of the forest area on the site is preserved in the conservation area. The bonus shall be 0.04 dwelling units per acre gross

- density for each 10 percent of forest preserved over the minimum of 50 percent required by this Ordinance.
- ii. A bonus density shall be allowed if the project includes the extension of public sewer service to adjacent or closely proximate single-family homes presently served by on-lot sewage disposal systems. The bonus shall be 0.02 dwelling units per acre gross density for each home served. Such service shall be provided to the point of connection at the property line of such dwelling. Any offsite property owner requesting future connection to the public sewer extension will be required to deed restrict the property from further subdivision.
  - iii. A bonus density shall be allowed if the project provides conservation area in excess of the 65 percent required. The bonus shall be 0.08 dwelling units per acre gross density for each 5 percent provided in excess of 65 percent.
  - iv. Density bonuses may be combined, as appropriate, provided that the permitted gross density with bonuses shall not exceed one dwelling unit per acre. The maximum number of dwellings that may be created shall be calculated by multiplying the tract area, measured to the street line of adjoining roads, by the permitted gross density with bonuses and shall be rounded to the nearest one hundredth of a unit. When that calculation results in anything other than a whole number, the number of units shall be rounded down to the nearest whole number when the fractional portion is less than 0.50 and shall be rounded up to the nearest whole number when the fractional portion is 0.50 or greater.
- h. Single-family detached dwellings, two family semi-detached dwellings (twin), single-family zero lot line dwellings and townhouses shall be permitted.
- i. Buffer requirements.
- i. General requirements. Along all exterior property boundary lines of the development area, there shall be a permanent buffer at least 25 feet in depth, unless this is modified pursuant to §§ 370-305.B.(12)i.iii. and 370-305.B.(12)i.iv. A screen buffer (as defined herein) shall be provided wherever the development abuts existing residential uses or zoning and where abutting other type of uses when deemed necessary by the Board of Supervisors to provide sufficient buffering and transition. A softening buffer (as defined herein) at least 75 feet in depth shall be provided wherever the development abuts any existing street (as modified by § 370-305.B.(12)i.iii.), drive, or parking area; or open (not wooded) undeveloped land, except the conservation area as herein provided. An open buffer shall be provided wherever the development abuts wooded undeveloped land.
  - ii. Components. The minimum component of each type of buffer shall be as follows:
    - a) Natural buffers. Whenever existing forested areas are located where buffers are required by this part, they shall be retained and used as the required buffer. All dead vegetation shall be removed from such areas and they shall be supplemented with new understory plantings utilizing native species to the extent deemed necessary by the Township. Such planting shall be of the types and density needed to achieve the visual screening purpose of the buffer and shall be selected from the preapproved plant list provided in Chapter 305, Subdivision and Land Development. Where sufficient depth of forest is not present or forest is not present at all, then screen buffers or softening buffers shall be used to supplement the depth of the natural buffer.
    - b) Constructed screen buffers. The primary components of screen buffer shall be two rows of evergreen trees, at the height of not less than 6 feet when planted, spaced not more than 10 feet apart on center, and these trees shall be of such species to

attain a height at maturity of not less than 20 feet. The second row shall be offset 5 feet from the trees in the first row and the rows shall be 5 feet apart. Also required as secondary components are mounding (the use of which is encouraged), provided the slopes shall be a maximum of 3:1, deciduous trees, deciduous shrubs, and coniferous shrubbery.

- c) Constructed softening buffer. The softening buffer shall conform to the requirements of Chapter 305, Subdivision and Land Development.
- d) Open buffer. The open buffer shall at a minimum consist of grass, ground cover, and/or similar vegetative material, and may include trees, shrubs, or other natural landscaping materials.
- iii. Street intersections. The softening buffer described in § 370-305.B.(12).i.ii.3. may be modified wherever necessary for adequate sight distance.
- iv. Existing buffers. In cases where a boundary of a development occurs along natural features which function as buffers including, but not limited to, mature vegetation, significant grade changes or stream valleys, which are likely to be permanently preserved, buffering may be waived or modified along that boundary upon approval of the Board of Supervisors.
- v. Maintenance. All vegetation shall be maintained permanently and in the event of death or other destruction shall be replaced within one year by the persons responsible for maintenance when death or destruction occurred.
- vi. Buffer landscape plan. A landscaping plan shall be submitted with the preliminary subdivision and land development plans showing all pertinent information including the location, size and species of all individual trees and shrubs to be preserved or planted, or alternatively, the general characteristics of existing vegetation masses which are to be preserved.
- j. All homeowner's association agreements, agreements of sale for individual lots and deeds must include a "right-to-farm" provision.
- k. Transferable development rights may not be used in the development area, and transferable development rights may not accrue to any conservation area lands.
- l. Public access to the conservation area may be required as the Board of Supervisors shall deem appropriate. The Township in its sole discretion shall determine the means of permanently preserving the conservation area in perpetuity, which may include one or more of the following:
  - i. Deed in fee to the Township; or
  - ii. Permanently deed restricted from further development by conservation easement in favor of the Township, but owned by a homeowner's association; or
  - iii. Conveyed to a conservancy, non-profit corporation or association, or similar legal entity; or
  - iv. Any combination of the above.
- m. All such developments shall be located in a public sewer service area, so designated by the Township's Sewage Facilities Plan in accordance with Act 537, the Pennsylvania Sewage Facilities Act.
- n. Any such development exceeding 50 dwelling units shall be connected to existing public streets at two separate locations. Developments of less than 50 homes must include provisions for access that are approved by the Township Fire Marshall.
- o. If the approved Township Trail Map shows a trail across the site, the trail shall be incorporated into the conservation area of the development.

(13) B13. MIXED RESIDENTIAL COMMUNITY. Development standards include:

- a. General. Unless otherwise stated, all development pursuant to this section shall be subject to all other applicable regulations relating to land development and subdivision regulations, permissible development, densities of development, environmental restrictions, and regulations of state agencies.
- b. Must be served by public water and sewer.
- c. Density. The density of development in a mixed residential community shall not exceed three dwelling units per acre of gross buildable site area. Density is computed by dividing the number of proposed dwelling units by the acreage of gross buildable site area.
- d. Development mix, as described below depending on tract size:

Table 2. Housing Mix Criteria

Size of Development	Housing Mix Criteria
Less than 10 acres	100 percent of the development may be in a single-dwelling unit type (see Article II Glossary of Terms); if a mix is desired, not less than 75 percent of the dwelling units in the development shall be single-family detached dwellings and not more than 25 percent shall be two-family semidetached (twin); single-family zero lot line; townhouse; garden apartment; or multiplex.
10 to 25 acres	Not less than 60 percent of the dwelling units in the development shall be single-family detached dwellings; not more than 40 percent shall be two-family semidetached (twin); single-family zero lot line; townhouse; garden apartment; or multiplex; not more than 25 percent shall be two-family detached or four-family semidetached.
25 acres and greater	Not less than 50 percent of the dwelling units shall be single-family detached dwellings; not more than 50 percent shall be two-family semidetached (twin); single-family zero lot line; townhouse; garden apartment; or multiplex; not more than 25 percent shall be two-family detached or four-family semidetached.

- e. Open Space.
  - i. Common and active open space. To ensure that adequate land for passive and active parks, trails, and open space is provided to serve the residents of the development and Township, the requirements of § 370-504 shall be required.
  - ii. Reservation of land for parks, trails, open space, and other public facilities. The developer, in the design and layout of the development plan, and the Planning Commission and Board of Supervisors, in their review of the plan, shall consider the adequate provision of the site for parks, open space, and other public facilities and provide such uses for the residents of the development and the Township. Where such facilities are noted in the official map, when adopted, or where the Board of Supervisors otherwise determines that a portion of the plan is required for such facilities, the developer may be required to reserve such sites for a period not to exceed 60 days following receipt of the Planning Commission recommendation on the application for preliminary approval, after which time the Township shall either acquire the property or release the reservation.

- f. Environmental restrictions. Any land within the planned residential development which is within the Environmental Restrictions Overlay District as defined by § 370-802.(E).5. of this Ordinance shall be subject to the environmental restrictions, regulations and conditions imposed thereby.
- g. Residential siting. As outlined in Table 2 within § 370-305.B.(13).
- h. Buffer zones.
  - i. Whenever a residential use is adjacent to a nonresidential use, a buffer zone with a minimum width of 50 feet shall be provided.
  - ii. Wherever another dwelling unit type is adjacent to a mid-rise apartment, a buffer zone with a minimum width of 35 feet plus 1 foot for each foot that the mid-rise is over 35 feet in height shall be provided.
  - iii. The buffer zones noted above shall be landscaped as specified in the Subdivision and Land Development Ordinance.
- i. Perimeter requirements. If topographical or other barriers do not provide adequate privacy for existing uses adjacent to the mixed residential community, the developer shall be required to permanently screen any proposed structures located within 200 feet of the perimeter of the tract and in no event shall any structure be located less than 50 feet from the perimeter. Screening shall be as specified in the Subdivision and Land Development Ordinance.
- j. Traffic ingress and egress.
  - i. All planned residential developments shall have adequate road access to and from the development as determined by the traffic impact study required to be submitted with the application for preliminary approval.
  - ii. Based upon the findings and results of such impact study, the Township may require road improvements by the developer to meet the transportation needs created by the traffic projected to be generated by the development.
- k. Design standards for townhouse, multiplex, and garden apartments. Design standards of a mixed residential community containing townhouses, multiplexes or garden apartments must conform to the following standards:
  - i. Each townhouse, multiplex or garden apartment dwelling unit shall incorporate varied architectural modes and setbacks. An overall structure of attached dwelling units shall not be permitted with one common roofline or with equal front and rear yard setbacks for all dwelling units. Similarly, the appearance of the front and rear wall of the building shall have a distinction between dwelling units by varying the unit width or height, providing different exterior materials on the facade, or by changing the roof lines. Setbacks shall vary from every other dwelling unit to the next so that every two units are offset from the adjoining units by a minimum of 2 feet front and rear.
  - ii. The building or setback line along any public street line shall be a minimum of 30 feet (reference is made only to the distance from the street line to the street to the face of the building).
- l. Additional standards. In addition to the requirements above, the following design and construction standards shall apply:
  - i. Subject to approval, minimum street line and cartway width may be reduced if:
    - a) Vehicular traffic has been suitably separated from pedestrian traffic.
    - b) Such reduction in cartway width allows for the passage of two motor vehicles in opposite directions with due allowance for on-street parking that might be permitted on the thoroughfare.
    - c) The roadway in question is a minor or local road not serving through traffic. Such



- reduction shall not be below 35 feet for the street line and 25 feet for the cartway.
- ii. Subject to approval, sidewalk requirements may be waived if a suitable pathway system apart from the street line, is provided and serves all those dwelling units and commercial uses for which a sidewalk would normally be required.
- (14) B14. ROOMING OR BOARDING HOUSE. A dwelling or part thereof in which, for compensation, lodging and/or meals are provided and where personal and financial services may be offered. Shared cooking facilities may be provided for the residents of the facility only.
- (15) B15. VILLAGE HOUSE. A single-family detached dwelling on an individual lot with private yards on all sides of the house. It differs from other forms of detached housing in the lot size (minimum 10,000 square feet) and placement on the lot. The structure is placed closer to the street and is additionally distinguished by plantings or architectural treatments.
- a. Each village house is required to provide one or more of the following as to each lot (with no two adjacent homes sharing the same elevation and facade):
    - i. Either: An unenclosed porch running at least three quarters of the house front, being at least 6 feet in width; or
    - ii. A portico front porch with at least two white columns and a standing seam metal roof.
      - a) The columns shall be at least 8 inches in diameter or 8 inches wide and shall frame the front door.
      - b) The porch shall be at least 6 feet wide and 6 feet deep.
      - c) The portico ceiling shall not be less than 8 feet in height or greater than 10 feet in height above the porch.
  - b. A front yard raised above the sidewalk grade adjacent to the street by at least 30 inches and a retaining wall of at least 18 inches high within the front yard at the sidewalk line, if the topography would allow such improvements.
  - c. Either a fence of permanent construction at least 30 inches in height with one flowering shrub per each 60 inches across the width of the front of the house or a hedgerow having plant materials meeting the requirements of § 370-806. All shrubs and other plant materials shall be located adjacent to the street in front of the fence.
- (16) B16 MANOR HOUSE. The manor house is an attached dwelling in which most units have independent outside access. A manor house shall meet the following design standards:
- a. Units shall be arranged side-by-side and back-to-back.
  - b. No more than six units per structure.
  - c. The building shall look like a large single-family detached home in the style of a country home and have a pitched roof(s) with dormers and chimneys.
  - d. A minimum of 2 off street parking spaces per dwelling unit is required.
- (17) B17 LIVE-WORK UNITS. A live-work unit is a space occupied by a combination of a dwelling unit and business, such as a shop or office that can include the sale of retail items manufactured on the site, that is open to the public for retail trade or personal or professional services, subject to the following conditions:
- a. Occupations permitted include accountants; architects; artists and artisans; attorneys; computer software and multimedia-related professionals; consultants; engineers; planners; fashion, graphic, interior, and other designers; insurance, real estate, and travel agents; and photographers.
  - b. Each live-work unit shall have adequate and clearly defined working space, constituting maximum of not less than 50 percent of the gross floor area of the live-work unit. Each unit must also be equipped with a kitchen with a stove and oven, and an enclosed bathroom containing a bathroom sink, toilet, and shower.

- c. A maximum of four employees (the unit owner and three employees) may be permitted to work in the unit at any given time.
  - d. A live-work unit may be in a separate building by itself or in a building with a combination of other uses. When combined with other uses in a mixed-use building, it is considered a residential use.
- C. Institutional uses.
  - (1) C1. CEMETERY. Any land or structure used or intended to be used for the interment of human remains.
    - a. Minimum lot size: 5 acres.
    - b. Lot coverage for accessory buildings: no more than 10 percent of the entire area, to a maximum of 5 acres, may be devoted to aboveground buildings.
    - c. Minimum setback standards.
      - i. For all buildings, burial plots, burial plot markers or monuments mounted flush with ground:
        - a) Front setback: One half the distance from the street line of each street on which the lot abuts, or 35 feet, whichever is greater.
        - b) Side yard: 35 feet each side.
        - c) Rear yard: 35 feet.
        - d) For all above ground burial structures: 100 feet from all property lines and street line.
    - d. An area may be provided for above ground burial and for graves with monuments and headstones. Such area shall be contiguous and shall not exceed 10 percent of the total area devoted to burial.
    - e. If the cemetery area exceeds 50 acres, one dwelling to be used for custodial personnel may be permitted. If the cemetery area is less than 50 acres, there shall be no dwelling thereon.
    - f. Design standards.
      - i. All grave markers shall be flush with the surface of the ground except in a designated area where monuments and headstones are permitted. The Board of Supervisors shall approve the designated areas at the time the plan is approved.
      - ii. Maximum height of monuments, headstones, grave markers: 4 feet.
      - iii. Maximum height of mausoleums, columbariums and other burial structures: 15 feet.
      - iv. Maximum height of accessory buildings, including dwelling unit where permitted: 35 feet.
      - v. Entrance features including gates, fountains, statuary, identification signs and the like:
        - a) There shall be not more than two identification signs at each entrance, and the same shall conform to applicable sections in Article VII Signs.
        - b) The main portion of entrance features shall be located at least 10 feet from the nearest street line of any public street.
        - c) No such entrance features shall exceed 12 feet in height.
    - g. Access and circulation. Where interior roads are provided, they shall be paved according to Township standards, shall have minimum width of 12 feet if one-way, and 20 feet if two-way. There shall be no dead-end roads, unless provided with a turnaround of at least 50 feet center-line radius.
    - h. The sprinkling of ashes or burial of ashes in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.
    - i. Nothing in this section shall exempt a licensed funeral home or cemetery from any applicable zoning regulation.
    - j. The following uses shall be included in the approval of a cemetery without further zoning

- approval being required: all uses necessarily or customarily associated with interment of human remains, benches, ledges, walls, graves, roads, paths, landscaping, and soil storage consistent with federal, state, and local laws on erosion sediment control.
- k. Mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas that are shown in an approved plan for the specific cemetery obtained at the request of the owner shall not require additional zoning approval provided such structures and uses are developed in accordance with the original approval.
  - l. Design review: Architectural plans of aboveground structures over 200 square feet shall be submitted to the Township Planning Commission for design review.
  - m. Crematorium as accessory use:
    - i. Permitted by special exception.
    - ii. The crematorium must clearly be incidental and subordinate to the principal use.
    - iii. Shall comply with the requirements as the set forth in § 305.C.(2).
- (2) C2. CREMATORIUM. An establishment with one or more cremation chambers used for the act of cremation and reduction of the human body by heat or chemical treatment. As a principal use, crematoriums shall comply with the following provisions:
- a. Crematoriums shall be established as either for human or pet purposes but not both.
  - b. Crematoriums may accept bodies from multiple funeral home clients.
  - c. Delivery of remains for cremation shall be in the rear of any crematorium and screening vegetation shall be provided along rear and side lots lines. Crematoriums shall not be used for the disposal of any waste materials.
  - d. Crematoriums shall not emit any visible air emissions nor generate odors which are discernable beyond their lot lines.
  - e. The applicant or applicant's representative for a crematorium shall make a presentation to the Planning Commission on the proposed cremation equipment including emission control devices and chimney stack height. Such presentation shall include plans for ongoing emission monitoring and performance testing and documentation that all emissions fall within accepted industry practices and meet all applicable state or federal air quality standards.
  - f. Crematoriums shall be constructed, installed, operated, and maintained in accordance with all manufacturers' specifications and all applicable federal, state, and local permits, and ordinances as amended.
    - i. Prior to the issuance of a certificate of occupancy for any crematorium, the operator shall provide documentation to the Township that all applicable federal, state, and local permits have been obtained.
    - ii. Crematorium may provide a room(s) for private viewing of the cremation by member of the deceased family, but may not be used to conduct public or private funeral home services.
    - iii. The applicant shall identify and provide copies of any certifications that will be required to operate the crematorium both from a facility standpoint and an operator's standpoint.
    - iv. Any additional standards or operation requirements that are needed to protect the public health, safety, and welfare or to address unique characteristics of a particular site as defined by the Township shall be complied with by the landowner and/or developer and Crematorium operator and owner.
  - g. Crematorium as accessory use:
    - i. Can be an accessory use permitted by special exception to both C1 Cemetery and E45 Funeral Home or Mortuary uses.
    - ii. The crematorium must clearly be incidental and subordinate to the principal use.

- (3) C3. HOSPITAL. An establishment regulated and licensed by the Pennsylvania Department of Health and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment and training, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care of the sick and injured. May include on-site accessory clinics and laboratories, accessory retail uses, and an approved helipad area.
  - a. Primary access shall be taken from a Township classified arterial street. An access shall neither be located closer than 150 feet to any existing driveway nor across from any existing structure, such that headlight glare will not illuminate the existing structure.
- (4) C4. LIBRARY OR MUSEUM. A facility open to the public or connected with a permitted educational use and conducted as a nonprofit business.
- (5) C5. MUNICIPAL USE. All Township owned buildings and land, including open space and parkland, structures and uses, including but not limited to governmental offices; garages for the storage of tools, equipment, and vehicles; Township sponsored police and emergency services, including those volunteer fire departments and emergency services departments which are partially or wholly funded by the Township; and the use of land for recreation and stockpiling of materials used by the Township in its Township functions.
  - a. The provisions of this Ordinance with respect to lot area, lot width, yard regulations, coverage regulations, height regulations, parking and any and all other regulations or requirements of this Ordinance (with the exception of those of the Floodplain Conservation District) shall not be applicable to any municipal use(s) of the property. Unless specifically excluded, municipal use of any property shall be deemed to be a permitted use within any district.
  - b. Any use, other than a municipal use, that is located on a Township owned property or leased to a tenant by the Township and located on a Township owned property, shall comply with the following:
    - i. The use is subject and shall comply with all requirements of the district in which it is located.
- (6) C6. NURSING HOME. A nursing facility or convalescent home with high level medical care provided by trained individuals and skilled nursing with intermediate care facilities operated for profit and nonprofit as defined in Articles IX and X of the Public Welfare Code, Act 21, of June 13, 1967, as amended. It shall be regulated and licensed by the Pennsylvania Department of Health. The nursing home provides health care to individuals who, by reason of advanced age, chronic illness, or disabilities, including individuals suffering from dementia/memory care or Alzheimer's disease and related conditions, are unable to care for themselves. Services can be necessary over the short-term for rehabilitation from an illness or injury, or required over the long term for patients who need care on a frequent or around-the-clock basis due to a chronic medical condition.
  - a. Site characteristics.
    - i. Served by approved public water and sewer facilities.
    - ii. The site shall be located within 15 minutes driving radius of a hospital or other major medical facility.
  - b. Site access. The use must take access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.
  - c. Each nursing home facility must provide an outdoor sitting area which must be landscaped. The sitting area must be properly situated in terms of the microclimate (no extreme southerly exposure) and shall not be located on land subject to flooding or on slopes over a 5 percent grade.
  - d. This use shall not include a hospital or personal care facility type use that includes areas

- devoted to the care of individuals under psychiatric care and/or areas where individuals are detained or otherwise confined and/or committed by either self- or court-appointed means.
- e. This use shall also include a personal care/assisted living facility licensed by the Department of Public Welfare. All requirements relating to the Nursing Home use shall be met by such facility.
- (7) C7. ASSISTED LIVING/PERSONAL CARE FACILITY. A premises regulated and licensed by the Pennsylvania Department of Health, in which food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours, for four or more adults who are not relatives of the operator, who do not require the services in or of a licensed skilled nursing care/long-term care facility, but who do require assistance or supervision in activities of daily living or instrumental activities of daily living.
- a. Site characteristics.
- i. Served by approved public water and sewer facilities.
- ii. The characteristics of the site and its design are such that it will not be detrimental to adjacent existing uses.
- iii. The site shall be located within 15 minutes driving radius of a hospital or other major medical facility.
- b. Site access. The use must take access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.
- (8) C8. RECREATIONAL FACILITY/COMMUNITY CENTER. A recreational, educational, social, cultural, or other similar facility, operated by a public or nonprofit group or agency. Uses include, but are not limited to an assembly hall or community building, indoor recreational establishment, wellness center, health club, library, child-care center, municipal use.
- a. The use shall be conducted as a nonprofit business.
- b. Dining services and/or the service of alcoholic beverages shall not be part of the regular activities at the facility.
- c. No outdoor active recreation area shall be located nearer to any lot line than the required front yard depth.
- d. Outdoor recreation areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances.
- e. Community centers must take primary access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.
- (9) C9. CONTINUING CARE RETIREMENT COMMUNITY (CCRC). An age-restricted development, licensed by the Insurance Department of the Commonwealth in compliance with the Continuing Care Provider Registration and Disclosure Act, that provides a continuum of accommodations and care, from independent living to long-term bed care.
- a. Site characteristics.
- i. Served by approved public water and sewer facilities.
- ii. The characteristics of the site and its design are such that it will not be detrimental to adjacent existing uses.
- b. A CCRC may include the following uses:
- i. Use C6: Nursing Home
- ii. Use C7: Assisted Living/Personal Care Facility
- c. Site access. The use must take primary access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.
- d. Internal streets. Safe and convenient vehicle access shall be provided to internal streets sufficient to accommodate residents, staff, guests, and support services.
- e. Residents must be at least 55 years of age, except that spouses or partners of residents may

be less than 55 years old, and except that residents of younger age may be permitted if they need such care because of physical disabilities.

- f. Because a CCRC permits multiple buildings and uses on a single lot, development may be phased, and each phase may be submitted as a separate land development.
- g. If a residential independent living component is included in the CCRC, it shall be functionally, physically, and architecturally integrated with medical services, recreational activity, and accessory uses.
- h. This use shall not include care of individuals under primary psychiatric care and/or areas where individuals are detained or otherwise confined and/or committed by either self- or court-appointed means and/or rehabilitation services for substance abuse or criminal activity.

(10) C10. SCHOOL. Primary and secondary public, religious, sectarian, and nonsectarian, denominational, or private school (including charter schools) meeting the requirements of the Commonwealth of Pennsylvania, but excluding privately operated schools of trade, avocation, or business. Development standards include:

- a. Shall be serviced by public water and sewer facilities.
- b. The use must take access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.
- c. The access drives to any school shall be located in such a manner that any increased traffic will not be directed upon roads where farm equipment is frequently mobilized from one field to another over public roads.
- d. Buffer standards shall create a well-defined separation between adjoining land uses and the school in accordance with § 370-806.

(11) C11. PLACE OF WORSHIP. A structure referred to as a church, synagogue, temple, mosque or other facility that is used for worship. A special, multi-purpose building that is architecturally designed, modified, or converted and particularly adapted for the primary use of conducting, on a regular basis, worship services and instruction for a religious congregation.

- a. A place of worship may contain a sanctuary or main worship space; allows for traditional religious instruction, meetings, social events, religious day schools and day care; church offices and residence by an officiating clergyman are permitted, and other activities directly related to religious use.
- b. The use must take access by either a Township classified collector or arterial street as defined in Subdivision and Land Development Ordinance regulations.

D. Office uses.

(1) D1. PROFESSIONAL OR BUSINESS OFFICE. A building or space where services are provided by a professional such as an attorney, accountant, architect/engineer and/or business/management service and similar services. This use does not include medical, dental, or veterinary uses.

(2) D2. VETERINARY OFFICE. Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. May include a lab, radiology, pharmacy, rehabilitation, temporary boarding of sick animals, and other similar services as accessory uses.

- a. Outside kennels are not permitted.

(3) D3. MEDICAL SERVICE, CLINIC, URGENT CARE. A facility other than a hospital, where medical, mental health, surgical and other personal health services needing immediate attention are provided exclusively on an outpatient basis. May include an in-house lab, radiology, pharmacy or other facilities of the same nature. The use operates beyond standard medical office hours and may provide emergency treatment.

(4) D4. RESEARCH AND DEVELOPMENT LAB. An establishment for conducting investigations in the

natural, physical, or social sciences or engineering and development. Outside chemical storage tanks, fractionating or distilling towers and similar structures are prohibited.

- (5) D5. MEDICAL SERVICE-PHYSICIAN'S OFFICE. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, by primary practitioners and/or medical specialists by appointment (for example, chiropractors, dentists, physicians, nurse practitioner, optometrists, prescription opticians, psychiatrists, rehabilitation therapists, etc.). May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses.

a. Counseling services by other than medical doctors or psychiatrists are included under use D1 Professional or Business Office.

- (6) D6. MEDICAL SERVICES INTEGRATED MEDICAL HEALTH CENTER. A medical wellness facility other than a hospital, where medical, mental health, surgical and other personal health services are provided on an outpatient basis, and which may be directly affiliated with a hospital or medical complex, and open to the public as well as referred patients. In addition to exam rooms and physician offices, the facility may provide education and equipment for physical rehabilitation, fitness, and wellness, contain outpatient surgical suites, and other incidental and subordinate uses (small scale retail and food operations).

E. Retail/commercial and consumer uses.

- (1) E1. ADULT-ORIENTED BUSINESS. Any adult or sexually oriented businesses, including any business establishment that regularly features live performances, which are designated by or characterized by an emphasis on the exposure of the genitals or buttocks of any person or the breasts of any female person, or specified sexual activities that include the exposure of the genitals or buttocks of any person or the breasts of any female person, or any business whose primary purpose is the sale or display of matter which, because of its sexually explicit nature, may, pursuant to the state law or other regulatory authority, be offered only to persons 18 years of age or older.

a. Adult-oriented business may include an adult arcade, adult novelty store, adult bookstore, adult cabaret, adult motion-picture theater, or adult visual materials or video store as defined in this section. Adult-oriented business includes any use, regardless of how named or advertised that is of a character like or similar to the uses and businesses described herein. An adult commercial store, adult entertainment cabaret, adult movie house and other adult uses are defined below.

i. Adult commercial bookstore. Adult bookstore is an establishment with more than 15 square feet of floor area devoted to the display, selling and/or rental of pornographic materials, which are digital pictures, drawings, photographs, videotapes or other depictions or printed matter and paraphernalia, which if sold knowingly to a minor under 18 years of age would violate the criminal laws of the Commonwealth of Pennsylvania in effect at the same time.

ii. Adult entertainment cabaret. A public or private establishment which is licensed to serve food and/or alcoholic beverages, which features topless dancers, strippers, impersonators, or similar entertainers, or similar establishments to which access is limited to persons 18 years of age or older.

iii. Adult video/movie houses. An enclosed building used regularly and routinely for presenting, displaying, or exhibiting sexual matter for observation by patrons therein or similar establishment to which access is limited to persons 18 years of age or older.

iv. Adult arcade. Any place in which the public, or a private member, is permitted or invited wherein coin-operated or slab-operated or electronically, electrically, or mechanically controlled still or motion picture, or video machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine



- at any one time and where the images so displayed are distinguished or characterized by depicting or describing or relating to specified sexual activities or specified anatomical areas.
- v. Adult visual materials or video store. A building or portion thereof used by an establishment having not less than 10 percent of its actual display area devoted to stock-in-trade for sale or rental to the public or any segment thereof consisting of print, analog, digital, electronic, other publications, films, video cassettes, or any combination thereof which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas hereinafter defined.
  - vi. Other adult uses. Any business, activity or use, similar to or of the same general nature as the uses listed above.
- b. Locational and setback requirements.
    - i. The use must be in a freestanding building.
    - ii. The building or structure of such use shall be located no less than 1,000 feet from any residential use or district or from any public or private school, church, recreation facility, camp, riding academy, miniature golf, non-adult arcade or any other religious, institutional, or educational use or any retail or commercial use frequented by persons under 18 years of age as measured from building or structure listed above to the building containing the adult commercial use.
    - iii. No such use shall be located within 2,000 feet of a similar use.
    - iv. No materials sold within shall be visible from any window, door, or exterior of the building.
    - v. No person under the age of 18 years of age shall be permitted within an adult commercial store or sold pornographic material.
  - c. Standards.
    - i. Screening and buffering. Along each side or rear property line a buffer planting not less than 30 feet in depth shall be provided. Along each street line a 15-foot in depth buffer planting shall be provided including sidewalks and access ways. For buffer requirements, see Subdivision and Land Development Ordinance.
    - ii. Storage and disposal. As specified in § 370-807.
    - iii. Performance requirements. As specified in § 370-814.
- (2) E2. AUTOMOTIVE BODY REPAIR AND PAINT SHOP. A facility for auto body repair, painting or upholstering, sale or rebuilding of engines, radiator repair or steam cleaning, body and fender shop, and similar use provided that:
- a. All outdoor storage areas must be screened.
  - b. All services are conducted within the confines of the building.
- (3) E3. FINANCIAL ESTABLISHMENT. Including a bank, savings and loan association, credit union or other similar financial establishment.
- a. Where a drive-through window is proposed, standards for an accessory drive-through use shall also be met.
  - b. Financial establishment does not include a check cashing or bail bond establishments as the primary financial service.
- (4) E4. MOTOR VEHICLE SERVICE STATION. An establishment for the sale of vehicular fuels, such as gasoline, diesel, or compressed natural gas, or the sale of electrical energy for vehicles, and the sale and installation of lubricants, tires, batteries, general automotive repair, and similar automotive accessories. Services do not include paint spraying and body and fender work. Service station does not include any facility primarily devoted to sale of major auto accessories or car washing.

- a. That the facility is connected both to public water and public sewer systems and that all services are conducted within the confines of the lot.
  - b. All activities other than the sale of fuel must be performed within an enclosed building.
  - c. All motor fuel or filling hose cannot be installed in any required yard setback.
  - d. No vehicle may be parked except subject to restrictions set forth in the off-street parking regulations.
  - e. There shall be a minimum lot width of 200 feet at the street line.
  - f. The total height for any overhead canopy shall not exceed 20 feet.
  - g. The sale or rental of automobiles, trucks, trailers, or other vehicles shall be prohibited.
  - h. A motor vehicle service station with an accessory car wash facility shall be located on a lot containing a minimum of 2 acres.
  - i. The lot on which the motor vehicle service station is located has direct access to four-lane roadway (two lanes in each direction).
  - j. Except for electric vehicle charging stations, a canopy must be provided over the fuel pumps. The canopy must be designed as a hip or gable roof.
  - k. All fuel tanks shall comply with Environmental Protection Agency (EPA) and Pennsylvania Department of Environmental Protection (DEP) regulations for such tanks.
  - l. All outdoor storage areas must be screened.
- (5) E5. AUTOMOBILE SALES. The sale, lease or rental of new or used automobiles, trucks (not exceeding 0.75 ton hauling capacity) and motorcycles.
- a. Display and storage of automobile areas shall be set back 15 feet from all property lines.
  - b. Automobile repair work shall be permitted as an accessory use and must be performed within an enclosed building.
  - c. Storage other than automobiles is prohibited in the front yard.
- (6) E6. AUTOMOTIVE REPAIR. An establishment for the repair of automobiles, motorcycles and ATVs. Repair may include rebuilding or reconditioning of engines, transmissions or other systems. Services do not include paint spraying and body and fender work. The use does not include any facility primarily devoted to sale of major automotive accessories or car washing.
- a. The facility shall be connected both to public water and public sewer systems and that all services are conducted within the confines of the lot.
  - b. All activities, including repair work, must be performed within an enclosed building.
  - c. No retail sale of motor fuel is permitted, and no motor fuel or filling hose may be installed in any required yard setback.
  - d. No vehicle may be parked except subject to restrictions set forth in the off-street parking regulations. No vehicles may be parked on a public street.
  - e. There shall be a minimum lot width of 200 feet at the street line.
  - f. The sale or rental of automobiles, trucks, trailers, or other vehicles shall be prohibited.
  - g. The lot on which the motor vehicle service station is located has direct access to minimum four-lane roadway (two lanes in each direction).
  - h. All outdoor storage areas must be screened completely by a fence or plantings at least 6 feet high.
  - i. Storage is prohibited in the front yard.
  - j. Automotive repair facilities shall only be permitted in the BZ Business Zone District, south of State Route 0132 (Street Road), and the J Junkyard District.
- (7) E7. TRUCK REPAIR AND SALES. Trucks (commercially classified), heavy equipment, farm equipment, boats, and recreational vehicles repair and sales. Repair may include rebuilding or reconditioning of engines transmissions or other systems of trucks, heavy equipment, and farm equipment or trailers.

- a. Display and storage of automobile areas shall be set back 15 feet from all property lines.
  - b. All repair work shall be performed within an enclosed building.
  - c. Storage is prohibited in the front yard.
  - d. Rental of trucks, automobiles and other vehicles shall be permitted.
  - e. Only trucks over  $\frac{3}{4}$  ton hauling capacity may be sold.
- (8) E8. CAR WASH. A facility for washing automobiles.
- a. A car wash shall include a water recycling facility.
  - b. Car washes shall be designed with a stacking area as specified under the standards for an accessory drive-through use.
  - c. Shall be located on a lot containing a minimum of 2 acres.
- (9) E9. RESTAURANT. Eating place for the sale and consumption of food and/or beverages without drive-through service.
- a. All food and beverages served by waiters and waitresses are to be consumed inside or in an approved area of the building while patrons are seated at counters and tables.
  - b. Sale of alcoholic beverages must be incidental and subordinate with the sale and consumption of food as per an "R" type of license as issued by the PA Liquor Control Board.
  - c. All such restaurants shall provide a trash storage area that shall be screened from the street and adjacent properties in accordance with this Ordinance.
  - d. Restaurant with live entertainment are permitted, provided that no such facility shall be located within 150 feet of a residentially zoned district.
  - e. Restaurant with outdoor eating area shall meet the standards of § 370-305.H.(11).
  - f. Accommodations shall be made for take-out and delivery services such as a reserved parking space or lane for delivery vehicles.
- (10) E10. RESTAURANT – FAST FOOD. Eating place which utilizes an inside window, service area or cafeteria line where customers place their orders and food is served for consumption at seating areas within the building or on the premises and for customer take-out service.
- a. Where a drive-through window is proposed, standards for the accessory drive-through use shall be met.
  - b. Trash receptacles shall be provided outside the restaurant for patron use.
- (11) E11. BED-AND-BREAKFAST. An establishment in which overnight accommodations and a breakfast meal are provided. The facility shall be in a building converted or designed for such use and operated by resident owners.
- a. Such use shall be accessory only to a single-family detached dwelling.
  - b. The maximum number of guest rooms shall be 5.
  - c. There shall be no show windows for display or advertising visible outside the premises to attract guests, other than a single, non-illuminated sign which may not exceed 4 square feet.
  - d. Nonresident employees shall be limited to two in addition to the resident members of the family.
  - e. No external alterations, additions or changes to the exterior structure shall be permitted, except as required by the Pennsylvania Department of Labor and Industry or for safety reasons as required by any other governmental agency. Fire escapes or external stairways shall be located either to the rear or to the side of the residence.
  - f. There shall be no separate kitchen or cooking facilities in any guest room. Food served to guests on the premises shall be limited to breakfast and afternoon tea only. There shall be no restaurant facilities on the premises open to the public.
  - g. The maximum continuous length of stay at a bed and breakfast shall be 14 days.
  - h. The use of any outdoor amenities provided on the premises, such as a swimming pool or tennis court, shall be restricted to the owner and their guests and to the guests of the

establishment. If the outdoor amenities are within 100 feet of a property line, an evergreen hedge or row of evergreen trees or similar screening shall be planted along the property line, which will block the view of the outdoor amenity from the adjacent property.

- i. A zoning permit shall not be granted unless the applicant has obtained a valid Bucks County Department of Health permit for this intended use. If the proposed use is to be served by a public water and sewage system, the applicant shall submit documentation from the servicing authority that adequate service is available for the proposed use.
  - j. The standards of the Pennsylvania Department of Labor and Industry for all improvements shall be met and proof of compliance shall be provided to the Township.
- (12) E12. CAMPS OR PRIVATE RECREATION AREAS. An indoor or outdoor recreational facility operated as a gainful business, which may include a pool, games, courts, fields, a campground, a skatepark, a golf driving range, chip and putt golf, or miniature golf:
- a. Minimum lot size: 5 acres.
  - b. Maximum height: 35 feet. Structures under 35 feet shall be permitted by right. Structures over 35 feet, such as zip lines, shall be permitted as a conditional use.
  - c. No outdoor active recreation area for any recreational use shall be located nearer to any lot line than 100 feet.
  - d. Outdoor play areas shall be screened with a planted buffer meeting Ordinance requirements.
- (13) E13. OUTDOOR ENTERTAINMENT. Outdoor entertainment and recreation facilities operated as a gainful business including, but not limited to, miniature golf, an outdoor skating rink, a golf driving range, an outdoor go-kart track, or an outdoor firing range/gun club.
- a. Lighting facilities provided shall be arranged in a manner which will protect highway and neighboring properties from direct glare or hazardous interference.
  - b. The buffer requirements of this Ordinance shall be met.
  - c. Specific requirements for miniature golf courses, chip and putt course, batting cages, or skate parks:
    - i. Use shall have its lot frontage on and take access from an arterial highway, as defined in the Township ordinances.
    - ii. Minimum lot frontage: 200 feet.
    - iii. Minimum lot area: 3 acres.
    - iv. Height limit of 35 feet shall apply to all structures, buildings, and facilities.
  - d. Specific requirements for golf driving range:
    - i. A golf driving range shall have its lot frontage on and take access from an arterial highway, as defined in the Township ordinances.
    - ii. Minimum lot area: 25 acres.
    - iii. Minimum lot frontage: 200 feet.
    - iv. Height limit of 35 feet shall apply to all structures, buildings, and facilities.
  - e. Specific requirements for target range/gun club:
    - i. The use shall fully comply with the noise standards of Chapter 214, Nuisances.
    - ii. The use shall clearly not result in a hazard to life or property.
    - iii. The use shall be completely fenced in and be properly marked.
    - iv. The use shall be located a minimum of 1,000 feet from the lot line of any existing residential use or residential district.
    - v. The use shall comply with National Rifle Association standards and other applicable federal, state, and local regulations.
    - vi. All outdoor target ranges shall have an earthen barrier behind the target area which is of sufficient height and thickness to adequately provide for the safety of the public.
    - vii. An indoor firing range shall be permitted as an incidental and subordinate use provided

- that it is part of a firing range/gun club with an outdoor component. An indoor firing range shall meet all state and federal safety standards.
- f. Flying model airplane clubs, trap, skeet, outdoor firearm, rifle or archery ranges, and similar uses shall observe the following standards:
    - i. Minimum lot area: 10 acres. Lot area shall be sufficient to accommodate the proposed activities so that no airplanes, bullets, arrows, etc. will go off site.
    - ii. No area used for such purposes shall be located closer than 200 feet to any lot line.
    - iii. Any facility that allows the discharge of a firearm of any type shall comply with all applicable safety guidelines and shall provide certification from a qualified professional that all applicable safety standards have been met in the facility design.
- (14) E14. REPAIR SHOP. Repair shop for appliances, watches, guns, bicycles, locks, small business machines and other light equipment, but not including automobiles, motorcycles, trucks and heavy equipment.
- a. All operations associated with this use are to be conducted entirely within a building.
- (15) E15. RETAIL/STORE, TRADE AND SERVICE. An establishment engaged in the retail sales of commodities, goods, or merchandise to the general public, businesses and institutions, and rendering services incidental and subordinate to the sale of such goods.
- a. No single structure or use shall contain more than 35,000 square feet of building area.
  - b. Tractor trailers, cargo boxes, or other vehicles or structures meant to be transportable shall not be used as accessory buildings or structures for storage. These shall be loaded or unloaded within 48 hours and shall not remain on a lot beyond this period of time. The Zoning Officer may approve of temporary storage, up to 60 days, for seasonal product in an area screened from view.
  - c. The façade or side of any structure facing an abutting residential use shall comply with the requirements in § 329 of the Subdivision and Land Development Ordinance and shall:
    - i. Not contain any loading docks, trash containment areas, and outside work areas.
- (16) E16. GOLF COURSE. Golf course (not including miniature golf course), including clubhouse, restaurant, and other accessory uses, provided these are clearly accessory to the golf course: including pitch-and-putt courses, but not driving ranges or miniature golf courses.
- a. Minimum lot area: 30 acres
  - b. No building shall be closer than 100 feet to any lot line.
  - c. Containment structures (such as appropriate netting) shall be required, if necessary, to prevent stray golf balls from interfering with adjacent private property or public street line.
  - d. Storage of pesticides and chemicals shall comply with all applicable federal, state, and local regulations.
  - e. No overnight outdoor storage of equipment or carts.
- (17) E17. PRIVATE CLUB OR LODGE. A private club or lodge established for the fraternal, social, educational, civic, or cultural enrichment of its members, whose members meet certain prescribed qualifications for membership and pay dues.
- a. The use shall not be conducted as a for profit business.
  - b. The use shall be for members and their authorized guests only.
  - c. No outdoor active recreation area shall be located nearer to any lot line than the required yard setback.
  - d. Outdoor recreation areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances.
- (18) E18. HOTEL/MOTEL. A building or group of buildings offering transient lodging accommodations to the general public and containing guest rooms for rent on a daily basis or extended stay.
- a. Minimum lot size shall be 3 acres.

- b. The minimum building setback shall be 75 feet from all property lines that are adjacent to a residential district or a residential use. Appropriate buffering and planting shall be provided between the property line and the building setback line to provide reasonable residential privacy and screening.
  - c. May contain accessory restaurant facilities, conference and banquet facilities, meeting rooms, and recreation facilities.
- (19) E19. MINI WAREHOUSES. Warehouse or storage units available for lease to the general public for the purpose of storage of personal property and articles commonly associated with residential properties.
- a. The storage facilities shall be surrounded by a security fence or wall at least 8 feet in height of a type approved by the Township.
  - b. Outdoor storage of automobiles, boats, trailers, and recreation vehicles is permitted if they are within the fenced area and not visible from any public street or from any other lot. Parked vehicles shall not interfere with traffic movement through the complex and shall not be located within any required yards or setbacks.
  - c. The storage area shall be screened from any adjacent streets or properties.
  - d. One office and dwelling unit is permitted as an accessory use to provide for a full-time caretaker.
  - e. Requirements for lease restrictions:
    - i. No business activities other than leasing of storage units shall be permitted.
    - ii. No explosive, toxic, radioactive, or highly flammable materials shall be stored on the property.
    - iii. No unit shall be used as a distribution point for goods.
- (20) E20. LIMITED-ACCESS SELF-STORAGE FACILITY. A multistory climate-controlled building used primarily for self-storage, containing separate lockers/storage areas and where both business and residential customers directly access their lockers/storage areas subject to certain restrictions set by the operator of the facility. A limited-access self-storage facility shall be subject to the following requirements:
- a. All storage shall be performed in a completely enclosed building via one or more loading areas and/or doors.
  - b. No exterior doors shall be used for direct storage except on the side of the building where the loading areas are located and so long as such doors are not adjacent to residential homes. However, doors shall be permitted to access the office/retail portion of the building, the loading areas, and the common areas of the building and for emergency access.
  - c. No outside storage.
  - d. The property shall have direct frontage and access on an arterial road.
  - e. A security gate shall be provided that restricts access to the loading areas.
  - f. A rendering, architectural building elevations, or photo of the proposed building shall be provided to the Township and approved by the Board of Supervisors.
- (21) E21. FIREWORKS. The following definitions shall apply to this section:
- a. Consumer fireworks. Any combustible or explosive composition or any substance or combination of substances intended to produce visible and/or audible effects by combustion and which is suitable for use by the public that complies with the construction, performance, composition and labeling requirements promulgated by the Consumer Products Safety Commission in 16 CFR (relating to commercial practices) or any successor regulation and which complies with the provisions for “Consumer Fireworks” as defined in the American Pyrotechnics Association (APA) Standard 87-1, including but not limited to §§ \*3.1 and \*3.5, or any successor standard. The term does not include devices such as “ground and handheld

- sparkling devices” as defined in APA Standard 87-1, § \*3.1.1, “novelties” as defined in APA Standard 87-1, § \*3.2, or “toy caps” as defined in APA Standard 87-1, § \*3.3.
- b. Display fireworks. Large fireworks to be used solely by professional pyro technicians and designed primarily to produce visible or audible effects by combustion, deflagration or detonation. The term includes but is not limited to: salutes that contain more than 2 grains or 130 milligrams of explosive materials; aerial shells containing more than 60 grams of pyrotechnic compositions; and other display pieces that exceed the limits of explosive materials for classification as consumer fireworks and are classified as fireworks UN0333, UN0334 or UN0335 under 49 CFR 172.101 (relating to purpose and use of hazardous materials table). Defined as more fully set forth in 27 CFR 555.11 (Meaning of terms), which is incorporated herein by reference which met the types of display fireworks devices as set forth in the APA Standard 87-1, § \*4.1 which comply with the requirements for display fireworks set forth in APA Standard 87-1.
  - c. Fireworks. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration or detonation that meets the definition of 1.4 G fireworks or 1.3 G fireworks as set forth in the 2003 International Fire Code including, but not limited to, those compositions or devices defined in APA Standard 87-1.
  - d. Novelties. Articles of trade having amusement value and whose appeal is often transitory, and which is limited to those items for sale described in American Pyrotechnics Association (APA) Standard 87- 1, § \*3.2.
  - e. Occupied structure. A structure, vehicle or place adapted for overnight accommodation of persons or for conducting business whether or not a person is actually present.
  - f. Outdoor storage unit. A Consumer Fireworks building, trailer, semitrailer, metal shipping container or magazine meeting the specifications of NFPA 1124.
  - g. Sale of consumer fireworks: permanent facility
    - i. The sale of Consumer Fireworks from a permanent facility shall be permitted by special exception in the PI-1 Planned Industrial – 1, PI-1A Planned Industrial – 1A, and PI-2 Planned Industrial – 2 districts subject to compliance with all of the following specific regulations as well as the general provisions regarding special exceptions in § 370-1107:
      - a) Such use shall be located no closer than 250 feet from any property where gas, propane or other flammables are sold or dispensed.
      - b) Such use shall be located at least 1,500 feet from another licensed facility.
      - c) No display fireworks shall be stored or located at the facility.
      - d) There shall be security personnel on the premises for the seven days preceding and including July 4 and for the three days preceding and including January 2.
      - e) The facility shall be a stand-alone, permanent structure.
      - f) Storage areas shall be separated from wholesale or retail sales areas to which a purchaser may be admitted by appropriately rated fire separation.
      - g) All land development plans for construction, use or renovation of an existing building for the purpose of selling fireworks shall be reviewed by the Code Enforcement Officer for compliance with the Pennsylvania Construction Code Act and all required fire safety codes including, but not limited to, the International Fire Code, and their comments and/or report shall be copied to the Warrington Township Fire Company, Planning Commission, and the Board of Supervisors.
      - h) A building permit shall be required for the construction, use or renovation of any building to be used for the sale of fireworks and no such building shall be occupied or used for that purpose unless and until a Certificate of Occupancy for that use shall have been issued.



- i) Sale of fireworks shall be subject to compliance with all provisions of Pennsylvania Act 43 pertaining to the sale thereof. Hours of operation shall be confined from 9 AM to 10 PM. The facility shall have a monitored burglar and fire alarm system.
  - j) All sales of Consumer Fireworks shall be conducted only within a facility approved by the Pennsylvania Department of Agriculture pursuant to the Pennsylvania Fireworks Law.
  - k) All sales of Consumer Fireworks as defined herein shall be conducted only from a facility exclusively dedicated to the storage and sale of fireworks.
  - l) Storage of Consumer Fireworks shall be permitted only as an accessory use to the sale of Consumer Fireworks on the premise.
  - m) All land development plans shall comply with the requirements of the Subdivision and Land Development Ordinance.
- h. Permanent structures.
  - i. The facility from which Consumer Fireworks are sold shall comply with the lot dimensional and area requirements in §§ 370-429, 370-430, and 370-431 and the parking regulations set forth in § 370-603, including but not limited to, setbacks and buffers.
  - i. Temporary structures shall not be permitted.
- (22) E22. MICROBREWERY, MICROWINERY, MICRODISTILLERY. A facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possesses the appropriate license from the Pennsylvania Liquor Control Board and produces less than 15,000 barrels per year (a barrel is approximately 31 gallons). It may include a tasting room and retail space to sell the product to patrons on the site. On-site consumption may occur in a tap room or in a permitted outdoor dining area.
  - a. Outdoor dining areas shall be in accordance with the accessory outdoor eating area use standards.
- (23) E23. BREW PUB. An eating place (without drive-through service) in conjunction with a facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possesses the appropriate license from the Pennsylvania Liquor Control Board.
  - a. Outdoor dining areas shall be in accordance with § 370-305.H.(11).
- (24) E24. TAVERN/BAR. An establishment which serves alcoholic beverages for on-premises consumption and which is licensed by the Pennsylvania Liquor Control Board. The sale of food shall be incidental and subordinate to the primary use.
  - a. No such use shall be within 500 feet of a house of worship, a state-licensed child-care facility, an elementary school, or a public education facility that serves persons under the age of 17.
  - b. Tavern with live entertainment shall not be located within 150 feet of any residentially zoned district.
  - c. The gross square footage of a tavern/bar shall not exceed 1,500 square feet.
- (25) E25. NIGHTCLUB. An establishment which provides live entertainment or disc jockey and may serve alcoholic beverages for on-premises consumption and which is licensed by the Pennsylvania Liquor Control Board. The sale of food shall be incidental and subordinate to the primary use.
  - a. No such use shall be within 500 feet of a house of worship, a state-licensed child-care facility, an elementary school, or a public education facility that serves persons under the age of 17.
  - b. Nightclub with live entertainment shall not be located within 150 feet of a residentially zoned district.
  - c. There shall be no noise or vibration discernible along any property line greater than the

- average noise level occurring on adjacent streets and properties.
- d. There shall be no nightclub within 500 feet of another nightclub.
  - e. Nightclubs shall not remain open after 2 AM.
  - f. Outdoor eating or serving of alcohol shall be in accordance with § 370-305.H.(11).
- (26) E26. PET DAY CARE AND SALON. An establishment which provides day care and hygiene services, including clipping, grooming, and washing of domestic dogs and cats. Accessory retail sales of pet food supplies, gifts, and training aids is permitted.
- a. The facility shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise that exceeds the performance standards in § 370-814 of this Ordinance.
  - b. Overnight boarding is not permitted.
  - c. No outdoor enclosures or runs are permitted.
  - d. Sales of pet related goods shall not occupy more than 10 percent of the net floor area dedicated to pet care.
- (27) E27. SMOKING LOUNGE. A business establishment that is dedicated, in whole or in part, to the smoking of tobacco products, electronic cigarettes, or other substances, including but not limited to establishments known variously as cigar lounges, hookah lounges, tobacco clubs, tobacco bars, etc.
- a. Smoking lounges shall cease operations between the hours of 2 AM and 10 AM; provided, however, that operations of any smoking lounge located within 150 feet of a residential zoning district must cease operations between 11 PM and 10 AM.
  - b. There shall be no noise or vibration discernible along any property line greater than the average noise level occurring on adjacent streets and properties.
  - c. No alcoholic beverages shall be served or consumed on the premises.
  - d. Where located on a parcel within 150 feet of a residential zoning district, smoking lounges must include a planted buffer, fence, or other sound barrier adequate to screen adjacent properties from any activity on the premises.
  - e. A smoking lounge is not permitted to be located any closer than the following distances from the listed uses:
    - i. Residential zoning districts: 150 feet;
    - ii. Public or private pre-school, elementary school, middle school, junior high school or high school: 500 feet;
    - iii. Township owned park or recreation facility: 500 feet; and
    - iv. Another smoking lounge: 500 feet.
- (28) E28. CONVENIENCE STORE WITH FUEL SALES. A retail store offering primarily groceries, prepared food items and other small consumer items intended for quick carry-out trade in addition to the sale of motor fuel (such as gasoline, diesel, or compressed natural gas, or the sale of electrical energy for vehicles).
- a. The facility shall be connected to both public water and public sewer systems and all services shall be conducted within the confines of the lot.
  - b. This use shall only be permitted in the BZ Business Zone District and the CBD Central Business District located south of State Route 0132 (Street Road).
  - c. All motor fuel or filling hose cannot be installed in any required yard setback.
  - d. All activities other than the provision of air and sale of fuel must be conducted in the building on the premises.
  - e. Canopy covering fuel pumps shall meet all setback requirements.
  - f. Except for electric vehicle charging stations, fuel pumps shall only be located beneath the canopy.

- g. The canopy over the fuel pump shall have a hip or gable roof with ridge lines. No flat roofs or shed roofs are permitted.
  - h. The total height for any overhead canopy shall not exceed 20 feet.
  - i. Access to the fuel pump area shall be taken from access drives interior to the proposed development only.
  - j. Standards of the Pennsylvania Department of Labor and Industry for self service station shall be met and proof of compliance shall be submitted to the Township.
- (29) E29. SHOPPING CENTER. A unified complex with two or more retail, sales, service, and/or restaurant tenants sharing common on-site pedestrian and parking facilities, whether located on one or multiple lots or parcels and whether or not held under single ownership.
- a. For the purposes of this definition, coffee stands, snack bars, or other businesses that are part of, incidental and subordinate to larger retail businesses shall not be counted as separate tenants.
  - b. Shopping center shall comprise:
    - i. A group or groups of integrated, architecturally harmonious buildings within which retail trade and related service activities shall be wholly conducted;
    - ii. Convenient, safe and adequate vehicular and pedestrian access ways;
    - iii. Safe and adequate off-street parking and loading facilities; and
    - iv. Shared pedestrian walks and public amenities such as seating, and landscaping.
- (30) E30. GARDEN CENTER. A garden center is a type of retail store for the sale of nursery products, plants, garden supplies, flowers, and lawn furniture, provided:
- a. Display of materials shall be setback 15 feet from the property line.
  - b. Greenhouse may be permitted as an accessory use provided that all applicable setbacks for the district are met and the maximum impervious surface is not exceeded;
  - c. Landscape contracting may be permitted as an accessory use provided that the use does not exceed 20 percent of the garden center site.
  - d. Landscape contractor office shall be an accessory use.
  - e. No outdoor storage is permitted in the front yard.
- (31) E31. DAY CARE CENTER. Day nursery, nursery school, kindergarten, or other agency giving day care to seven or more children or any number of adults in need of day care, excluding care provided by relatives in a residential dwelling and care provided by places of worship during activities or services. This use is not a home occupation, professional home occupation or an accessory use to a residence. The use shall comply with all license requirements and regulations.
- a. The facility shall meet all applicable design, site and area standards of the Pennsylvania Department of Public Welfare, Day Care Division. The applicant must obtain a license from the Department of Public Welfare, Bureau of Child Development Programs. Licensure is certification of compliance with Chapter II, § 8A of the Department of Public Welfare's Social Services manual by this Department to the applicant, subject to licensure under Article X of the Public Welfare Code (62 P.S. §§ 1001 — 1080).
  - b. A planted buffer shall be provided if the use is located within a residential district or adjacent to a residential use.
  - c. An outdoor play area shall be provided for all sites that provide care to children under this use. This area shall be located to the side or rear of the lot. The minimum required size of such an outdoor recreational area shall be 200 square feet for each child in the facility's design capacity. Such areas shall be surrounded by a fence with a minimum height of 4 feet around the perimeter.
  - d. A day care center may be accessory (or component) to a professional or business office building or complex.

- (32) E32. PARKING LOT. A lot of record upon which the parking or storing of motor vehicles is the primary use; provided:
- a. No sale, rental, service or repair operation of vehicles shall be performed.
  - b. The parking or storage of heavy trucks (exceeding 1 ton) or trailers shall not be permitted.
  - c. All parking lots shall meet the design standards for automobile parking facilities in the Subdivision and Land Development Ordinance.
- (33) E33. PARKING STRUCTURE. A constructed parking facility with two or more vertical levels used for short-term storage of automobiles and other light vehicles. A parking structure may be built above or below ground, fully enclosed or open-air, attached to or detached from an occupied building, and may be publicly or privately owned and managed. A parking structure can be the primary structure or accessory to another use. If the parking structure is accessory to another use, it shall meet the requirements of that use or this use, whichever is more restrictive. The parking structure use is subject to the following conditions and restrictions:
- a. If located within the CBD Central Business District, the use must have direct access to Route 611 or Street Road.
  - b. Location and access.
    - i. Entrances and exits shall be located to minimize pedestrian/vehicle conflicts.
    - ii. Vehicle staging areas shall accommodate the required queuing within the parking structure or within the property line, and shall not interfere with through-traffic or pedestrian circulation on the sidewalk.
    - iii. Sidewalks shall take priority over entrance and exit driveways. Driveways shall ramp up from the curb to meet the sidewalk. The sidewalk shall not ramp down to meet a driveway.
    - iv. A well-defined primary pedestrian entrance shall be located along the periphery of the parking structure adjacent to and oriented toward the elevators, if provided, and at least one set of stairs.
    - v. ADA accessible parking spaces shall be located close to stair and elevator cores, and shall have safe access to pedestrian movement patterns within the parking structure and to its exits and entrances.
    - vi. Pedestrian and vehicular conflicts within the parking structure at the points of intersection and interior common routes shall be minimized. Pedestrian walkways shall be clearly indicated.
    - vii. When not accessory to another use, a traffic Impact study shall be required.
  - c. Functional and design requirements:
    - i. A parking structure shall incorporate similar scale, massing, setback, and height consistent with existing buildings located adjacent to or within 500 feet of the structure.
    - ii. Building materials shall be similar to those of surrounding structures or possess other characteristics such as scale, form, color and architectural detailing to establish compatibility. These features shall be continued on all elevations visible to the public.
    - iii. Utilitarian appearances of parking structures are not permitted. The street/ground level perimeter of a parking structure shall be pedestrian-oriented and include elements that encourage public activity and interest, such as public alcoves, streetscape amenities, public art and landscaping. Streetscapes may incorporate display windows, awnings, canopies and recessed entrance doors to enhance public use. In the CBD Central Business District and the IST Industrial Science Technology districts, Use D1 Professional or Business Office; Use E3 Financial Establishment; Use E9 Restaurant; and Use E15 Retail/Store, Trade and Service; may be established within the Parking Structure at its perimeter at the street/ground level.

- iv. Any Warrington Township land use ordinance establishing dimensional requirements for surface lot spaces shall not apply to parking spaces within a parking garage.
  - v. Passive daylighting and ventilation shall be provided in above ground structures. Light and fresh-air openings in the parking structure facade shall be proportioned to reflect similar features of nearby existing buildings located adjacent to or within 500 feet of the structure.
  - vi. Interior lighting shall meet guidelines set forth by the Illuminating Engineering Society of North America (IESNA) and be designed so that drivers and pedestrians are not startled by significant and distracting contrasts in light levels between the inside and outside of the parking structure. Parking area light fixtures located within the parking garage structure shall be fully shielded and shall not be visible from the exterior of the structure. Any illumination created within the parking structure shall meet the Lighting Standards of this Ordinance.
  - vii. All parking decks for motor vehicle parking shall be a single horizontal plane with no grade connected by ramps to each consecutive level. This design will allow for redevelopment of non-parking uses.
  - d. General security considerations.
    - i. All parking levels, elevators and stairs shall be illuminated by both natural light and lighting fixtures. If interior walls are provided, openings in these walls shall be maximized to reduce blind spots and increase visibility throughout the parking structure.
    - ii. Visibility of pedestrian movement in elevator and stair enclosures shall be employed as a method of passive security and to provide pedestrians a sense of safety.
    - iii. Lighting shall be designed as required for sufficient security. Lighting shall be uniform throughout the parking structure so that dark hiding places are not created. Light colored ceilings and walls are required to increase overall light levels.
    - iv. Active security measures, such as sound detection equipment and/or video surveillance systems, shall be employed in planning the overall security aspects of the parking structure.
- (34) E34. DWELLING IN COMBINATION WITH BUSINESS. A dwelling or dwellings within the same building as an existing or permitted office or commercial use such as funeral home, mini warehouse, or self-storage facility. The occupant of the dwelling shall be an employee of the firm that operates the principal use.
- a. The total floor area of the dwelling unit(s) shall not exceed that of the commercial or office use.
  - b. Separate cooking and sanitary facilities shall be provided for each dwelling unit.
  - c. The dwelling unit and business shall not be on the same floor.
  - d. Parking: 2 off-street parking spaces per dwelling unit.
  - e. The maximum building height for the shared structure shall be determined by maximum height requirements for the business use.
- (35) E35. COMBINED OFFICE/COMMERCIAL MULTIFAMILY BUILDING. Combined multifamily building and office units or commercial uses contained within the same structure. Dwelling units and nonresidential uses shall have separate ingress and egress facilities.
- a. The following uses are permitted as a component of a combined office/commercial multifamily building:
    - i. Use D1 Professional or Business Office
    - ii. Use D5 Medical Services – Physician’s Office
    - iii. Use E3 Financial Establishment
    - iv. Use E9 Restaurant

- v. Use E15 Retail/Store, Trade and Service
- vi. Use E36 Personal Service Business Establishment
- b. Where residential uses are proposed, they shall be on the second and third floors of a combined office/commercial multifamily building. Nonresidential uses shall be on the first floor only.
- c. Combined office/commercial multifamily building shall consist of no more than 25 percent two-bedroom apartment units. The remaining units shall be a mix of one bedroom and studio apartments.
- d. All off-street parking shall be located to the interior of the buildings and take access to an interior driveway or alley.
- e. Minimum distance between buildings on the same lot: 20 feet
- f. Maximum building length: 100 feet for façades facing a street
- g. Minimum building setback from tract boundary (on tracts of 5 acres or more): 30 feet
- (36) E36. PERSONAL SERVICE BUSINESS ESTABLISHMENT. Includes beauty parlor, barbershop, shoe repair shop, dressmaking, travel agency, tailor, millinery, photographer, copy service, fax, mailbox, photographic studio or a similar shop.
- (37) E37. SHORT-TERM RENTAL. Transient use of a furnished residential dwelling for a period of 31 days or less per calendar year where residential uses are permitted upon issuance of an annual zoning permit provided that the following requirements are met:
  - a. Adequate parking consistent with this Ordinance is provided.
  - b. Adequate water and sewage capacity exists.
  - c. The applicant shall provide each adjacent property owner with written notification of the proposed use.
  - d. Where necessary, written approval of the homeowner's association or condominium association is required. Use of the residences shall be restricted to the permitted residence and may not extend to any accessory structure.
  - e. The number of occupants shall not exceed two per bedroom.
  - f. Availability of the units shall not be advertised on site.
  - g. The name and phone number of a local contact person shall be provided by the property owner to the Zoning Officer.
  - h. Food preparation for the guests by the owner is prohibited.
  - i. Subleasing of a short-term rental is prohibited.
- (38) E38. MIXED-USE DEVELOPMENT. A mixed-use development is intended to provide for a large tract of land to be developed in a planned, orderly manner. It is to encourage and support a mix of land use types.
  - a. Minimum gross site area: 15 acres.
  - b. Tracts are required to be developed with at least three different land use types, including-
    - i. Institutional, including –
      - a) C11 Place of Worship
    - ii. Offices, including –
      - a) D1 Professional or Business Office
      - b) D3 Medical Service, Clinic, Urgent Care
      - c) D5 Medical Services – Physician's Office
    - iii. Retail, including-
      - a) E3 Financial Establishment
      - b) E9 Restaurant
      - c) E10 Restaurant – Fast Food
      - d) E15 Retail/Store, Trade & Service,

- e) E23 Brew Pub
- f) E24 Tavern/Bar
- g) E25 Nightclub
- h) E26 Pet Daycare & Salon
- i) E27 Smoking Lounge
- j) E32 Parking Lot
- k) E36 Personal Service Business Establishment
- l) E40 Indoor Entertainment Facility
- m) E41 Athletic Recreational Facility
- n) E43 Commercial School
- iv. Multifamily residential uses, including-
  - a) E35 Combined Office/Commercial Multifamily Building
  - b) E39 Town Center Apartments
- c. No one use group shall occupy more than 60 percent of the gross site area.
- d. Maximum residential density for multifamily units: eight dwelling units per acre.
- e. Multifamily housing may be provided on the floor above retail and offices uses.
  - i. The parking for multifamily uses and retail/office uses may be shared.
  - ii. The site area mix requirements shall not apply to multifamily residential use above retail/office uses.
  - iii. Multifamily dwelling units shall be on the second floor or higher of any building.
- f. Minimum building setback from arterial or collector street line: 50 feet. This includes building eaves, canopies, awnings, pent roofs, signs, and the like.
- g. Minimum building setback from the curb line of an internal roadway or parking area: 20 feet. This excludes building eaves, canopies, awnings, pent roofs, signs, and the like. In no case shall the setback from these features be less than 10 feet.
- h. Minimum building and parking setback when lot is adjacent to a residential district: 100 feet and 50 feet from all other districts.
- i. Minimum setback for a loading dock or loading areas whose hours of delivery will operate after 8pm or before 8am, when adjacent to a residential district: 300 feet. Minimum setback for all other loading docks or loading areas adjacent to a residential district: 100 feet.
- (39) E39. TOWN CENTER APARTMENTS. A type of multifamily dwelling permitted only as part of a mixed use-development. Town center apartments shall be limited to studio, one-bedroom and two-bedroom units.
  - a. Town center apartments shall only be permitted on a tract that is developed or is proposed to be developed as a mixed-use development, with access to two arterial roads.
  - b. The subject tract shall have, or be proposed to be developed with, a variety of small scale (not big box) uses which must include at least 20 distinct tenancies and must include retail, service, dining, and offices uses primarily located in mixed-use buildings.
  - c. The plan for the subject tract shall provide that each of the uses, including the town center apartments, are accessible by a circulation system comprised of public and/or private streets having on-street parking and associated sidewalks.
  - d. Area requirements:
    - i. Minimum gross site area: 30 acres.
    - ii. Coverage limitations:
      - a) Maximum building coverage: 35 percent of gross site area.
      - b) Maximum impervious surface coverage: 75 percent of gross site area.
    - iii. Maximum residential density per gross acre of the entire development tract: eight dwelling units.



- iv. Minimum parking spaces in addition to the off-street parking requirements of other uses on the mixed-use development site: 2.5 spaces per dwelling unit.
  - v. Maximum height for a building containing town center apartments: 60 ft.
  - vi. Any new or reconfigured buildings intended to accommodate town center apartments shall be designed to complement the overall character of the mixed-use development; color palettes shall be consistent with the existing buildings within the development. The architectural design and detailing of the buildings shall respect existing architectural guidelines in Warrington Township and shall be reviewed by the Board of Supervisors as part of the conditional use process.
  - vii. Town center apartments shall be located above street level uses or shall be located within a building serviced by an elevator and constructed to meet current fire code standards.
  - viii. Town center apartments shall be located within one quarter mile of the retail service, dining, and office uses of the center and shall be directly linked to a conventional street/sidewalk system.
  - ix. Town center apartments within any mixed-use development shall consist of no more than 35 percent two-bedroom units. The remaining units shall be a mix of one-bedroom and studio apartments.
  - x. Any development containing town center apartments shall provide not less than 30 square feet of amenity space for each apartment unit for the exclusive use of occupants of the apartments; in no event shall this amenity space total less than 5,000 square feet. Amenity spaces and complementary uses may include, but shall not be limited to: fire pits, dog walking areas, barbecue grills, swimming pool, fitness area, media rooms, coffee shop, and gathering rooms. In addition, there shall be provided a minimum of 30,000 square feet of civic/open space within every development containing town center apartments. This civic/open space may include decorative pavers, lawn areas, seating areas, landscaping, walkways, and other similar improvements. Existing civic/open space areas may be used to satisfy this requirement when approved by the Board of Supervisors. The required amenity space and civic open space areas shall be owned and maintained by the owner of the parcel upon which they are located.
- (40) E40. INDOOR ENTERTAINMENT FACILITY. An entertainment, amusement and arcade facility operated as a for profit business and taking place within a building, including a bowling alley, indoor swimming pool, skating rink, billiard hall, movie theater, theater, amusement devices or games, or other similar use. An indoor firing range is permitted only in connection with a licensed gun dealer.
- (41) E41. ATHLETIC RECREATIONAL FACILITY. A recreational facility with indoor and/or outdoor facilities such as gyms, exercise equipment, and rooms for exercise, training, fitness, or dance classes for physical exercise, recreation, and sports training. The use may include facilities or buildings used for any one or a combination of the following activities: indoor court games played with a ball such as racquetball, handball, squash, tennis, basketball, and volleyball. Indoor or outdoor facilities may include swimming pool; indoor running track; designated space for team training; and other facilities related thereto.
- a. Outdoor active recreation areas shall be set back at least 100 feet from any lot line if adjacent land is zoned for or is in residential use.
  - b. Outdoor recreation areas shall be sufficiently screened and isolated so as to protect the adjacent residential uses from inappropriate noise and other disturbances.
- (42) E42. MEDICAL SERVICE LAB. A facility intended for the collection and examination of clinical specimens for the purpose of providing information such as diagnosis, prognosis, prevention, or treatment of disease to improve the health of a patient. Examples of these uses include dental

laboratories and medical laboratories.

(43) E43. COMMERCIAL SCHOOL. Trade or professional school, or other schools not included in § 370-305.C.(10).

(44) E44. MEDICAL MARIJUANA DISPENSARY. An establishment in which medical marijuana is sold in compliance with a Medical Marijuana permit issued by the Pennsylvania Department of Health. Conditional use criteria:

- a. A Medical Marijuana Dispensary shall provide a copy of the Medical Marijuana Permit issued by the Department of Health or proof that a Medical Marijuana Permit has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up to date Medical Marijuana Permit with the Department of Health. Should a Medical Marijuana Permit be denied, not renewed, or revoked at any time, any conditional use shall immediately become void.
- b. A Medical Marijuana Dispensary shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
- c. A Medical Marijuana Dispensary shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing a public, private, or parochial school or a day-care center.
- d. A Medical Marijuana Dispensary must operate entirely within an indoor, enclosed, and secured facility. No exterior sales, and no sidewalk displays, shall be permitted. No drive-through, drop-off, or pick-up services shall be permitted.
- e. A Medical Marijuana Dispensary may not operate on the same site as a Medical Marijuana Grower/Processor.
- f. A Medical Marijuana Dispensary shall be limited to hours of operation not earlier than 9 AM and no later than 9 PM.
- g. A Medical Marijuana Dispensary shall submit a disposal plan to, and obtain approval from the Township Chief of Police. Medical marijuana remnants and by products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
- h. There shall be no emission of dust, fumes, vapors, or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Dispensary is operating.
- i. No one under the age of 18 shall be permitted in a Medical Marijuana Dispensary, unless accompanied by a caregiver as required under § 506 of the Medical Marijuana Act.
- j. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Dispensary.
- k. The minimum size of a Medical Marijuana Dispensary facility shall be 2,000 square feet in total floor area.
- l. A Medical Marijuana Dispensary shall submit a security plan to, and obtain approval from, the Township Engineer, the Director of Planning and Zoning, and the Township Police Chief. The Medical Marijuana Dispensary shall demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by § 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.
- m. A Medical Marijuana Dispensary shall provide proof of a contract with a private security company and shall be staffed with/monitored by security personnel 24 hours a day and seven days a week.

- n. A Medical Marijuana Dispensary shall submit a site plan for approval by the Township Engineer and a Floor Plan for approval by the Township Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, by-product, and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against dissemination.
- (45) E45. FUNERAL HOME OR MORTUARY. An establishment used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation, including an auditorium and temporary storage facilities, but not including columbarium, cemeteries, and mausoleums.
- a. Crematorium as accessory use:
    - i. Permitted by special exception.
    - ii. The crematorium must clearly be incidental and subordinate to the principal use and shall comply with the regulations for Use C2 Crematorium.
- (46) E46. VILLAGE SHOPS. A shop or store, including, but not limited to a neighborhood-style grocery store (as distinct from a chain supermarket), neighborhood-style drugstore (as distinct from a chain pharmacy), bakery, stationery store, antique shop, craft store, hardware store, coffee shop, luncheonette, barbershop, beauty parlor, or any other use listed in § 370-305.(E). This use shall not include stores in excess of 2,000 square feet of floor area.
- a. Lighting on pole fixtures shall not exceed 10 feet in height. The source of illumination shall be recessed and shielded within the fixture itself and shall not exceed one half foot-candle at the property line.
  - b. Outdoor collection stations shall be provided for garbage and trash removal. These stations shall be located to the rear of the structure and shall be screened from view and landscaped.
  - c. Parking: 1 off-street parking space for each 200 square feet of gross floor area used or intended to be used for servicing customers.
  - d. This use does not include a smoking lounge or vape shop.
  - e. Conversions of existing buildings are permitted.
- F. Utility Uses
- (1) F1. UTILITY OPERATING FACILITY. Facilities that provide services rendered by a public utility, corporation, municipality, or municipal authority, shall include but shall not be limited to, electricity, gas, telephone, water, sewerage, and bulk pipelines. A utility use shall include appurtenances used in connection with the supplying of such services, including but not limited to, buildings, pedestals, cables, wires, pipes, poles, and the like, but shall not include incinerators or public or private landfills. In addition to the requirements of Chapter 214, Nuisances, of the Township, the following requirements shall be met:
- a. In residential districts, a utility shall be essential to serve such residential district.
  - b. Except in commercial and industrial zoning districts, no public business office or any storage yard or storage building shall be operated in connection with it.
  - c. A buffer yard shall be provided along all property lines for buildings.
  - d. Minimum lot sizes shall be adequate to accommodate the required setbacks, parking requirements, and other building requirements.
  - e. The following minimum setbacks from all property lines shall be provided unless the Township or Public Utility Commission requires a greater dimension:

Table 3. Minimum Setbacks

Use	Setback
Water tower	100 percent of water tower height
Electrical substation	50 feet
Well facility	100 feet
Sewer pumping station	40 feet
Water treatment facility	100 feet
Water pump station	20 feet
Sewage treatment plant	100 feet
All other uses	50 feet

- (2) F2. PASSENGER STATION. A station providing passenger transportation services to the general public.
- There shall be adequate off-street parking to serve customers, patrons, visitors, and employees as determined by the Board of Supervisors.
  - A separate area for safe pick up and drop off shall be designated on the plan.
- (3) F3. EMERGENCY SERVICES. Fire, ambulance, rescue, and other emergency services of a municipality or volunteer nature; a community meeting room is permitted as accessory to an emergency services center. The use may include sleeping, eating, and recreation areas for staff.
- Minimum lot area: 0.5-acre
  - In residential districts, the following requirements shall be met:
    - No community hall shall be permitted, nor shall group functions be permitted.
    - Any building or structure erected for this use shall be residential in scale, materials, and appearance.

#### G. Industrial Uses

- (1) G1. TRUCK TERMINAL. A use of land or structures for the storage of trucks that involves a large variety of materials, including materials owned by numerous corporations, being transported to a specific destination or site. Freight is transferred from one truck to another and excludes the transfer or storage of solid waste.
- Trucks with compressors shall be located within a quadrangle of buildings or walls of sufficient height to deflect noise away from adjoining properties.
  - Such shall be screened from all adjacent properties in accordance with the provisions of this Ordinance.
  - Such use shall take access from an arterial street as designated in the Subdivision and Land Development Ordinance.
  - Truck terminals are prohibited within 500 feet of a residential zoning district.
  - Short-term warehousing may be permitted under this use.
  - All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (2) G2. MANUFACTURING. A use engaged in the mechanical or chemical transformation of material or substances into new products including the assembling of component parts, the creation of products, and the blending of materials and includes the following:
- Any manufacturing, compounding, processing, packaging, or treatment of the following previously prepared materials: bone, cork, feathers, cellophane, ceramics, felt, fur, glass, hair, horn, paper, pharmaceutical, plastics, shells, iron and steel, aluminum, leather, plaster,

- metals, precious and/or semiprecious stones, wood, yarns, containers or novelties from paper or cardboard, natural or synthetic rubber, oils, plastics, resins, liquor, tobacco, textile or textile products, and perfumes.
- b. The manufacture of musical instruments, toys, novelties, electrical or electronic devices; home, commercial and industrial appliances, and instruments, including the manufacture of accessory parts or assemblies; dental and medical equipment; watches and clocks; optical goods, drafting equipment, and canvas products.
  - c. Laboratories; experimental, research or testing; incidental and subordinate to the primary use.
  - d. Carpet or rug cleaning; laundry, cleaning, and dyeing plant.
  - e. Wholesaling and distributing activities; incidental and subordinate to the primary use.
  - f. Light metal processing as follows: cleaning, finishing, grinding, heat treating, plating, polishing, rustproofing, and sharpening; metal stamping and extrusion of small products; similar metal working processes.
  - g. Job printing, newspaper or book publishing, electronics and small parts assembly or manufacture.
  - h. Baking and food processing.
  - i. Electronics and small parts assembly or manufacture.
  - j. Manufacture and/or storage of construction materials and equipment.
  - k. Processing on a farm is not considered manufacturing where the raw material is produced on the farm.
  - l. All operations shall comply with the environmental performance standards of this Ordinance.
  - m. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (3) G3. LABORATORIES, RESEARCH, AND TESTING. A facility for research, testing, or experimental laboratory investigation into the natural, physical, or social, or technological sciences, which may include engineering and product development as an extension of research. Other uses may include limited manufacturing and flex space.
- (4) G4. WHOLESALE BUSINESS/WHOLESALE STORAGE. Establishments or places of business primarily engaged in selling merchandise to other businesses including retailers, industrial, commercial, institutional, or professional business uses and other wholesalers or acting as brokers and buying merchandise for or selling merchandise to such individuals or companies. They may provide loading docks to load and unload trucks and other vehicles that transport goods. They also may employ cranes and forklifts for moving goods.
- a. This use shall not include a wholesale club or other facility where retail sales occur, or goods are sold to the ultimate consumer.
  - b. No explosive, toxic, radioactive, or highly flammable materials shall be stored on the premises.
  - c. Screening and buffers shall be in compliance with the requirements as set forth in the Subdivision and Land Development Ordinance.
- (5) G5. WAREHOUSE. A facility or building where raw materials and merchandise used by manufacturers, importers, exporters, wholesalers, and transport businesses may be stored before their export or distribution for sale. They may provide loading docks to load and unload trucks and other vehicles that transport goods. They also may employ cranes and forklifts for moving goods.
- a. Screening and buffers shall be in compliance with the requirements as set forth in the Subdivision and Land Development Ordinance.

- b. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (6) G6. FLEX SPACE. Building space designed for use as either office, research, laboratory space, light manufacturing and/or assembly, or warehousing.
  - a. Each flex space area shall have no less than 5 percent of the area devoted to an office use.
  - b. Limited to a maximum of 30 percent of the overall tract area.
  - c. Flex space consists of any use or combination of uses permitted in the underlying zoning district.
  - d. Parking may be placed in reserve and constructed at a later date as long as the land development meets the parking requirements of this Ordinance and the parking is engineered and illustrated on the land development plan. The area reserved for parking shall be graded as if parking were to be built, and seeded.
- (7) G7. QUARRY. An open pit mine from which building materials (sand, gravel, construction aggregate, and stone) are quarried and/or excavated from the ground.
  - a. All performance standards and area regulations used in the design and operation of a quarry shall be those set forth in the Commonwealth of Pennsylvania's Act No. 418 entitled: "Surface Mining Conservation and Reclamation Act," (P.L. 1198, No. 418), as amended and the "Noncoal Surface Mining Conservation and Reclamation Act," (P.L., 1093, No. 219), as amended and as required by the Department of Environmental Protection.
  - b. In addition to state requirements, an eight-foot chain link fence must completely enclose all operational quarry properties. The fence must be placed in a manner which provides maximum safety.
  - c. Screening and Buffer Requirements. Screening and buffers shall be in compliance with the requirements as set forth in Subdivision and Land Development Ordinance. In no event shall there be a buffer of less than 100 feet.
  - d. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (8) G8. JUNKYARD. An area of land, with or without buildings, used for the collection, storage and/or sale of wastepaper, rags, scrap metal or discharged material or for the collection, dismantling, storage and salvaging of machinery or vehicles, or part thereof, for sale or other use or disposition of the same.
  - a. The minimum lot area shall be 1-acre and the maximum lot area shall be 2 acres.
  - b. The facility must be operated in accordance with the Commonwealth of Pennsylvania regulations for salvage yards and must have a junkyard permit. A zoning permit shall be obtained on an annual basis with application made by January 15, of each year. The permit shall be issued only after an inspection by the Zoning Officer to certify that this use meets all provisions of this Ordinance and other ordinances.
  - c. The deposit or storage of two or more motor vehicles not having valid inspection stickers issued by the Pennsylvania Department of Transportation, or two or more wrecked or broken vehicles, or the major part of two or more such vehicles is prohibited except in the junkyard district.
  - d. Storage of motor vehicles not having a valid registration sticker in a residential district is especially prohibited.
  - e. All vehicles must be drained of all liquids before they are placed in the junkyard. All hazardous liquids shall be properly disposed of according to the Department of Environment Protection Rules and Regulations.
  - f. No material shall be placed in any junkyard in such a manner that it is capable of being transferred out of the junkyard by wind, water, or other natural causes.

- g. The storage of toxic chemicals or nuclear wastes shall be prohibited.
  - h. Dumping of trash or landfill operations shall be prohibited.
  - i. All paper, rags, cloth and other fibers and activities involving the same, other than loading and unloading, shall be within fully enclosed buildings.
  - j. The boundaries of any junkyard shall at all times be clearly delineated.
  - k. All junkyard materials and activities not within fully enclosed buildings shall be surrounded by a fence at least 8 feet in height and maintained in good condition. Any gate in such fence shall be similarly considered and maintained and shall be kept locked at all times when the junkyard is not in operation. Landscape plantings can be utilized in conjunction with a fence to screen the interior of the junkyard from the street and adjacent properties.
  - l. All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of materials, preventing the collection of stagnant water, extermination procedures, or other means.
  - m. No burning shall be carried on in any junkyard except in suitable containers at appropriate locations and times. Fire hazards shall be prevented by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary, by the separation of combustibles where necessary, by the provision of adequate aisles for escape and firefighting, and by other necessary measures.
  - n. Such use shall be a minimum of 100 feet from any expressway or arterial street line as classified in the Subdivision and Land Development Ordinance.
  - o. The contents of a junkyard shall not be placed or deposited to a height greater than 8 feet.
  - p. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (9) G9. TRANSFER STATION. A building or processing site which receives and temporarily stores solid waste at a location other than the processing facility or land disposal site.
- a. Operation of a transfer station shall at all times be in full compliance with the statutes of the Commonwealth of Pennsylvania and Rules and Regulations of the Department of Environmental Protection.
  - b. The perimeter of the site shall be surrounded by a fence at least 8 feet in height and maintained in good condition. Any gate in such fence shall be similarly considered and maintained and shall be kept locked at all times when the facility is not in operation. Landscape plantings can be utilized in conjunction with a fence to screen the interior of the transfer station from the street and adjacent properties.
  - c. All transfer of waste shall take place in an enclosed building.
  - d. No material shall be placed or deposited to a height greater than the height of the fence.
  - e. The facility shall provide for adequate environmental controls to minimize noise, vibration, glare, heat, odor, smoke, dust, fumes, vapors, gases, air emissions, and water effluents, as required under the appropriate and relevant federal and state environmental laws and Township ordinances.
  - f. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.
- (10) G10. CONTRACTING. A use involving office, vehicle, equipment, and supply storage for trades such as building and construction, electric, heating, plumbing, masonry, painting, landscaping and roofing.
- a. All outside storage of building materials shall be screened with a 25-foot-wide landscape buffer as required within this Ordinance and the Subdivision and Land Development

Ordinance.

- b. Use may include an incidental and subordinate area for display of products, but not for retail sale of goods.
- c. All operations shall comply with the requirements of Chapter 214, Nuisances, of the Township.

(11) G11. FUEL STORAGE AND DISTRIBUTION. Storage and distribution of fuel, oil, coal, or other petroleum products and includes related buildings and tanks. This use does not include a motor vehicle service station.

- a. Retail sales of fuel and related products are not permitted on the premises.
- b. Approval shall be secured from the Pennsylvania State Police Fire Marshal and the Pennsylvania Department of Environmental Protection (DEP) for the storage of fuel.
- c. Applicant shall present a plan to demonstrate the methods by which any spills of liquids will be contained and shall also demonstrate that the stormwater management system is designed to capture volatile organic compounds, oils, and solids. Applicant shall also provide to the Township a copy of a maintenance agreement setting forth the terms for the management of the facilities.

(12) G12. MEDICAL MARIJUANA GROWER/PROCESSOR. Conditional use criteria:

- a. A Medical Marijuana Grower/Processor shall provide a copy of the Medical Marijuana Permit issued by the Department of Health or proof that a Medical Marijuana Permit has been approved, and shall at all times maintain a valid, accurate, and up to date Medical Marijuana Permit issued by the Department of Health. Should a Medical Marijuana Permit be denied, not renewed, or revoked at any time, any conditional use shall immediately become void.
- b. A Medical Marijuana Grower/Processor shall at all times operate in compliance with all Department of Health regulations pertaining to such facilities.
- c. A Medical Marijuana Grower/Processor shall be located on a lot containing not less than 2 acres.
- d. A Medical Marijuana Grower/Processor shall not be operated or maintained on a parcel within 1,000 feet, measured by a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing a public, private, or parochial school or a day-care center.
- e. A Medical Marijuana Grower/Processor must operate entirely within an indoor, enclosed, and secure facility.
- f. A Medical Marijuana Grower/Processor may not operate on the same site as a medical marijuana dispensary.
- g. A Medical Marijuana Grower/Processor shall submit a disposal plan to, and obtain approval from the Township Police Chief. Medical marijuana remnants and by-products shall be disposed of according to an approved plan, and shall not be placed within an exterior refuse container.
- h. There shall be no emission of dust, fumes, vapors or odors which can be seen, smelled, or otherwise perceived from beyond the lot line for the property where the Medical Marijuana Grower/Processor is operating.
- i. No retail sales of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
- j. No use of medical marijuana shall be permitted on the premises of a Medical Marijuana Grower/Processor.
- k. A Medical Marijuana Grower/Processor shall submit a security plan to, and obtain approval from the Township Police Chief. The Medical Marijuana Grower/Processor shall



demonstrate how it will maintain effective security and control. The security plan shall specify the type and manner of 24-hour security, tracking, recordkeeping, record retention, and surveillance system to be utilized in the facility as required by § 1102 of the Medical Marijuana Act and as supplemented by regulations promulgated by the Department of Health pursuant to the Medical Marijuana Act.

- l. A Medical Marijuana Grower/Processor shall contract with a private security company, and the Medical Marijuana Grower/Processor shall be staffed with/monitored by security personnel 24 hours a day and seven days a week.
  - m. A Medical Marijuana Grower/Processor shall submit a site plan for approval by the Township Engineer and a Floor Plan for approval by the Township Building Code Official. The floor plan shall identify internal security measures. All medical marijuana product, by-product, and waste shall be stored in an interior secure vault or receptacle in such a manner as to protect against improper dissemination.
- H. General accessory uses and structures.
- (1) H1. MULTIGENERATIONAL APARTMENT. A dwelling unit contained within an owner-occupied, single-family residence, subordinate in size to the principal dwelling, for which no rent or other fee is chargeable, and which is used exclusively as living quarters by a person or persons related by birth or marriage, or determined by law (adoption, fostering, or guardianship) to the owner(s) as permitted by special exception. Special regulations relating to multigenerational apartment include:
    - a. All applicants for a special exception for a multigenerational apartment shall have the burden of going forward with evidence and the burden of persuasion for all of the following requirements:
      - i. Dwelling shall be owner occupied and serviced by public water and sewer.
      - ii. The maximum size of a multigenerational apartment shall be not more than 25 percent of the principal residence or 800 square feet, whichever is less.
      - iii. As a condition to the grant of a special exception for a multigenerational apartment, the owner of the main dwelling shall certify to the Township, by affidavit on an annual basis, the identity and relationship of the person or persons residing in the multigenerational apartment.
      - iv. The principal residence shall maintain the appearance of a detached dwelling with a single front entrance.
      - v. A multigenerational apartment shall be contained within the main dwelling and shall provide internal access between the main dwelling and the multigenerational apartment and shall share the same internal entrance and exit access points.
      - vi. Not more than one multigenerational apartment shall be permitted per lot.
      - vii. The lot shall conform to the minimum lot area requirement for Use B1 Single-Family Detached Dwelling in the applicable zoning district.
      - viii. A permit from the Bucks County Department of Health or other governmental agency or authority with jurisdiction shall be required. Such permit or certification shall indicate that the property, with a multigenerational apartment, can be adequately served by public sewer and water or by an adequate on lot septic system, prior to the issuance of a permit.
      - ix. Parking. 1 additional off-street parking space shall be required for each multigenerational apartment in addition to the single-family detached dwelling requirement.
  - (2) H2A. NON-PROFESSIONAL HOME OCCUPATION. An occupation for gain or support conducted only by immediate members of a family residing on the premises and conducted entirely within

the dwelling or accessory building; provided no article is sold or offered for sale, except such as may be produced on the premises by members of the family, and further provided that the total area of such occupation shall in no case occupy more than 25 percent of the floor area of the dwelling, and no more than one commercial vehicle shall be permitted.

The use shall be clearly incidental, subordinate, and secondary to the use of the dwelling and the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling. No goods shall be publicly displayed on the premises other than signs, as required within this Ordinance.

- (3) H2B. PROFESSIONAL HOME OCCUPATION. An occupation for gain or support conducted by a member of a recognized profession entirely within the dwelling or accessory building; provided that not more than three persons, not in residence in the dwelling are employed, and further provided that the total area of such occupation shall in no case occupy more than 25 percent of the floor area of the dwelling. Adequate off-street parking shall be provided at 1.25 spaces per employee.

The use shall be clearly incidental, subordinate, and secondary to the use of the dwelling and the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling. No goods shall be publicly displayed on the premises other than signs, as required within this Ordinance.

- (4) H2C. NO-IMPACT HOME OCCUPATION. An occupation for gain or support conducted only by immediate members of a family residing on the premises and conducted entirely within the dwelling or accessory building. The use shall be clearly incidental, subordinate, and secondary to the use of the dwelling and the exterior appearance of the structure or premises is constructed and maintained as a residential dwelling. The following criteria shall be met:
- a. The business is compatible with the residential use of the property and surrounding residential uses.
  - b. No article is sold or offered for sale except such as may be produced on the premises by members of the family residing on the property.
  - c. The occupation shall occur only in the dwelling, and the total area of such occupation shall in no case occupy more than 25 percent of the floor area of the dwelling.
  - d. No commercial vehicles may be permitted.
  - e. No clients or customers are permitted to visit the premises.
  - f. No employees are permitted other than the residents of the dwelling.
  - g. No outside equipment storage is permitted.
  - h. No modification of the dwelling.
  - i. No advertising of the home address as a business location is permitted.
  - j. No bulk deliveries or pickups are permitted.
  - k. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  - l. There shall be no outside appearance of a business use, including, but not limited to, parking, signs, or lights.
  - m. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
  - n. The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
  - o. The business may not involve any illegal activity.
- (5) H3. UTILITY SHED.
- a. Subject to all other restrictions provided in this Ordinance, utility sheds shall not be in excess

- of 192 square feet in area on parcels greater than or equal to 7,500 square feet, and not in excess of 120 square feet in area on parcels less than 7,500 square feet, and in no event greater than 10 feet in height.
- b. Sheds may be erected in the rear or side yard of any developed lot in a residential district.
  - c. Sheds shall be at least 3 feet from any rear or side property line.
  - d. One utility shed is permitted per lot. Lots in the RA Residential Agricultural District that are 3 acres or greater in size may have two utility sheds with a maximum area of 192 square feet and a maximum height of 10 feet for each individual shed.
  - e. No building permit will be issued for a utility shed unless it complies with the maximum building coverage and impervious surface ratio provisions for the zoning district in which the lot is located.
  - f. No shed may be erected in any easements or drainage swales.
- (6) H4. DETACHED GARAGE OR ACCESSORY BUILDING. A building greater than 192 square feet separate from and smaller than the principal residential structure on a lot used for storage of vehicles, household goods, or as a workshop. A structure less than 192 square feet is a utility shed.
- a. The total area allowed on a lot is limited to 25 percent of the square footage living area of the main residence.
  - b. No more than one detached garage or accessory building is permitted per lot.
  - c. Electrical/plumbing permits are required.
  - d. May not be used for habitable purposes.
  - e. May not have more than one plumbing fixture.
  - f. May not have kitchen facilities (stove, oven, refrigerator, etc.).
  - g. May not have central air-conditioning or heating.
  - h. Must be detached from the residence by a minimum distance of 10 feet.
  - i. Detached garage or accessory buildings are not allowed in required front yard setbacks or within side yards.
  - j. Detached garage or accessory buildings shall meet the setback requirements of the principal use or dwelling.
  - k. May not exceed a maximum height of 17 feet.
  - l. Are prohibited from being located in the front yard between the principal building and the street, except for a designated rear yard on dual-frontage lots.
  - m. Shall count towards maximum building and impervious coverage, as applicable.
  - n. Buildings shall be designed to reflect architectural style of the principal building on the same lot.
  - o. No activity may take place in the detached garage or accessory building except for the activities undertaken by the property owner(s).
- (7) H5. ACCESSORY RESIDENTIAL RECREATION. Swimming pools, spas or hot tubs in-ground and above-ground, tennis courts, basketball courts, built in outdoor grills, patios, decks, and similar facilities which are a common accessory to a single-family detached dwelling.
- a. Such uses are prohibited in the front yard.
  - b. Such uses must meet the side and rear yard setback requirements of the primary use.
  - c. Overhead lighting and spotlights that shine into adjacent properties are prohibited. However, ambient outdoor low level landscape lighting is permitted.
  - d. Accessory residential recreation uses shall meet and comply with all applicable area and dimensional requirements for the subject zoning district.
  - e. No accessory residential recreation use shall be located in any easement or drainage swale.
  - f. Swimming pools and equipment may be located no less than 5 feet from property lines and

easements. Swimming pools and equipment may not interfere with any drainage swale or underground utility.

- (8) H6. DRIVE-THROUGH. Any vehicle-related commercial facilities in which a service is provided, or goods, food, or beverage are sold to the operator of, or passengers in, a motor vehicle without the necessity of the operator or passengers disembarking from the vehicle. Drive-through shall be in connection with the principal uses E3 Financial Establishment, E15 Retail/Store, Trade and Service and E10 Restaurant – Drive Through/Fast Food. Drive-through shall be by special exception for use E15 Retail/Store, Trade and Service.

a. General standards:

- i. The drive-through facility shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
- ii. Drive-through located on pad sites in existing shopping centers shall have circulation patterns that are integrated with that of the center.
- iii. Hours of operation shall be set as a condition of approval.

b. Location standards:

- i. Drive-through uses shall not be located across a street from residential zoning districts unless separated by an arterial street.
- ii. Drive-through uses are not permitted on sites abutting schools, parks, playgrounds, libraries, churches, and other public and semipublic uses that have substantial pedestrian traffic.

c. Frontage requirements:

- i. Minimum lot frontage on at least one street shall be 150 feet for all drive-through uses.

d. Setbacks and landscaping:

- i. The drive-through use shall be screened from adjacent residential land uses by screening vegetation.
- ii. Landscape buffering shall be placed between the drive-through lanes and adjacent properties.

e. Street access:

- i. Drive-through uses shall abut only arterial streets and access shall not be taken from residential streets.
- ii. Access shall be taken to adjacent lots with nonresidential uses if either lot adjoins the adjacent lot for at least 50 percent of the length of the side of either lot.
- iii. All driveway entrances and exits shall be setback at least 50 feet from an intersection.

f. Drive-through lanes:

- i. The stacking lanes for drive-through facilities shall not cross, or pass through, off-street parking areas. Nor shall stacking lanes cross, or be crossed, by pedestrian access ways.
- ii. The pedestrian access to the entrance of the drive-through facilities shall not cross the drive-through lane.
- iii. The drive-through lane shall not be the sole ingress and egress to the site.
- iv. The minimum horizontal radius for curvature of a drive-through lane shall be 18 feet.
- v. The length of drive-through lanes shall be measured along the centerline of the prescribed vehicular path.
- vi. Drive-through lanes shall be marked by signs which indicate the entrance and exit for the drive-through lane. Signs indicating one-way directions for the drive-through lane shall be required where necessary by the Township Engineer.
- vii. The entire length of lane for a double drive through shall meet the requirements for a single drive-through. Each lane of a double drive through facility shall be 12 feet wide.

Each portion of drive-through lane which has multiple ordering locations shall be 12 feet wide. In addition, a device or signal shall be provided to control merging movement in an orderly fashion from the ordering location to the pickup window.

- g. Lane width:
    - i. A bypass or escape lane of at least ten feet must be provided for emergency purposes and for ease of circulation.
    - ii. Drive-through lanes are to be separated from parking aisles by painted lines. The lanes and stacking areas shall be a minimum of 12 feet wide.
    - iii. Lane separation: an on-site circulation pattern is to be provided for drive-through traffic that separates such traffic from that of sit-down patrons.
  - h. Stacking distance:
    - i. A stacking area is to be provided for cars waiting for drive-through service which will be a minimum of 160 linear feet long. The stacking distance shall be longer if the traffic impact study indicates that an anticipated stacking is necessary and greater.
    - ii. One additional stacking space shall be provided after the exit from a car wash building to collect rinse water and minimize icing on public streets in winter.
  - i. Setbacks:
    - i. Overhead canopies shall be setback a minimum of 10 feet from any street line and property line and a minimum of 20 feet from any residential property line. The total height for any overhead canopy shall not exceed 20 feet.
    - ii. Service areas and stacking lanes shall be setback at least 10 feet from all lot lines.
    - iii. Outdoor speakers or menu boards shall be setback at least 50 feet from all lot lines.
  - j. Curbing:
    - i. Interior curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports and landscaped islands. The curbs shall be of a non-mountable design with a minimum reveal of 6 inches.
  - k. Application requirements:
    - i. A traffic impact study shall be submitted to provide information which will be used to determine the necessary stacking area and the impacts of the proposal upon local traffic circulation. The traffic impact study shall address the following issues:
      - a) Nature of the product or service being offered.
      - b) Method by which product or service is being offered (e.g., window service or brought to vehicle by employee).
      - c) Time required to service typical customer.
      - d) Arrival rate for patrons.
      - e) Peak demand hour.
      - f) Anticipated vehicular stacking required.
      - g) Anticipated traffic generation.
- (9) H7. TEMPORARY STRUCTURE OR USE. Temporary structure, building, or use. A temporary zoning permit shall be required for structures or uses necessary during construction or other special circumstances of a nonrecurring nature.
- a. The time period of the initial permit shall not exceed six months. This permit may be renewed for three-month time periods, not to exceed a total of 21 months from the initial permit. Further extensions must be approved by the Board of Supervisors as a conditional use.
  - b. A temporary structure shall meet building coverage and impervious area criteria for the specific district.
  - c. Such structure or use shall be removed completely upon expiration of the permit without cost to the Township.

- d. No temporary structure shall be permitted for the sale or storage of fireworks.
- (10) H8. SALE OF MOTOR FUEL AS ACCESSORY USE TO RETAIL/STORE USE. The sale of motor fuel (gasoline, diesel, or compressed natural gas, or the sale of electrical energy for vehicles) as an accessory use that is accessory, incidental, and subordinate to retail/store use. It shall meet the following conditions:
- a. This use may only be permitted within the CBD Central Business District by conditional use and shall only be located on SR 611 south of State Route 0132 (Street Road).
  - b. Canopy covering fuel pumps shall be located a minimum of 30 feet from the street line.
  - c. Except for electric vehicle charging stations, fuel pumps shall only be located beneath approved canopy.
  - d. The canopy over the gas pump shall have a hip or gable roof with ridge lines. No flat roofs or shed roofs are permitted.
  - e. Access to the fuel pump area shall be taken from access drives interior to the proposed development only.
  - f. All fuel pumps and tanks shall comply with Environmental Protection Agency (EPA) and Pennsylvania Department of Environmental Protection (DEP) regulations for such tanks.
- (11) H9. ACCESSORY OUTDOOR EATING AREA. An incidental and subordinate use that shall meet the following requirements:
- a. Outdoor eating areas shall be a conditional use when accessory to a restaurant or bar/tavern that has indoor seating.
  - b. Areas for outdoor eating shall not interfere with any means of ingress or egress to a building, or with any emergency or safety exits. Where the eating area extends into a public sidewalk or street line, the following shall apply:
    - i. A minimum sidewalk width, exclusive of the outdoor eating area, of 5 feet shall be maintained free and clear at all times for pedestrians (unless a greater width is required by the building and/or accessibility code). This minimum 5 foot area shall not include the outdoor eating area and shall be free of surface obstacles and obstructions including, but not limited to, hydrants, streetlights, parking meters, and street trees.
  - c. Pedestrian barriers. Outdoor eating areas may be enclosed and separated from the pedestrian or travel way. When the outdoor eating area is located adjacent to a pedestrian area, or area used by vehicles such as a parking lot or street, barriers as described herein are required. The following minimum standards shall apply if the establishment chooses or is required to use a barrier:
    - i. Pedestrian barriers shall have sufficient weight to prevent them from being tipped or knocked over.
    - ii. If the pedestrian barrier is to be permanent, the method of attachment shall be subject to approval by the Township. No barrier shall be permanently attached to a public sidewalk or an area located within the street line.
    - iii. Pedestrian barriers shall be at least 36 inches in height to prevent a tripping hazard.
    - iv. Where pedestrian access to an outdoor eating area is not through a food establishment, the required opening shall not be less than 44 inches in width (unless a different width is required by the building and/or accessibility code).
    - v. Pedestrian barriers shall be made of a durable metal such as wrought iron and not have legs or supports that protrude into a sidewalk more than 2 inches.
    - vi. Prohibited barriers:
      - a) Fabric inserts (whether natural or synthetic fabric) of any size shall not be permitted to be used as part of a barrier.
      - b) The use of chain link, cyclone fencing, chicken wire or similar appurtenances is

prohibited. Materials not specifically manufactured for fencing or pedestrian control (including, but not limited to, buckets, food containers, tires, tree stumps, vehicle parts, pallets, etc.) shall not be used as components of a barrier.

- c) Flowerpots, planters, and other ornamental containers.
  - d. Roof coverings. Any establishment with outdoor seating may choose to have a roof or awning over its outdoor eating area. If an establishment chooses to include a roof covering for its outdoor eating area, the following shall apply:
    - i. Flame-resistant material shall be used.
    - ii. If awnings are used, they shall be a minimum of 7 feet in height above the sidewalk or patio surface.
    - iii. Tents shall not be permitted over an outdoor eating area.
    - iv. Permanent roofs are permitted and shall comply with dimensional standards within the zoning district.
  - e. Signs. No signs advertising outdoor eating shall be permitted, unless approved pursuant to § 370-802 of this Ordinance.
  - f. The number of outdoor eating seats shall be limited to a maximum of 25 percent of the total number of indoor seats in the associated principal use. However, at no point shall more than 50 outdoor eating seats be provided as an accessory to the principal use.
  - g. Setbacks.
    - i. If setback requirements are met, outdoor eating shall be permitted in the front, side, and rear yards of the property upon which the principal use is located.
    - ii. All outdoor eating areas must be located a minimum of 50 feet from a residential zoning district, residential property, or dwelling unit. This provision shall not apply to any properties, dwelling units, or residential zoning districts separated from the accessory outdoor eating area by a public road.
  - h. Outdoor eating areas shall be located on a permanent surface. Temporary flooring shall not be used.
  - i. The sale of alcoholic beverages shall be incidental and subordinate to the sale and consumption of food. Outside bar service and/or walk-up bar service for the sole purpose of the consumption of alcohol without the consumption of food is prohibited. The sale of alcoholic beverages in an outdoor eating area is subject to approval from the Pennsylvania Liquor Control Board.
  - j. Storage of materials. At the conclusion of any outdoor eating season, all portable equipment (e.g., barriers, furniture, roof coverings, etc.) shall be stored within the facility used by the principal use in a location that does not interfere with the operation of the principal use, or shall be stored off-site. If equipment is not used for 48 consecutive hours (for example if the seating is brought out for a warm spell) the equipment shall be placed in storage.
  - k. A traffic impact study shall be submitted to provide information which will be used to determine the necessary parking needs for the outdoor eating area and the impacts of the proposal upon local traffic circulation.
- (12) H10. FAMILY DAY CARE. A family day care use is a facility in which care is provided for up to six children at any one time, who are not relatives of the caregiver, where the child or adult care areas are being used as a family residence. The use shall comply with the license requirements and regulations as required by the Pennsylvania Department of Human Services.
- a. This use shall be conducted in a building designed for residential occupancy, for the safety and well-being of the occupants and shall be incidental and subordinate to the dwelling unit of the building.
  - b. If a family day care use is located adjacent to a nonresidential use, a parking lot or on a street

- with a classification higher than a secondary street, the outdoor play or recreation area must be enclosed by a 4-foot-high fence deemed appropriate by the Board of Supervisors. The outdoor play or recreation area shall be located to the side or rear of the property.
- c. Buffering and screening requirements of this Ordinance shall apply.
  - d. Hours. Outside play shall be limited to the hours between 8 AM and 7 PM.
  - e. The operator shall reside in the facility.
  - f. The operator shall provide proof of compliance with state licensing to the Township.
- (13) H11. FINANCIAL SELF-SERVICE KIOSK. A standalone automated teller machine accessed by a drive-through lane. Financial self-service kiosks shall only be in connection with principal uses E29 Shopping Center and E38 Mixed-Use Development.
- a. General standards.
    - i. The drive-through facility shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
    - ii. Drive-through lanes located on pad sites in existing shopping centers shall have circulation patterns that are integrated with that of the site.
  - b. Frontage requirements.
    - i. Minimum lot frontage on at least one street shall be 150 feet for all principal uses.
  - c. Setbacks and landscaping.
    - i. Financial self-service kiosks shall be screened from adjacent residential land uses by screening vegetation.
    - ii. Landscape buffering shall be placed between the financial self-service kiosk drive-through lane and adjacent properties.
  - d. Access and location.
    - i. Access to financial self-service kiosks shall be taken only from internal circulation aisles of the principal use and shall not be directly accessible from public streets.
    - ii. Financial self-service kiosks shall not be located within 100 feet of any abutting street line, residential use or residentially zoned land.
    - iii. Financial self-service kiosks shall not be located in the front yard between the front façade of any principal building and the street line unless its long axis is arranged perpendicular to that façade.
  - e. Drive-through lane.
    - i. The drive-through lane shall not cross, or pass through, off-street parking areas, nor shall they cross, or be crossed, by pedestrian access ways.
    - ii. The drive-through lane shall be marked by signs which indicate the entrance and exit of the lane. Signs indicating one-way directions for the drive-through lane shall be required where necessary by the Township Engineer.
  - f. Lane width.
    - i. Drive-through lanes are to be separated from parking aisles by painted lines.
    - ii. The drive-through lane shall be a minimum of 12 feet wide.
  - g. Stacking distance.
    - i. A stacking area is to be provided for vehicles waiting for drive-through service which will be a minimum of 50 feet long. The stacking distance shall be longer if a traffic impact study indicates that additional stacking is necessary.
  - h. Setbacks.
    - i. Overhead canopies shall be setback a minimum of 10 feet from any street line and property line and a minimum of 20 feet from any residential property line. The total height for any overhead canopy shall not exceed 20 feet.



- ii. The drive-through lane and stacking area shall be setback at least 10 feet from all lot lines.
  - iii. Outdoor speakers shall be setback at least 50 feet from all lot lines.
- i. Curbing.
  - i. Interior curbs shall be used to separate driving areas from exterior fixtures such as canopy supports and landscaped islands. The curbs shall be of a mountable design with a minimum reveal of 6 inches.
- j. Application requirements:
  - i. A traffic impact study shall be submitted to provide information which will be used to determine the necessary stacking area and the impacts of the proposal upon local traffic circulation. The traffic impact study shall address the following issues:
    - a) Time required to service typical customer.
    - b) Arrival rate for patrons.
    - c) Peak demand hour.
    - d) Anticipated vehicular stacking required.
    - e) Anticipated traffic generation.

Table 300. Table of Permitted Land Uses by District.

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
AGRICULTURAL																					
A1	Agriculture	P	P	P	P	P														P	
A2	Agricultural Sales/Road-Side Farm Stands	P				P															
A3	Greenhouse	C																			
A4	Kennel	S																			
A5	Riding Academy/Living or Boarding Stable	P																			
A6	Nursery	C																			
A7	Forestry	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P

	<b>Residential Districts:</b>	<b>Mixed Use Districts:</b>	<b>Open Space District:</b>	<b>Industrial Districts:</b>
P: Permitted by Right	RA: Residential Agricultural	CR: Commercial Residential	OS/P: Open Space and Parkland	IST: Industrial Science Technology
C: Conditional Use	R1: Low-Density Residential	EV: Eureka Village		PI-1: Planned Industrial 1
S: Special Exception	R2: Medium-Density Residential			PI-1A: Planned Industrial 1-A
	R2-I: Residential Infill	<b>Institutional Districts:</b>	<b>Commercial Districts:</b>	PI-2: Planned Industrial 2
	R3: Residential Single-Family	IU: Institutional	WV: Warrington Village	OI: Office Industrial
	MR: Mixed Residential	CE: Cemetery	BZ: Business Zone	Q: Quarry
			CBD: Central Business District	J: Junkyard

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
RESIDENTIAL																					
B1	Single-Family Detached Dwelling	P	P	P	P	P	P	P													
B2	Single-Family Zero Lot Line Dwelling					P															
B3	Two-Family Semi-Detached Dwelling (Twin)		C			P		P													
B4	Two-Family Detached Dwelling (Duplex)					P		P													
B5	Four-Family Semi-Detached Dwelling					P		P													
B6	Townhouse					P		P													
B7	Townhouse Village Development					P															
B8	Multiplex					P															
B9	Mid-Rise Apartment						C														
B10	Mobile/Manufactured Home Park																	C			
B11	Garden Apartment					P	P	P													
B12	Conservation Residential Development	C																			
B13	Mixed Residential Community					P															
B14	Rooming or Boarding House	C																			
B15	Village House							P													
B16	Manor House					P		P													
B17	Live-Work Units							P				P	P								

P: Permitted by Right

C: Conditional Use

S: Special Exception

**Industrial Districts:**  
IST: Industrial Science Technology

PI-1: Planned Industrial 1

PI-1A: Planned Industrial 1-A

PI-2: Planned Industrial 2

OI: Office Industrial

Q: Quarry

J: Junkyard

**Open Space District:**  
OS/P: Open Space and Parkland

**Commercial Districts:**

WV: Warrington Village

BZ: Business Zone

CBD: Central Business District

**Mixed Use Districts:**  
CR: Commercial Residential  
EV: Eureka Village

**Institutional Districts:**

IU: Institutional

CE: Cemetery

**Residential Districts:**  
RA: Residential Agricultural  
R1: Low-Density Residential  
R2: Medium-Density Residential  
R2-I: Residential Infill  
R3: Residential Single-Family  
MR: Mixed Residential

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
INSTITUTIONAL																					
C1	Cemetery									P											
C2	Crematorium									C											
C3	Hospital														C						
C4	Library or Museum					P		P				P	P								
C5	Municipal Use	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
C6	Nursing Home								C			C									
C7	Assisted Living/Personal Care Facility	C							P												
C8	Recreational Facility/Community Center	C										C	C								
C9	Continuing Care Retirement Community (CCRC)								P												
C10	School	P		P														P			
C11	Place of Worship	C	C	C	C	C	C	C		C		C	C	C							

P: Permitted by Right	Residential Districts:				Mixed Use Districts:				Open Space District:				Industrial Districts:			
	RA: Residential Agricultural				CR: Commercial Residential				OS/P: Open Space and Parkland				IST: Industrial Science Technology			
C: Conditional Use	R1: Low-Density Residential				EV: Eureka Village								PI-1: Planned Industrial 1			
S: Special Exception	R2: Medium-Density Residential												PI-1A: Planned Industrial 1-A			
	R2-I: Residential Infill				Institutional Districts:				Commercial Districts:				PI-2: Planned Industrial 2			
	R3: Residential Single-Family				IU: Institutional				WV: Warrington Village				OI: Office Industrial			
	MR: Mixed Residential				CE: Cemetery				BZ: Business Zone				Q: Quarry			
									CBD: Central Business District				J: Junkyard			

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
OFFICE USES																					
D1	Professional or Business Office							P				P	P	P	P	P	P	P	P		
D2	Veterinary Office											C	P								
D3	Medical Service, Clinic, Urgent Care												P	P					P		
D4	Research & Development Labs																	P			
D5	Medical Services- Physician's Office							P				P	P	P	P	P	P				
D6	Medical Services Integrated Medical Health Center												P	P							

	<b>Residential Districts:</b>	<b>Mixed Use Districts:</b>	<b>Open Space District:</b>	<b>Industrial Districts:</b>
P: Permitted by Right	RA: Residential Agricultural	CR: Commercial Residential	OS/P: Open Space and Parkland	IST: Industrial Science Technology
C: Conditional Use	R1: Low-Density Residential	EV: Eureka Village		PI-1: Planned Industrial 1
S: Special Exception	R2: Medium-Density Residential			PI-1A: Planned Industrial 1-A
	R2-I: Residential Infill	<b>Institutional Districts:</b>	<b>Commercial Districts:</b>	PI-2: Planned Industrial 2
	R3: Residential Single-Family	IU: Institutional	WV: Warrington Village	OI: Office Industrial
	MR: Mixed Residential	CE: Cemetery	BZ: Business Zone	Q: Quarry
			CBD: Central Business District	J: Junkyard

USES		RA	R1	R2	R2-I	R3	MIR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J	
RETAIL/COMMERCIAL & CONSUMER USE																							
E1	Adult-Oriented Business																C	C					
E2	Automotive Body Repair & Paint Shop																P	P				P	
E3	Financial Establishment								P				P	P	P								
E4	Motor Vehicle Service Station												C	C									
E5	Automobile Sales												C	C									
E6	Automotive Repair													C								P	
E7	Truck Repair & Sales																P						
E8	Car Wash													C									
E9	Restaurant								P				P	P	P	P				P			
E10	Restaurant- Fast Food													P	P								
E11	Bed-and-Breakfast	C											C										
E12	Camps or Private Recreation Areas	C		C																			
E13	Outdoor Entertainment																P	P	P				
E14	Repair Shop								P														
E15	Retail/Store, Trade & Service								P				P	P	P								
E16	Golf Course	C		C																			
E17	Private Club or Lodge	C											C						C				
E18	Hotel/Motel								P						P	C				P			
E19	Mini Warehouses							P									P	P	P				
E20	Limited-Access Self-Storage Facility							P									P	P	P				
E21	Fireworks																S	S	S				
E22	Microbrewery, Microwinery, Microdistillery								P					P			P	P	P				
E23	Brew Pub								P					P	P								
E24	Tavern/Bar								P				C		C					C			
E25	Nightclub													P	C								
																						S	

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
RETAIL/COMMERCIAL & CONSUMER USE (continued)																					
E26	Pet Daycare & Salon												P	P							
E27	Smoking Lounge											P	P	P							
E28	Convenience Store with Fuel Sales												C	C							
E29	Shopping Center											P	P	P							
E30	Garden Center												P	P							
E31	Daycare Center	C		C				P	C				P		C						
E32	Parking Lot													P							
E33	Parking Structure													C	C						
E34	Dwelling in Combination with a Business						C	P		C		P	P								
E35	Combined Office/Commercial Multifamily Building							P				P	P	P							
E36	Personal Service Business Establishment							P				P	P	P	C						
E37	Short-Term Rental	S																			
E38	Mixed-Use Development													P							
E39	Town Center Apartments													C							
E40	Indoor Entertainment Facility												P	P							
E41	Athletic Recreational Facility							P					P	P							
E42	Medical Service Lab												P	P	P				P		
E43	Commercial School												P	P	P	P	P	P			
E44	Medical Marijuana Dispensary																C				
E45	Funeral Home or Mortuary									C		C									
E46	Village Shops							P				P									

P: Permitted by Right

C: Conditional Use

S: Special Exception

**Residential Districts:**  
RA: Residential Agricultural  
R1: Low-Density Residential  
R2: Medium-Density Residential  
R2-I: Residential Infill  
R3: Residential Single-Family  
MR: Mixed Residential

**Mixed Use Districts:**  
CR: Commercial Residential  
EV: Eureka Village

**Open Space District:**  
OS/P: Open Space and Parkland  
WV: Warrington Village  
BZ: Business Zone  
CBD: Central Business District

**Commercial Districts:**  
WV: Warrington Village  
BZ: Business Zone  
CBD: Central Business District

**Industrial Districts:**  
IST: Industrial Science Technology  
PI-1: Planned Industrial 1  
PI-1A: Planned Industrial 1-A  
PI-2: Planned Industrial 2  
OI: Office Industrial  
Q: Quarry  
J: Junkyard

USES		RA	R1	R2	R2-I	R3	MIR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
UTILITY SERVICE & TRANSPORTATION USES																						
F1	Utility Operating Facility		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
F2	Passenger Station												P		C		P	P	P			
F3	Emergency Services												P	P	P	P	P	P	P			

	Residential Districts:	Mixed Use Districts:	Open Space District:	Industrial Districts:
P: Permitted by Right	RA: Residential Agricultural	CR: Commercial Residential	OS/P: Open Space and Parkland	IST: Industrial Science Technology
C: Conditional Use	R1: Low-Density Residential	EV: Eureka Village		PI-1: Planned Industrial 1
S: Special Exception	R2: Medium-Density Residential			PI-1A: Planned Industrial 1-A
	R2-I: Residential Infill	Institutional Districts:	Commercial Districts:	PI-2: Planned Industrial 2
	R3: Residential Single-Family	IU: Institutional	WV: Warrington Village	OI: Office Industrial
	MR: Mixed Residential	CE: Cemetery	BZ: Business Zone	Q: Quarry
			CBD: Central Business District	J: Junkyard



USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
INDUSTRIAL																					
G1	Truck Terminal															P	P	P			
G2	Manufacturing															P	P	P			
G3	Laboratories, Research, & Testing														P	P	P	P			
G4	Wholesale Business/Wholesale Storage															P	P	P			
G5	Warehouse															P	P	P			P
G6	Flex Space														P	P	P	P			
G7	Quarry																			P	
G8	Junkyard																				P
G9	Transfer Station															P					
G10	Contracting															P	P	P			
G11	Fuel Storage & Distribution															P	P	P			
G12	Medical Marijuana Grower/Processor																C				

P: Permitted by Right	<b>Residential Districts:</b>	RA: Residential Agricultural	<b>Mixed Use Districts:</b>	CR: Commercial Residential	<b>Open Space District:</b>	OS/P: Open Space and Parkland	<b>Industrial Districts:</b>	IST: Industrial Science Technology
C: Conditional Use	R1: Low-Density Residential	EV: Eureka Village					PI-1: Planned Industrial 1	
S: Special Exception	R2: Medium-Density Residential						PI-1A: Planned Industrial 1-A	
	R2-1: Residential Infill	<b>Institutional Districts:</b>	IU: Institutional	<b>Commercial Districts:</b>	WV: Warrington Village		PI-2: Planned Industrial 2	
	R3: Residential Single-Family	CE: Cemetery		BZ: Business Zone			OI: Office Industrial	
	MR: Mixed Residential			CBD: Central Business District			Q: Quarry	
							J: Junkyard	

USES	RA	R1	R2	R2-I	R3	MR	CR	EV	IU	CE	OS/P	WV	BZ	CBD	IST	PI-1	PI-1A	PI-2	OI	Q	J
GENERAL ACCESSORY																					
H1	Multigenerational Apartment	S	S	S	S	S		S													
H2a	Non-Professional Home Occupation	S	S	S	S	S		S													
H2b	Professional Home Occupation	S	S	S				S													
H2c	No-Impact Home Occupation	P	P	P	P	P	P	P										S			
H3	Utility Sheds	P	P	P	P	P		P													
H4	Detached Garage or Accessory Building	P	P	P	P	P		P													
H5	Accessory Residential Recreation	P	P	P	P	P															
H6	Drive-Through							S				C	C	C							
H7	Temporary Structure or Use	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C
H8	Sale of Motor Fuel as Accessory Use to Retail/Store Use													C							
H9	Accessory Outdoor Eating Area							P				C	C	C	C	C	C	C	C		
H10	Family Daycare	P	P	P	P	P															
H11	Financial Self-Service Kiosk											C		C							

P: Permitted by Right

C: Conditional Use

S: Special Exception

Residential Districts:

- RA: Residential Agricultural
- R1: Low-Density Residential
- R2: Medium-Density Residential
- R2-I: Residential Infill
- R3: Residential Single-Family
- MR: Mixed Residential

Mixed Use Districts:

- CR: Commercial Residential
- EV: Eureka Village

Institutional Districts:

- IU: Institutional
- CE: Cemetery

Open Space District:

- OS/P: Open Space and Parkland

Commercial Districts:

- WV: Warrington Village
- BZ: Business Zone
- CBD: Central Business District

Industrial Districts:

- IST: Industrial Science Technology
- PI-1: Planned Industrial 1
- PI-1A: Planned Industrial 1-A
- PI-2: Planned Industrial 2
- OI: Office Industrial
- Q: Quarry
- J: Junkyard



**ARTICLE IV**  
**Classification of Districts****§ 370-401. Establishment and classes of districts.**

For the purpose of this Ordinance, Warrington Township is hereby divided into districts, each with common unity of purpose and adaptability of use that are deemed most suitable to carry out the objectives and intent of this Ordinance and the Comprehensive Plan, as amended. The districts are designated as follows:

**RESIDENTIAL DISTRICTS:**

RA Residential Agricultural District

RAOD Residential Agricultural Overlay Districts:

- OD1 (Meadowbrook, Mill Creek Village)
- OD2 (Arbor Ridge 2, Oak Creek, Parkview, Warrington Glen, Warrington Meadows, Perry Farm)
- OD3 (Arbor Ridge 1, Maple Knoll, Somerset Walk)
- OD4 (Legacy Oaks)
- OD5 (Lamplighter Village)
- OD6 (Castle Hill)

R1 Low-Density Residential District

R1OD Low-Density Residential Overlay Districts:

- OD17 (Parkway)
- OD18 (Warrington Ridge)

R2 Medium-Density Residential District

R2OD Medium-Density Residential Overlay Districts:

- OD7 (Orchard Hill, Turnberry)
- OD8 (High Grove, Penns Woods, Sweet Briar, Warrington Station)
- OD9 (Meridian of Valley Square, Warrington Pointe)
- OD10 (Bluestone Creek)
- OD11 (Villas at Lamplighter)
- OD12 (Forest Ridge)
- OD13 (Fairways)
- OD14 (Spring Meadows)
- OD15 (Cluster)
- OD16 (TDR)

R2-I Residential Infill District

R3 Residential Single-Family District

MR Mixed Residential District

**MIXED-USE DISTRICTS:**

CR Commercial Residential District

EV Eureka Village District

**INSTITUTIONAL DISTRICTS:**

IU Institutional District

CE Cemetery District

**OPEN SPACE DISTRICT:**

OS/P Open Space/Parkland District

**COMMERCIAL DISTRICTS:**

WV Warrington Village District

BZ Business Zone District

CBD Central Business District

**INDUSTRIAL DISTRICTS:**

IST Industrial Science Technology District

PI-1 Planned Industrial 1 District

PI-1A Planned Industrial 1-A District

PI-2 Planned Industrial 2 District

OI Office Industrial District

Q Quarry District

J Junkyard District

**§ 370-402. Applicability of regulations.**

- A. A use listed as a use permitted by right, by conditional use, or by special exception is permitted subject to such requirements as may be specified in this Ordinance, after approval has been granted, subject to the requirements of this Ordinance and the Subdivision and Land Development Ordinance, as amended.
- B. Every parcel of land and every building, or other structure in the Township, except as otherwise provided by law or by this Ordinance, shall be subject to the regulations, restrictions, and requirements specified for the district in which it is located. However, the requirements and standards in Article III. Use Regulations shall, in the case of any conflict, supersede the requirements and standards outlined in Article IV. Classification of Districts.
- C. A use not listed as being permitted by right, by conditional use, or by special exception in a particular zoning district is not permitted in that zoning district.

**§ 370-403. Zoning map.**

Districts are bounded and defined as shown on map entitled “Warrington Township Zoning Map” (Zoning Map) which is incorporated by reference into this Ordinance and shall be, with all notations, references, and data shown thereon, made a part of this Ordinance.

**§ 370-404. District boundaries.**

Where uncertainty exists as to boundaries of any district as shown on the Zoning Map, the following rules shall apply:

- A. Where a district boundary divides a lot or runs through undivided property, the location of such boundary, shall be determined by the use of the scale shown on the Zoning Map, unless the boundaries are indicated by dimensions.
- B. In case further uncertainty exists, the Zoning Hearing Board shall interpret the intent of the map as to location of district boundaries.

**§ 370-405. District charts.**

The district charts, found in this Article, are intended as supporting material to the regulations in Article III Use Regulations and this Article, Article IV Classification of Districts. The district charts list the purpose of each district, the uses permitted, as well as the area and dimensional requirements of all permitted

uses within each zoning district. The district charts shall be in accordance with all provisions found within Article III Use Regulations, and this Article, Article IV Classification of Districts, as amended. If a discrepancy were to occur between the provisions in Article III or Article IV and the district charts, then the text of Article III or Article IV shall govern.

- A. All accessory uses shown on the district charts shall be subject to all of the requirements of the principal use to which they are accessory.

**§ 370-406. Residential districts with RA, R1 and R2 overlays.**

**§ 370-407. RA Residential Agricultural District.**

**§ 370-407.1. Purpose.**

The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

**§ 370-407.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A2 Agricultural Sales/Road-Side Farm Stands
- C. Use A5 Riding Academy/Boarding Stable
- D. Use A7 Forestry
- E. Use B1 Single-Family Detached Dwelling
- F. Use C5 Municipal Use
- G. Use C10 School
- H. Use F1 Utility Operating Facility
- I. Use H2c No-Impact Home Occupation
- J. Use H3 Utility Sheds
- K. Use H4 Detached Garage or Accessory Building
- L. Use H5 Accessory Residential Recreation
- M. Use H10 Family Day Care

**§ 370-407.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use A3 Greenhouse
- B. Use A6 Nursery
- C. Use B12 Conservation Residential Development
- D. Use B14 Rooming or Boarding House
- E. Use C7 Assisted Living/Personal Care Facility
- F. Use C8 Recreational Facility/Community Center

- G. Use C11 Place of Worship
- H. Use E11 Bed-and-Breakfast
- I. Use E12 Camps
- J. Use E16 Golf Course
- K. Use E17 Private Club or Lodge
- L. Use E31 Day Care Center
- M. Use H7 Temporary Structure or Use

**§ 370-407.4. Special exceptions.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use A4 Kennel
- B. Use E37 Short-Term Rental
- C. Use H1 Multigenerational Apartment
- D. Use H2a Non-Professional Home Occupation
- E. Use H2b Professional Home Occupation

**§ 370-407.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 3 acres, except as follows:
    - a. Uses A4 Kennel, A5 Riding Academy/Boarding Stable, and C10 School: 10 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Uses A6 Nursery, C7 Assisted Living/Personal Care Facility, C8 Recreational Facility/Community Center, E12 Camps or Private Recreation Areas, and E17 Private Club or Lodge: 5 acres
    - d. Use E16 Golf Course: 30 acres
  - (2) Minimum site area:
    - a. Use A3 Greenhouse: 5 acres
    - b. Use B12 Conservation Residential Development: 25 acres
  - (3) Maximum density:
    - a. Use B12 Conservation Residential Development: 0.7 dwelling units per acre
      - i. Density bonuses available to raise maximum density to one dwelling unit per acre
  - (4) Minimum lot width at minimum building setback line: 100 feet, except as follows:
    - a. Use E31 Day Care Center: 55 feet
  - (5) Maximum impervious surface ratio: 15 percent, except as follows:
    - a. Use A3 Greenhouse: 20 percent
    - b. Use C7 Assisted Living/Personal Care Facility: 45 percent
  - (6) Maximum building height: 35 feet, except as follows:
    - a. Use C10 School: 45 feet
    - b. Use H3 Utility Shed: 10 feet
    - c. Use H4 Detached Garage or Accessory Building: 17 feet
    - d. Use H5 Accessory Residential Recreation: 15 feet
    - e. Uses C11 Place of Worship and H8 Temporary Structure or Use: 50 feet
  - (7) Minimum setbacks:
    - a. Front yard: One half the distance from the street line or 50 feet
    - b. Side yard: 20 feet any side, total composite 50 feet, except as follows:

- i. Use H3 Utility Sheds: 3 feet
  - c. Rear yard: 40 feet, except as follows:
    - i. Use H3 Utility Sheds: 3 feet
- (8) Minimum open space: see § 370-504, except as follows:
  - a. Use C7 Assisted Living/Personal Care Facility: 30 percent
- (9) Maximum building coverage: 20 percent.
- (10) Minimum building spacing:
  - a. Use C7 Assisted Living/Personal Care Facility: 35 feet





## Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

Area & Dimensional  
Requirements not  
provided

## Area & Dimensional Requirements

[illegible]

## Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

[illegible]

Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Conditional Use:													
A3	Greenhouse		5		100	20		1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
A6	Nursery	5 acres			100	15		1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
B12	Conservation Residential Development		25	0.7*			35						Yes
B14	Rooming or Boarding House	3 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
C7	Assisted Living/ Personal Care Facility	5 acres				45	35	1/2 distance from street line or 50	20 any side, total composite 50	40	30	20	Yes

## Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
C8	Recreational Facility/Community Center	5 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
C11	Place of Worship	3 acres					50						Yes
E11	Bed-and-Breakfast	3 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
E12	Camps or Private Recreation Areas	5 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
E16	Golf Course	30 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
E17	Private Club or Lodge	5 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes

Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E31	Day Care Center	3 acres			55	15	35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
H7	Temporary Structure or Use	3 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes

### Residential Agricultural (RA) District Chart

**Purpose:** The purpose of the RA Residential Agricultural District is to provide areas within the Township where a low-density residential atmosphere is preserved; to provide areas where continued agricultural use of the land is feasible, particularly where prime agricultural soils have been identified; to discourage development patterns which would make agricultural preservation and a rural residential atmosphere impossible; to discourage higher densities of development; and to otherwise achieve the goals and objectives of the Township as set forth in the adopted Comprehensive Plan Warrington Township, Pennsylvania.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Special Exception:													
A4	Kennel	10 acres					35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
E37	Short-Term Rental	3 acres			100	15	35	1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes
H2b	Professional Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

<sup>2</sup>Density bonuses available to raise maximum density to "1"

**§ 370-408. RA Overlay District regulations.****§ 370-408.1. Applicability of regulations.**

- A. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in § 370-305 and for the zoning districts so indicated in this Ordinance.
- B. On any property, lot, tax parcel or tract of land, only one principal use shall be permitted, except as otherwise provided in this Article.
- C. The requirements and standards for all uses found herein supplement and supersede the requirements and standards outlined in Article IV Classification of Districts § 370-407 through § 370-407.5.
- D. A use not listed as being permitted by right, conditional use, or special exception in a particular overlay zoning district is not permitted in that zoning overlay district.
- E. The official delineation of each overlay district found herein can be found on the Warrington Township Official Zoning Map.

**§ 370-408.2. RA District overlays.**

Uses permitted in all overlay districts within the RA Residential Agricultural District:

- A. A7 Forestry (by right)
- B. B14 Rooming or Boarding House (by conditional use)
- C. C5 Municipal Use (by right)
- D. F1 Utility Operating Facility (by right)
- E. H1 Multigenerational Apartment (by special exception)
- F. H2a Non-Professional Home Occupation (by special exception)
- G. H2c No-Impact Home Occupation (by right)
- H. H3 Utility Shed (by right)
- I. H4 Detached Garage or Accessory Building (by right)
- J. H5 Accessory Residential Recreation Uses (by right)
- K. H7 Temporary Structure or Use (by conditional use)
- L. H10 Family Day Care (by right)

**§ 370-408.3. Overlay District 1 (OD1)**

- A. Developments:
  - (1) Meadowbrook
  - (2) Mill Creek Village
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 30,000 square feet
  - (2) Maximum density: one dwelling unit per acre
  - (3) Minimum lot width at minimum building setback line: 100 feet
  - (4) Maximum impervious surface ratio: 30 percent
  - (5) Maximum building height: 35 feet
  - (6) Minimum front yard setback: 50 feet



- (7) Minimum side yard setback: 5 feet any side, 20 feet aggregate
- (8) Minimum rear yard setback: 30 feet

**§ 370-408.4. Overlay District 2 (OD2)**

- A. Developments:
  - (1) Oak Creek
  - (2) Perry Farm
  - (3) Parkview
  - (4) Warrington Meadows
  - (5) Warrington Glen
  - (6) Arbor Ridge 2
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 15,000 sq. feet
  - (2) Maximum density: one- and one-half dwelling units per acre
  - (3) Minimum lot width at minimum building setback line: 75 feet
  - (4) Maximum impervious surface ratio: 35 percent
  - (5) Maximum building height: 35 feet
  - (6) Minimum front yard setback: 25 feet.
  - (7) Minimum side yard setback: 5 feet any side, 25 feet aggregate
  - (8) Minimum rear yard setback: 30 feet
  - (9) Minimum open space: 20 percent
  - (10) Maximum building coverage: 25 percent

**§ 370-408.5. Overlay District 3 (OD3)**

- A. Developments:
  - (1) Somerset Walk
  - (2) Arbor Ridge 1
  - (3) Maple Knoll
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 8,500 sq. feet
  - (2) Maximum density: two- and one-half dwelling units per acre
  - (3) Minimum lot width at minimum building setback line: 85 feet
  - (4) Maximum impervious surface ratio: 35 percent
  - (5) Maximum building height: 35 feet
  - (6) Minimum front yard setback: 35 feet
  - (7) Minimum side yard setback: 5 feet any side, 25 feet aggregate
  - (8) Minimum rear yard setback: 30 feet
  - (9) Maximum building coverage: 25 percent

## E. Additional regulations:

- (1) Somerset Walk Development: Properties in the Somerset Walk development are permitted to have patios encroach 15 feet into the rear yard setback.

**§ 370-408.6. Overlay District 4 (OD4)**

## A. Development:

- (1) Legacy Oaks

## B. Permitted uses:

- (1) B1 Single-Family Detached Dwelling

## C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:

- (1) Clubhouse consisting of an auditorium, activity rooms, craft rooms, library, physical therapy and fitness center, lounges, or similar facilities.
  - a. A clubhouse within Overlay District 4 shall have a minimum square footage of 75 feet per dwelling unit of which the clubhouse is intended to serve.
- (2) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- (3) Guard station and/or mechanical entrance gate.

## D. Area and dimensional requirements:

- (1) Minimum lot size: 6,000 sq. feet
- (2) Maximum density: three dwelling units per acre
- (3) Minimum lot width at minimum building setback line: 60 feet
- (4) Maximum impervious surface ratio: 55 percent
- (5) Maximum building height: 35 feet
- (6) Minimum front yard setback: 20 feet
- (7) Minimum side yard setback: 5 feet any side, 15 feet aggregate
- (8) Minimum rear yard setback: 20 feet
- (9) Minimum open space: 20 percent
- (10) Maximum building coverage: 40 percent

## E. Additional regulations:

1. Legacy Oaks Development: Properties in the Legacy Oaks development are designed and intended to be occupied by residents ages 55 years and older.

**§ 370-408.7. Overlay District 5 (OD5)**

## A. Development:

- (1) Lamplighter Village

## B. Permitted uses:

- (1) A1 Agriculture
- (2) B6 Townhouse
- (3) C7 Assisted Living/Personal Care Facility

## C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:

- (1) Clubhouse consisting of an auditorium, activity rooms, craft rooms, library, physical therapy and fitness center, lounges, or similar facilities.
  - a. All developments within Overlay District 5 that exceed 100 dwelling units are required to have a clubhouse. A clubhouse shall have a minimum square footage of 75 feet per dwelling unit of which the clubhouse is intended to serve.
- (2) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- (3) Guard station and/or mechanical entrance gate.

- (4) Retail area. Maximum area for accessory retail, personal service, and professional office, supportive of the specified use, shall not exceed 5 percent of the gross floor area. Such retail area shall not be intermixed with residential dwelling units nor be available for use by the general public. No public advertisement by sign or other medium shall be permitted for such accessory retail use.
- D. Area and dimensional requirements:
  - (1) Minimum lot area:
    - a. Use C7 Assisted Living/Personal Care Facility – 3 acres
  - (2) Minimum site area: 7 acres
  - (3) Maximum density: four dwelling units per acre, except as follows:
    - a. Lamplighter Village Development: six dwelling units per acre
  - (4) Maximum impervious surface ratio: 60 percent
  - (5) Maximum building height: 35 feet
  - (6) Minimum open space: 300 square feet per dwelling unit
- E. Age restriction:
  - (1) Properties in Overlay District 5 are designed and required to be age qualified residential communities.
- F. Setbacks and buffers:
  - (1) A 60-foot setback and a 30-foot landscaped buffer shall be provided at all interior property lines.
  - (2) A 60-foot setback from all street lines shall be provided.
- G. Historic dwelling:
  - (1) Any development proposal shall preserve the existing eighteenth century dwelling located in the overlay district and provide for its continued residential use.
  - (2) The historic dwelling shall not be counted for density purposes, shall not be required to be age restricted and shall not be subject to the 60-foot street setback requirement established in § 370-408.7.F.(2).

#### **§ 370-408.8. Overlay District 6 (OD6)**

- A. Development:
  - (1) Castle Hill
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 8,500 sq. feet
  - (2) Minimum lot width at minimum building setback line: 80 feet
  - (3) Maximum impervious surface ratio: 50 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum front yard setback: 25 feet
  - (6) Minimum side yard setback: 10 feet each side, 25 feet aggregate
  - (7) Minimum rear yard setback: 40 feet
  - (8) Maximum building coverage: 25 percent

RA Overlay Districts														
Purpose:		There are six overlay districts within the RA Residential Agricultural District. The purpose of the overlay districts is to identify and regulate nonconforming development within the RA District without having to rezone these areas. There are 14 developments included in the six overlay districts. Parcels within an overlay jurisdiction can be found on the Township zoning map. General area and dimensional requirements for each overlay district are listed below. Corresponding narrative, which supersedes this chart, can be found in Article IV Classification of Districts.												
Area & Dimensional Requirements not provided														
Area & Dimensional Requirements														
Overlay District (OD) #	Development Name (s)	Current Land Use	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
									Front Yard	Side Yard	Rear Yard			
Districts:														
1	Mill Creek Village, Meadowbrook	B1 Single-Family Detached	30,000 sq. ft.		1	100	30	35	50	5 any side, 20 aggregate	30			Yes
2	Oak Creek, Perry Farm, Parkview, Warrington Meadows, Warrington Glen, Arbor Ridge 2	B1 Single-Family Detached	15,000 sq. ft.		1.5	75	35	35	25	5 any side, 25 aggregate	30	20	25	Yes
3	Somerset Walk, Arbor Ridge 1, Maple Knoll	B1 Single-Family Detached	8,500 sq. ft.		2.5	85	35	35	35	5 any side, 25 aggregate	30		25	Yes
4	Legacy Oaks	B1 Single-Family Detached	6,000 sq. ft.		3	60	55	35	20	5 any side, 15 aggregate	20	20	40	Yes
5	Lamplighter Village	B6 Townhouse		7	4		60	35				300 sq. ft. per du		Yes
6	Castle Hill	B1 Single-Family Detached	8,500 sq. ft.			80	50	35	25	10 each side, 25 aggregate	40		25	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-409. R1 Low-Density Residential District.****§ 370-409.1. Purpose.**

The purpose of the R1 Low-Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the goals and objectives of the Township.

**§ 370-409.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A7 Forestry
- C. Use B1 Single-Family Detached Dwelling
- D. Use C5 Municipal Use
- E. Use F1 Utility Operating Facility
- F. Use H2c No-Impact Home Occupation
- G. Use H3 Utility Sheds
- H. Use HX Detached Garage or Accessory Building
- I. Use H5 Accessory Residential Recreation
- J. Use H10 Family Day Care

**§ 370-409.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C11 Place of Worship
- B. Use H7 Temporary Structure or Use

**§ 370-409.4. Special exception.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use H1 Multigenerational Apartment
- B. Use H2a Non-Professional Home Occupation
- C. Use H2b Professional Home Occupation

**§ 370-409.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.

(1) Minimum lot area: 40,000 square feet, except as follows:

- a. Use A1 Agriculture: 5 acres
- b. Use B1 Single-Family Detached Dwelling (without public utilities): 3 acres
- c. Use C11 Place of Worship: 1 acre
- d. Use F1 Utility Operating Facility: 3,500 square feet

(2) Minimum lot width at minimum building setback line: 80 feet

(3) Maximum impervious surface ratio: 20 percent

(4) Maximum building height: 35 feet, except as follows:

- a. Use C11 Place of Worship: 50 feet

- b. Use H3 Utility Sheds: 10 feet
  - c. Use H4 Detached Garage or Accessory Building: 17 feet
  - d. Use H5 Accessory Residential Recreation: 15 feet
- (5) Minimum setbacks:
- a. Front yard: one half the distance from the street line or 35 feet, except as follows:
    - i. Use A1 Agriculture: 100 feet
  - b. Side yard: 15 feet either side, total composite 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
  - c. Rear yard: 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
- (6) Minimum open space: see § 370-504.

Low-Density Residential (R1) District Chart

Purpose:

The purpose of the R1 Low-Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the goals and objectives of the Township.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A1	Agriculture	5 acres						100	50	50			Yes
A7	Forestry												Yes
B1	Single-Family Detached Dwelling	40,000 sq. ft.			80	20	35	1/2 distance from street line or 35	15 either side, total composite 35	35			Yes
B1	Single-Family Detached Dwelling (without public utilities)	3 acres			80	20	35	1/2 distance from street line or 35	15 either side, total composite 35	35			Yes
C5	Municipal Use												
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes
H3	Utility Sheds						10		3	3			Yes
H4	Detached Garage or Accessory Building						17						Yes



## Low-Density Residential (R1) District Chart

**Purpose:**

The purpose of the R1 Low-Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the goals and objectives of the Township.

## Area & Dimensional Requirements

[illegible]

Low-Density Residential (R1) District Chart

Purpose:

The purpose of the R1 Low-Density Residential District is to provide for the expansion and orderly development of single-family homes in a predominately rural residential atmosphere at a density consistent with the goals and objectives of the Township.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Conditional Use:													
C11	Place of Worship	1 acre					50						Yes
H7	Temporary Structure or Use	40,000 sq. ft.			80		35	1/2 distance from street line or 35	15 either side, total composite 35	35			Yes
Special Exception:													
H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes
H2b	Professional Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-410. R1 Overlay District regulations.****§ 370-410.1. Applicability of regulations.**

- A. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in § 370-305 and for the zoning districts so indicated in this Ordinance.
- B. On any property, lot, tax parcel or tract of land, only one principal use shall be permitted, except as otherwise provided in this Article.
- C. The requirements and standards for all uses found herein supplement and supersede the requirements and standards outlined in Article IV Classification of Districts § 370-409 through § 370-409.5.
- D. A use not listed as being permitted by right, conditional use, or special exception in a particular overlay zoning district is not permitted in that zoning overlay district.
- E. The official delineation of each overlay district found herein can be found on the Warrington Township Official Zoning Map.

**§ 370-410.2. R1 District overlays.**

Uses permitted in all overlay districts within the R1 Low-Density Residential District:

- A. A7 Forestry (by right)
- B. C5 Municipal Use (by right)
- C. F1 Utility Operating Facility (by right)
- D. H1 Multigenerational Apartment (by special exception)
- E. H2a Non-Professional Home Occupation (by special exception)
- F. H2c No-Impact Home Occupation (by right)
- G. H3 Utility Shed (by right)
- H. H4 Detached Garage or Accessory Building (by right)
- I. H5 Accessory Residential Recreation Uses (by right)
- J. H7 Temporary Structure or Use (by conditional use)
- K. H10 Family Day Care (by right)

**§ 370-410.3. Overlay District 17 (OD17 - Parkway)**

- A. Developments: Whitehorne I, Whitehorne II, Warrington Lea, Reserve at Warrington
- B. Permitted uses: B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 13,500 square feet
  - (2) Maximum density: three dwelling units per acre
  - (3) Minimum lot width at minimum building setback line: 75 feet
  - (4) Maximum building height: 35 feet
  - (5) Minimum front yard setback: 35 feet
  - (6) Minimum side yard setback: 10 feet any side, 25 feet aggregate
  - (7) Minimum rear yard setback: 20 feet
  - (8) Maximum building coverage: 20 percent
  - (9) Maximum impervious surface ratio: 30 percent

**§ 370-410.4. Overlay District 18 (OD18)**

- A. Development: Warrington Ridge
- B. Permitted uses: B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and Dimensional requirement:
  - (1) Minimum lot size: 13,500 square feet
  - (2) Minimum lot width at minimum building setback line: 75 feet
  - (3) Maximum building height: 35 feet
  - (4) Minimum front yard setback: 35 feet
  - (5) Minimum side yard setback: 10 feet any side, 30 feet aggregate
  - (6) Minimum rear yard setback: 40 feet
  - (7) Maximum impervious surface ratio: 30 percent

R1 Overlay Districts														
Purpose:		There are two overlay districts within the R1 Low-Density Residential District. The purpose of the overlay districts is to identify and regulate nonconforming development within the R1 District without having to rezone these areas. There are five developments included in the two overlay districts. Parcels within an overlay jurisdiction can be found on the Township zoning map. General area and dimensional requirements for the overlay districts are listed below.												
		Area & Dimensional Requirements not provided												
		Corresponding narrative, which supersedes this chart, can be found in Article IV Classification of Districts.												
Area & Dimensional Requirements														
Overlay District (OD) #	Development Name (s)	Current Land Use	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
									Front Yard	Side Yard	Rear Yard			
Districts:														
17	Parkway - Whitehorse I, Whitehorse II, Warrington Lea, Reserve at Warrington	B1 Single-Family Detached Dwelling	13,500 sq. ft.		3	75	30	35	10 any side, 25 aggregate	20			20	Yes
18	Warrington Ridge	B1 Single-Family Detached Dwelling	13,500 sq. ft.			75	30	35	10 any side, 30 aggregate	40				Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-411. R2 Medium-Density Residential District.****§ 370-411.1. Purpose.**

The purpose of the R2 Medium-Density Residential District is to provide for the orderly development of existing and proposed medium-density residential areas and to exclude those uses not compatible with such development.

**§ 370-411.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A7 Forestry
- C. Use B1 Single-Family Detached Dwelling
- D. Use C5 Municipal Use
- E. Use C10 School
- F. Use F1 Utility Operating Facility
- G. Use H2c No-Impact Home Occupation
- H. Use H3 Utility Sheds
- I. Use H4 Detached Garage or Accessory Building
- J. Use H5 Accessory Residential Recreation
- K. Use H10 Family Day Care

**§ 370-411.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use B3 Two-Family Semi-Detached Dwelling (Twin)
- B. Use C11 Place of Worship
- C. Use E12 Camps or Private Recreation Areas
- D. Use E16 Golf Course
- E. Use E31 Day Care Center
- F. Use H7 Temporary Structure or Use

**§ 370-411.4. Special exception.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use H1 Multigenerational Apartment
- B. Use H2a Non-Professional Home Occupation
- C. Use H2b Professional Home Occupation

**§ 370-411.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 20,000 square feet, except as follows:
    - a. Uses A1 Agriculture and C10 School: 10 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Use B3 Two-Family Semi-Detached Dwelling (Twin): 15,000 square feet



- d. Uses C11 Place of Worship and E30 Day Care Center: 1 acre
  - e. Use E12 Camps or Private Recreation Areas: 5 acres
  - f. Use E16 Golf Course: 30 acres
- (2) Minimum lot width at minimum building setback line: 55 square feet, except as follows:
- a. Uses B1 Single-Family Detached Dwelling, E31 Day Care Center, and H7 Temporary Structure or Use: 80 feet
- (3) Maximum impervious surface ratio: 15 percent, except as follows:
- a. Uses B1 Single-Family Detached Dwelling and E31 Day Care Center: 20 percent
  - b. Use C10 School: 60 percent
- (4) Maximum building height: 35 feet, except as follows:
- a. Use C11 Place of Worship: 50 feet
  - b. Use H3 Utility Sheds: 10 feet
  - c. Use H4 Detached Garage or Accessory Building: 17 feet
  - d. Use H5 Accessory Residential Recreation: 15 feet
- (5) Minimum setbacks:
- a. Front yard: one half the distance from the street line or 35 feet, except as follows:
    - i. Uses A1 Agriculture, C10 School, E12 Camps or Private Recreation Areas, and E16 Golf Course: 100 feet
  - b. Side yard: 15 feet either side, total composite 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
    - iii. Uses E12 Camps or Private Recreation Areas and E16 Golf Course: 100 feet
    - iv. Use C10 School: 40 feet
  - c. Rear yard: 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
    - iii. Uses E12 Camps or Private Recreation Areas and E16 Golf Course: 100 feet
    - iv. Use C10 School: 60 feet
- (6) Minimum open space: see § 370-504, except as follows:
- a. Use B1 Single-Family Detached Dwelling: 12 percent

Medium-Density Residential (R2) District Chart

Purpose:

The purpose of the R2 Medium-Density Residential District is to provide for the orderly development of existing and proposed medium-density residential areas and to exclude those uses not compatible with such development.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A1	Agriculture	10 acres						100	50	50			Yes
A7	Forestry												Yes
B1	Single-Family Detached Dwelling	20,000 sq. ft.			80	20	35	1/2 distance from street line or 35	15 either side, total composite 35	35	12		Yes
C5	Municipal Use												
C10	School	10 acres				60	35	100	40	60			Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes
H3	Utility Sheds						10		3	3			Yes
H4	Detached Garage or Accessory Building						17						Yes

Medium-Density Residential (R2) District Chart

Purpose:

The purpose of the R2 Medium-Density Residential District is to provide for the orderly development of existing and proposed medium-density residential areas and to exclude those uses not compatible with such development.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
H5	Accessory Residential Recreation						15						Yes
H10	Family Day Care												Yes

Conditional Use:

B3	Two-Family Semi-Detached Dwelling (Twin)	15,000 sq. ft.			55	15	35	1/2 distance from street line or 35	15 per side, composite 35	35			Yes
C11	Place of Worship	1 acre					50						Yes
E12	Camps or Private Recreation Areas	5 acres					35	100	100	100			Yes
E16	Golf Course	30 acres					35	100	100	100			Yes

**Medium-Density Residential (R2) District Chart**

**Purpose:**

The purpose of the R2 Medium-Density Residential District is to provide for the orderly development of existing and proposed medium-density residential areas and to exclude those uses not compatible with such development.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E31	Day Care Center	1 acre			80	20	35	1/2 distance from street line or 35	15 per side, composite 35	35			Yes
H8	Temporary Structure or Use	20,000 sq. ft.			80		35	1/2 distance from street line or 35	15 either side, total composite 35	35			Yes
Special Exception:													
H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes
H2b	Professional Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-412. R2 Overlay District regulations.****§ 370-412.1. Applicability of regulations.**

- A. Except as provided by law or in this Ordinance, in each district no building, structure, or land shall be used or occupied except for the purposes permitted in § 370-305 and for the zoning districts so indicated in this Ordinance.
- B. On any property, lot, tax parcel or tract of land, only one principal use shall be permitted, except as otherwise provided in this Article.
- C. The requirements and standards for all uses found herein supplement and supersede the requirements and standards outlined in Article IV Classification of Districts § 370-411 through § 370-411.5.
- D. A use not listed as being permitted by right, conditional use, or special exception in a particular overlay zoning district is not permitted in that zoning overlay district.
- E. The official delineation of each overlay district found herein can be found on the Warrington Township Official Zoning Map.

**§ 370-412.2. R2 District overlays.**

- A. Uses permitted in all overlay districts within the R2 Medium Density Residential District:
  - (1) A7 Forestry (by right)
  - (2) C5 Municipal Use (by right)
  - (3) F1 Utility Operating Facility (by right)
  - (4) H1 Multigenerational Apartment (by special exception)
  - (5) H2a Non-Professional Home Occupation (by special exception)
  - (6) H2c No-Impact Home Occupation (by right)
  - (7) H3 Utility Shed (by right)
  - (8) H4 Detached Garage or Accessory Building (by right)
  - (9) H5 Accessory Residential Recreation Uses (by right)
  - (10) H7 Temporary Structure or Use (by conditional use)
  - (11) H10 Family Day Care (by right)

**§ 370-412.3. Overlay District 7 (OD7)**

- A. Developments:
  - (1) Orchard Hill
  - (2) Turnberry
- B. Permitted uses:
  - (1) B3 Two-Family Semi-Detached Dwelling (Twin)
  - (2) B6 Townhouse
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot size: 1,500 sq. feet
  - (2) Maximum density: three- and one-half dwelling units per acre
  - (3) Maximum building height: 35 feet
  - (4) Maximum impervious surface ratio: 65 percent
  - (5) Minimum front yard setback: 20 feet
  - (6) Minimum side yard setback: 8 feet per structure
  - (7) Minimum rear yard setback: 25 feet

- (8) Minimum open space: 20 percent

**§ 370-412.4. Overlay District 8 (OD8)**

- A. Developments:
  - (1) Sweet Briar
  - (2) Penns Woods
  - (3) High Grove Manor
  - (4) Warrington Station
- B. Permitted uses:
  - (1) B6 Townhouse
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- E. Area and dimensional requirements:
  - (1) Minimum site area: 4 acres
  - (2) Maximum density: 10 dwelling units per acre
  - (3) Maximum impervious surface ratio: 45 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum front yard setback: 30 feet
  - (6) Minimum side yard setback: 30 feet
  - (7) Minimum rear yard setback: 30 feet
  - (8) Minimum open space: 20 percent
  - (9) Maximum building separation: 50 feet

**§ 370-412.5. Overlay District 9 (OD9)**

- A. Developments:
  - (1) Meridian at Valley Square
  - (2) Warrington Pointe
- B. Permitted uses:
  - (1) B6 Townhouse (only permitted in Warrington Pointe development)
  - (2) B9 Mid-Rise Apartment (only permitted in Meridian at Valley Square development)
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Meridian at Valley Square:
    - a. Minimum site area: 35 acres
    - b. Maximum density: six- and one-half dwelling units per acre
    - c. Maximum building height: 50 feet
    - d. Minimum open space: 30 percent
    - e. Minimum setback from residential neighborhood: 100 feet
      - i. The area of this use and all subsequent requirements should reflect the recorded site plan of H-Meridian Overall Site Plan TMP# 50-33-139.
    - f. Additional regulations:
      - i. Meridian of Valley Square Development: properties in the Meridian of Valley Square development are designed and intended to be occupied by residents ages 55 years and older.
  - (2) Warrington Pointe:

- a. Minimum site area: 20 acres
- b. Maximum density: four- and one-half dwelling units per acre
- c. Maximum building height: 35 feet
- d. Minimum open space: 20 percent
- e. Minimum setback from residential neighborhood: 100 feet

**§ 370-412.6. Overlay District 10 (OD10)**

- A. Development: Bluestone Creek
- B. Permitted uses:
  - (1) B6 Townhouse
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum lot area: 1,900 sq. feet
  - (2) Maximum density: six dwelling units per acre
  - (3) Maximum impervious surface ratio: 80 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum rear yard setback: 25 feet
  - (6) Minimum open space: 35 percent
  - (7) Maximum building coverage: 30 feet
  - (8) Maximum bedrooms per unit: three bedrooms
- E. Additional regulations:
  - (1) Bluestone Creek Development: properties in the Bluestone Creek development are designed and intended to be occupied by residents ages 55 years and older.

**§ 370-412.7. Overlay District 11 (OD11)**

- A. Development: Villas at Lamplighter
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Clubhouse consisting of an auditorium, activity rooms, craft rooms, library, physical therapy and fitness center, lounges, or similar facilities.
    - a. A clubhouse within Overlay District 11 shall have a minimum square footage of 75 feet per dwelling unit of which the clubhouse is intended to serve.
  - (2) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum site area: 25 acres
  - (2) Maximum density: four dwelling units per acre
  - (3) Maximum impervious surface ratio: 55 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum front yard setback: 15 feet
  - (6) Minimum side yard setback: 5 feet
  - (7) Minimum rear yard setback: 30 feet
  - (8) Minimum open space: 20 percent
  - (9) Maximum building coverage: 40 feet
- E. Additional regulations:



- (1) Villas at Lamplighter Development: properties in the Villas at Lamplighter development are designed and intended to be occupied by residents ages 55 years and older.

**§ 370-412.8. Overlay District 12 (OD12)**

- A. Development: Forest Ridge
- B. Permitted uses:
  - (1) B9 Mid-Rise Apartment
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum site area: 20 acres
  - (2) Maximum density: six- and one-half dwelling units per acre
  - (3) Maximum impervious surface ratio: 26 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum front yard setback: 50 feet
  - (6) Minimum side yard setback: 50 feet
  - (7) Minimum rear yard setback: 50 feet
  - (8) Minimum open space: 35 percent
  - (9) Minimum building separation: 30 feet side to side, 50 feet back-to-back
- E. Additional regulations:
  - (1) Forest Ridge Development: properties in the Forest Ridge development are designed and intended to be occupied by residents ages 55 years and older.

**§ 370-412.9. Overlay District 13 (OD13)**

- A. Development: Fairways
- B. Permitted uses:
  - (1) B6 Townhouse
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) Minimum site area: 4.5 acres
  - (2) Maximum density: 3.5 dwelling units per acre
  - (3) Maximum impervious surface ratio: 38.5 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum open space: 35 percent

**§ 370-412.10. Overlay District 14 (OD14)**

- A. Development: Spring Meadow
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
  - (2) B3 Two-Family Semi-Detached Dwelling (Twin)
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) B1 Single-Family Detached Dwelling:

- a. Minimum lot area: 13,500 square feet
  - b. Maximum density: three dwelling units per acre
  - c. Maximum building height: 35 feet
  - d. Minimum front yard setback: 30 feet
  - e. Minimum side yard setback: 35 feet aggregate
  - f. Minimum rear yard setback: 30 feet
  - g. Minimum open space: 6 acres
- (2) B3 Two-Family Semi-Detached Dwelling (Twin):
- a. Minimum lot area: 5,000 square feet
  - b. Maximum density: three dwelling units per acre
  - c. Maximum building height: 35 feet
  - d. Minimum front yard setback: 30 feet
  - e. Minimum side yard setback: 35 feet aggregate
  - f. Minimum rear yard setback: 30 feet
  - g. Minimum open space: 6 acres

**§ 370-412.11. Overlay District 15 (OD15 - Cluster)**

- A. Developments: The Woodlands, Pickertown Knoll, Forest Glen, Holly Hill and Penrose Walk
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
  - (2) B3 Two-Family Semi-Detached Dwelling (Twin)
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:
  - (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) B1 Single-Family Detached Dwelling:
    - a. Minimum lot area: 13,500 square feet
    - b. Maximum building height: 35 feet
    - c. Minimum front yard setback: 35 percent at a minimum of 30 feet, remaining 65 percent at a minimum of 40 feet
    - d. Minimum side yard setback: 35 feet aggregate
    - e. Minimum rear yard setback: 30 feet
    - f. Maximum impervious surface ratio: 25 percent
  - (2) B3 Two-Family Semi-Detached Dwelling (Twin):
    - a. Minimum lot area: 10,000 square feet
    - b. Maximum building height: 35 feet
    - c. Minimum front yard setback: 35 percent at a minimum of 30 feet, remaining 65 percent at a minimum of 40 feet
    - d. Minimum side yard setback: 35 feet aggregate
    - e. Minimum rear yard setback: 30 feet
    - f. Maximum impervious surface ratio: 25 percent

**§ 370-412.12. Overlay District 16 (OD16 - TDR)**

- A. Developments: Redstone Woods, Hammersmith, Greystone Meadow, Warrington Springs
- B. Permitted uses:
  - (1) B1 Single-Family Detached Dwelling
- C. Common incidental uses permitted within this overlay district, intended for use of the residents of the development, include:

- (1) Recreational facilities such as swimming pool, tennis court, or jogging trail.
- D. Area and dimensional requirements:
  - (1) B1 Single-Family Detached Dwelling:
    - a. Minimum lot area: 8,500 square feet
    - b. Maximum building height: 35 feet
    - c. Minimum front yard setback: 35 feet
    - d. Minimum side yard setback: 5 feet per side, 25 feet aggregate
    - e. Minimum rear yard setback: 30 feet
    - f. Maximum impervious surface ratio: 50 percent
    - g. Minimum lot width at minimum building setback line: 85 feet
    - h. Maximum building coverage: 25 percent

R2 Overlay Districts														
Purpose:		There are 10 overlay districts within the R2 Residential Agricultural District. The purpose of the overlay districts is to identify and regulate nonconforming development within the R2 District without having to rezone these areas. There are 22 developments included in the 10 overlay districts. Parcels within an overlay jurisdiction can be found on the Township zoning map. General area and dimensional requirements for each overlay district are listed below. Corresponding narrative, which supersedes this chart, can be found in Article IV Classification of Districts.												
		Area & Dimensional Requirements not provided												
Area & Dimensional Requirements														
Overlay District (OD) #	Development Name (s)	Current Land Use	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
									Front Yard	Side Yard	Rear Yard			
Districts:														
7	Orchard Hill, Turnberry	B6 Townhouse	1,500 sq. ft.		3.5		65	35	20	8 per structure	25	20		Yes
8	Sweet Briar, Penns Woods, High Grove Manor, Warrington Station	B6 Townhouse		4	10		45	35	30	30	30	20		Yes
9	Meridian at Valley Square, Warrington Pointe	B6 Townhouse; B9 Mid-rise Apartment		35 (B9), 20 (B6)	6.5 (B9), 4.5 (B6)			50 (B9), 35 (B6)				30 (B9), 20 (B6)		Yes
10	Bluestone Creek	B6 Townhouse	1,900 sq. ft.		6		80	35			25	35	30	Yes
11	Villas at Lamplighter	B6 Townhouse		25	4		55	35	15	5	30	20	40	Yes
12	Forest Ridge	B9 Mid-rise Apartment		20	6.5		26	35	50	50	50	35		Yes
13	Fairways	B6 Townhouse		4.5	3.5		38.5	35				35		Yes

R2 Overlay Districts														
Purpose:	There are 10 overlay districts within the R2 Residential Agricultural District. The purpose of the overlay districts is to identify and regulate nonconforming development within the R2 District without having to rezone these areas. There are 22 developments included in the 10 overlay districts. Parcels within an overlay jurisdiction can be found on the Township zoning map. General area and dimensional requirements for each overlay district are listed below. Corresponding narrative, which supersedes this chart, can be found in Article IV Classification of Districts.													
Area & Dimensional Requirements														
Overlay District (OD) #	Development Name (s)	Current Land Use	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
									Front Yard	Side Yard	Rear Yard			
Districts:														
14	Spring Meadow	B1 Single-Family Detached Dwelling; B3 Two-Family Semi Detached Dwelling (Twin)	5,000 sq. ft. (B3), 13,500 sq. ft. (B1)		3			35	30	35 aggregate	30	6 acres		Yes
15	Cluster - The Woodlands, Pickertown Knoll, Forest Glen, Holly Hill, Penrose Walk	B1 Single-Family Detached Dwelling; B3 Two-Family Semi Detached Dwelling (Twin)	10,000 sq. ft. (B3), 13,500 sq. ft. (B1)				25	35	35% at min. 30 ft., remaining 65% at min. 40 ft.	35 aggregate	30			Yes
16	TDR - Redstone Woods, Hammersmith, Greystone Meadow, Warrington Springs	B1 Single-Family Detached Dwelling	8,5000 sq. ft.			85	50	35		5 per side, 25 aggregate	30		25	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-413. R2-I Residential Infill District.****§ 370-413.1. Purpose.**

The purpose of the R2-I Residential Infill District is to provide for the orderly infill development of existing medium-density residential areas.

**§ 370-413.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A7 Forestry
- C. Use B1 Single-Family Detached Dwelling
- D. Use C5 Municipal Use
- E. Use F1 Utility Operating Facility
- F. Use H2c No-Impact Home Occupation
- G. Use H3 Utility Sheds
- H. Use H4 Detached Garage or Accessory Building
- I. Use H5 Accessory Residential Recreation
- J. Use H10 Family Day Care

**§ 370-413.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C11 Place of Worship
- B. Use H7 Temporary Structure or Use

**§ 370-413.4. Special exception.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use H1 Multigenerational Apartment
- B. Use H2a Non-Professional Home Occupation
- C. Use H2b Professional Home Occupation

**§ 370-413.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 20,000 square feet, except as follows:
    - a. Use A1 Agriculture: 10 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Use C11 Place of Worship: 1 acre
  - (2) Minimum lot width at minimum building setback line: 80 feet
  - (3) Maximum impervious surface ratio: 25 percent
  - (4) Maximum building height: 35 feet, except as follows:
    - a. Use C11 Place of Worship: 50 feet
    - b. Use H3 Utility Sheds: 10 feet
    - c. Use H4 Detached Garage or Accessory Building: 17 feet

- d. Use H5 Accessory Residential Recreation: 15 feet
- (5) Minimum setbacks:
  - a. Front yard: 35 feet or average setback of adjoining properties, except as follows:
    - i. Use A1 Agriculture: 100 feet
  - b. Side yard: 15 feet either side, total composite 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
  - c. Rear Yard: 35 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
- (6) Minimum open space: see § 370-504.

**§ 370-413.6. Overall provisions.**

- A. Exceptions to minimum lot size and yard requirements. The aforementioned requirements shall not prevent the construction of a single-family detached dwelling on a lot which was lawful when created and which, prior to the adoption of the first zoning ordinance in Warrington Township, was held in single and separate ownership, provided the following regulations are met:
  - (1) Minimum building setback. Front yards shall not be less than required within the R2-I Residential Infill District for standard single-family detached dwellings or shall not be less than the average of the front yards of the two adjacent properties, whichever is less.
  - (2) Side yard. The side yard shall be reduced by the same percentage that the area of the lot bears to the standard single-family detached dwelling in the R2-I Residential Infill District, whatever percentage of 20,000 square feet. The minimum side yard shall be 10 feet.
  - (3) Rear yard. The rear yard shall be reduced by the same percentage that the area of the lot bears to the standard single-family detached dwelling in the R2-I Residential Infill District, whatever percentage of 20,000 square feet. The minimum rear yard shall be 25 feet.
  - (4) Maximum percentage of building coverage. Maximum building coverage of 15 percent of the existing lot size shall be permitted.
  - (5) Combination of contiguous lots. The exception to the above minimum lot size standards shall not apply to any two or more contiguous lots which were held in single ownership as of, or subsequent to, the adoption of the first zoning ordinance in Warrington Township in any case where a reparceling or replatting could create one or more lots which would conform to this Ordinance.

**Residential Infill (R2-I) District Chart**

**Purpose:**

The purpose of the R2-I Residential Infill District is to provide for the orderly infill development of existing medium-density residential areas.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A1	Agriculture	10 acres						100	50	50			Yes
A7	Forestry												Yes
B1	Single-Family Detached Dwelling	20,000 sq. ft.			80	25	35	35 or average setback of adjoining properties	15 either side, total composite 35	35			Yes
C5	Municipal Use												
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes
H3	Utility Sheds						10		3	3			Yes
H4	Detached Garage or Accessory Building						17						Yes



## Residential Infill (R2-I) District Chart

### Purpose:

The purpose of the R2-I Residential Infill District is to provide for the orderly infill development of existing medium-density residential areas.

## Area & Dimensional Requirements

[illegible]

## Residential Infill (R2-I) District Chart

### Purpose:

The purpose of the R2-I Residential Infill District is to provide for the orderly infill development of existing medium-density residential areas.

The purpose of the R2-I Residential Infill District is to provide for the orderly infill development of existing medium-density residential areas.											Area & Dimensional Requirements not provided		
Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

### Notes:

- 1) Exceptions to minimum lot size and yard requirements. The aforementioned requirements shall not prevent the construction of a single-family detached dwelling on a lot which was lawful when created and which, prior to the adoption of the first zoning ordinance in Warrington Township, was held in single and separate ownership, provided the following regulations are met:
- a) Minimum building setback. Front yards shall not be less than required within the R2-I Residential Infill District for standard single-family detached dwellings or shall not be less than the average of the front yards of the two adjacent properties, whichever is less.
  - b) Side yard. The side yard shall be reduced by the same percentage that the area of the lot bears to the standard single-family detached dwelling in the R2-I Residential Infill District, whatever percentage of 20,000 square feet. The minimum side yard shall be 10 feet.
  - c) Rear yard. The rear yard shall be reduced by the same percentage that the area of the lot bears to the standard single-family detached dwelling in the R2-I Residential Infill District, whatever percentage of 20,000 square feet. The minimum rear yard shall be 25 feet.
  - d) Maximum percentage of building coverage. Maximum building coverage of 15 percent of the existing lot size shall be permitted.
  - e) Combination of contiguous lots. The exception to the above minimum lot size standards shall not apply to any two or more contiguous lots which were held in single ownership as of or subsequent to the adoption of the first zoning ordinance in Warrington Township in any case where a reparceling or replatting could create one or more lots which would conform to this Ordinance.



**§ 370-414. R3 Residential Single-Family District.****§ 370-414.1. Purpose.**

The purpose of the R3 Residential Single-Family District is to provide for the orderly development of existing and proposed residential areas, to allow for residential dwellings on smaller lots, and to exclude those uses not compatible with such development.

**§ 370-414.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A7 Forestry
- C. Use B1 Single-Family Detached Dwelling
- D. Use C5 Municipal Use
- E. Use F1 Utility Operating Facility
- F. Use H2c No-Impact Home Occupation
- G. Use H3 Utility Sheds
- H. Use H4 Detached Garage or Accessory Building
- I. Use H5 Accessory Residential Recreation
- J. Use H10 Family Day Care

**§ 370-414.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C11 Place of Worship
- B. Use H7 Temporary Structure or Use

**§ 370-414.4. Special exception.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use H1 Multigenerational Apartment
- B. Use H2a Non-Professional Home Occupation

**§ 370-414.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan, and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 13,500 square feet, except as follows:
    - a. Use A1 Agriculture: 10 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Use C11 Place of Worship: 1 acre
  - (2) Maximum density:
    - a. Use B1 Single-Family Detached Dwelling: 1.9 dwelling units per acre
  - (3) Minimum lot width at minimum building setback line: 75 feet
  - (4) Maximum impervious surface ratio: 25 percent
  - (5) Maximum building height: 35 feet, except as follows:
    - a. Use C11 Place of Worship: 50 feet

- b. Use H3 Utility Sheds: 10 feet
  - c. Use H4 Detached Garage or Accessory Building: 17 feet
  - d. Use H5 Accessory Residential Recreation: 15 feet
- (6) Minimum setbacks:
- a. Front yard: one half the distance from the street line or 35 feet, except as follows:
    - i. Use A1 Agriculture: 100 feet
  - b. Side yard: 10 feet either side, total composite 25 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
  - c. Rear Yard: 40 feet, except as follows:
    - i. Use A1 Agriculture: 50 feet
    - ii. Use H3 Utility Sheds: 3 feet
- (7) Minimum open space: see § 370-504, except as follows:
- a. Use B1 Single-Family Detached Dwelling: 12 percent

## Residential Single-Family (R3) District Chart

**Purpose:**

The purpose of the R3 Residential Single-Family District is to provide for the orderly development of existing and proposed residential areas, to allow for residential dwellings on smaller lots, and to exclude those uses not compatible with such development.

## Area & Dimensional Requirements

[illegible]

**Residential Single-Family (R3) District Chart**

**Purpose:**

The purpose of the R3 Residential Single-Family District is to provide for the orderly development of existing and proposed residential areas, to allow for residential dwellings on smaller lots, and to exclude those uses not compatible with such development.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Conditional Use:													
C11	Place of Worship	1 acre					50						Yes
H7	Temporary Structure or Use	13,500 sq. ft.			75		35	1/2 distance from street line or 35	10 either side, total composite 25	40			Yes
Special Exception:													
H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-415. MR Mixed Residential District.****§ 370-415.1. Purpose.**

The purpose of the MR Mixed Residential District is to provide areas in which to accommodate residential growth and development in a timed and sequenced fashion consistent with the availability and adequacy of public facilities and services; to allow for variations in permissible densities of development; to allow for diversification mix of residential types, including mobile/manufactured homes; to encourage innovations in residential development; to encourage environmentally sensitive development; and to respond to development pressure and regional housing demand.

**§ 370-415.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture.
- B. Use A2 Agricultural Sales/Road-Side Farm Stands
- C. Use A7 Forestry
- D. Use B1 Single-Family Detached Dwelling
- E. Use B2 Single-Family Zero Lot Line Dwelling
- F. Use B3 Two-Family Semi-Detached Dwelling (Twin)
- G. Use B4 Two-Family Detached Dwelling (Duplex)
- H. Use B5 Four-Family Semi-Detached Dwelling
- I. Use B6 Townhouse
- J. Use B7 Townhouse Village Development
- K. Use B8 Multiplex
- L. Use B11 Garden Apartment
- M. Use B13 Mixed Residential Community
- N. Use B16 Manor House
- O. Use C4 Library or Museum
- P. Use C5 Municipal Use
- Q. Use F1 Utility Operating Facility
- R. Use H2c No-Impact Home Occupation
- S. Use H3 Utility Sheds
- T. Use H4 Detached Garage or Accessory Building
- U. Use H5 Accessory Residential Recreation
- V. Use H10 Family Day Care

**§ 370-415.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C11 Place of Worship
- B. Use H7 Temporary Structure or Use

**§ 370-415.4. Special exceptions.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use H1 Multigenerational Apartment



## B. Use H2a Non-Professional Home Occupation

**§ 370-415.5. Area requirements.**

A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.

(1) Minimum lot area: 13,500 square feet, except as follows:

- a. Uses A1 Agriculture and A2 Agricultural Sales/Road-Side Farm Stands: 3 acres
- b. Use B1 Single-Family Detached Dwelling: 15,000 square feet
- c. Use B11 Garden Apartment: 10 acres
- d. Use C4 Library or Museum: 3 acres
- e. Use F1 Utility Operating Facility: 3,500 square feet
- f. Use C11 Place of Worship: 1 acre
- g. Use H7 Temporary Structure or Use: 15,000 square feet

(2) Minimum site area:

- a. Use B7 Townhouse Village Development: 45 acres

(3) Minimum setbacks:

a. Front yard: 35 feet, except as follows:

- i. Uses A1 Agriculture, Us C4 Library or Museum, and Use H7 Temporary Use or Structure: 100 feet
- ii. Use A2 Agricultural Sales/Road-Side Farm Stands: one half the distance from the street line or 50 feet
- iii. Use B2 Single-Family Zero Lot Line Dwelling: 20 feet
- iv. Uses B3 Two-Family Semi-Detached Dwelling (Twin), B4 Two-Family Detached Dwelling (Duplex), and B5 Four-Family Semi-Detached Dwelling: 25 feet
- v. Use B11 Garden Apartment: 75 feet

b. Side yard: 10 feet any side, 25 feet aggregate, except as follows:

- i. Use A1 Agriculture: 50 feet
- ii. Use A2 Agricultural Sales/Road-Side Farm Stands: 20 feet any side, total composite 50 feet
- iii. Use B1 Single-Family Detached Dwelling: 10 feet any side, total composite 30 feet
- iv. Use B11 Garden Apartment: 65 feet
- v. Use C4 Library or Museum: 75 feet
- vi. Use H3 Utility Sheds: 3 feet
- vii. Use H7 Temporary Structure or Use: 40 feet

c. Rear yard: 40 feet, except as follows:

- i. Use A1 Agriculture: 50 feet
- ii. Use B2 Single-Family Zero Lot Line Dwelling: 30 feet
- iii. Uses B3 Two-Family Semi-Detached Dwelling (Twin), B4 Two-Family Detached Dwelling (Duplex), and B5 Four-Family Semi-Detached Dwelling: 20 feet
- iv. Use B11 Garden Apartment: 65 feet
- v. Use C4 Library or Museum: 100 feet
- vi. Use H3 Utility Sheds: 3 feet
- vii. Use H7 Temporary Structure or Use: 60 feet

(4) Minimum lot width at minimum building setback line: 75 feet, except as follows:

- a. Use B2 Single-Family Zero Lot Line Dwelling: 70 feet
- b. Uses B3 Two-Family Semi-Detached Dwelling (Twin), B4 Two-Family Detached Dwelling (Duplex), and B5 Four-Family Semi-Detached Dwelling: 40 feet
- c. Use B11 Garden Apartment: 100 feet

- (5) Maximum impervious surface ratio: 30 percent, except as follows:
  - a. Use B2 Single-Family Zero Lot Line Dwelling: 55 percent
  - b. Uses B3 Two-Family Semi-Detached Dwelling (Twin) and B4 Two-Family Detached Dwelling (Duplex): 40 percent
  - c. Use B5 Four-Family Semi-Detached Dwelling: 70 percent
  - d. Use B11 Garden Apartment: 50 percent
- (6) Maximum building height: 35 feet, except as follows:
  - a. Use C4 Library or Museum: 40 feet
  - b. Use C11 Place of Worship: 50 feet
  - c. Use H3 Utility Sheds: 10 feet
  - d. Use H4 Detached Garage or Accessory Building: 17 feet
  - e. Use H5 Accessory Residential Recreation: 15 feet
- (7) Maximum building coverage: 20 percent, except as follows:
  - a. Uses B1 Single-Family Detached Dwelling, B2 Single-Family Zero Lot Line Dwelling, B3 Two-Family Semi-Detached Dwelling (Twin), B4 Two-Family Detached Dwelling (Duplex), and B5 Four-Family Semi-Detached Dwelling: 30 percent.
- (8) Minimum open space: see § 370-504.
- (9) Maximum density: 1.75 dwelling units per acre, except as follows:
  - a. Use B7 Townhouse Village Development: 7.5 dwelling units per acre
  - b. Use B12 Garden Apartment: 16 dwelling units per acre
  - c. Use B13 Mixed Residential Community: three dwelling units per acre



**Mixed Residential (MR) District Chart**

**Purpose:**

The purpose of the MR Mixed Residential District is to provide areas in which to accommodate residential growth and development in a timed and sequenced fashion consistent with the availability and adequacy of public facilities and services; to allow for variations in permissible densities of development; to allow for diversification mix of residential types, including mobile/manufactured homes; to encourage innovations in residential development; to encourage environmentally sensitive development; and to respond to development pressures and regional housing demand.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A1	Agriculture	3 acres						100	50	50			Yes
A2	Agricultural Sales/Road-Side Farm Stands	3 acres						1/2 distance from street line or 50	20 any side, total composite 50	40			Yes
A7	Forestry												Yes
B1	Single-Family Detached Dwelling	15,000 sq. ft.		1.75	75		35	35	10 any side, total composite 30	40		30	Yes
B2	Single-Family Zero Lot Line Dwelling	13,500 sq. ft.		1.75	70	55	35	20	10 any side, 25 aggregate	30		30	Yes
B3	Two-Family Semi-Detached Dwelling (Twin)	13,500 sq. ft.		1.75	40	40	35	25	10 any side, 25 aggregate	20		30	Yes

## Mixed Residential (MR) District Chart

**Purpose:**

The purpose of the MR Mixed Residential District is to provide areas in which to accommodate residential growth and development in a timed and sequenced fashion consistent with the availability and adequacy of public facilities and services; to allow for variations in permissible densities of development; to allow for diversification mix of residential types, including mobile/manufactured homes; to encourage innovations in residential development; to encourage environmentally sensitive development; and to respond to development pressures and regional housing demand.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
B4	Two-Family Detached Dwelling (Duplex)	13,500 sq. ft.		1.75	40	40	35	25	10 any side, 25 aggregate	20		30	Yes
B5	Four-Family Semi-Detached Dwelling	13,500 sq. ft.		1.75	40	70	35	25	10 any side, 25 aggregate	20		30	Yes
B6	Townhouse	13,500 sq. ft.		1.75	75	30	35	35	10 any side, 25 aggregate	40		20	Yes
B7	Townhouse Village Development		45	7..5									Yes
B8	Multiplex	13,500 sq. ft.		1.75	75	30	35	35	10 any side, 25 aggregate	40		20	Yes
B11	Garden Apartment	10 acres		16	100	50	35	75	65	65		20	Yes
B13	Mixed Residential Community	13,500 sq. ft.		3	75	30	35	35	10 any side, 25 aggregate	40		20	Yes

## Mixed Residential (MR) District Chart

**Purpose:**

The purpose of the MR Mixed Residential District is to provide areas in which to accommodate residential growth and development in a timed and sequenced fashion consistent with the availability and adequacy of public facilities and services; to allow for variations in permissible densities of development; to allow for diversification mix of residential types, including mobile/manufactured homes; to encourage innovations in residential development; to encourage environmentally sensitive development; and to respond to development pressures and regional housing demand.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
B16	Manor House	13,500 sq. ft.		1.75	75	30	35	35	10 any side, 25 aggregate	40		20	Yes
C4	Library or Museum	3 acres					40	100	75	100			Yes
C5	Municipal Use												
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes
H3	Utility Sheds						10		3	3			Yes
H4	Detached Garage or Accessory Building						17						Yes

**Mixed Residential (MR) District Chart**

**Purpose:**

The purpose of the MR Mixed Residential District is to provide areas in which to accommodate residential growth and development in a timed and sequenced fashion consistent with the availability and adequacy of public facilities and services; to allow for variations in permissible densities of development; to allow for diversification mix of residential types, including mobile/manufactured homes; to encourage innovations in residential development; to encourage environmentally sensitive development; and to respond to development pressures and regional housing demand.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
H5	Accessory Residential Recreation						15						Yes
H10	Family Day Care												Yes

**Conditional Use:**

C11	Place of Worship	1 acre					50						Yes
H7	Temporary Structure or Use	15,000 sq. ft.					35	100	40	60			Yes

**Special Exception:**

H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-416. Mixed Use Districts.****§ 370-417. CR Commercial Residential District.****§ 370-417.1. Purpose.**

The purpose of the CR Commercial Residential District is to provide areas where multifamily residential development and/or limited commercial businesses may be permitted. This district is intended to promote the establishment of a comprehensive and unifying vehicular and walkway system throughout the area; and reinforce the preservation of the existing natural amenities including trees, drainage ways, historic or significant buildings, etc.

**§ 370-417.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use B11 Garden Apartment
- C. Use C5 Municipal Use
- D. Use E19 Mini-Warehouses
- E. Use E20 Limited-Access Self-Storage Facility
- F. Use F1 Utility Operating Facility
- G. Use H2c No-Impact Home Occupation

**§ 370-417.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use B9 Midrise Apartment
- B. Use C11 Place of Worship
- C. Use E34 Dwelling in Combination with Business
- D. Use H7 Temporary Structure or Use

**§ 370-417.4. Area requirements.**

- A. Residential use standards. Development shall be constructed in accordance with an overall plan and shall be designed using architectural elements of existing buildings with appropriate landscaping.

(1) Use B11 Garden Apartment:

- a. A building may have a maximum of 12 dwelling units which all share a common outdoor access.
- b. Maximum building height: 35 feet
- c. Minimum lot area: 10 acres
- d. Minimum building separation: 40 feet
- e. Minimum setbacks:
  - i. Minimum front yard setback: 75 feet
  - ii. Minimum side yard setback: 65 feet
  - iii. Minimum rear yard setback: 65 feet
- f. Maximum building length facing a street: 175 feet
- g. Maximum building coverage: 20 percent
- h. Minimum lot width at setback line: 500 feet
- i. Maximum impervious surface coverage: 55 percent



- j. Parking: A minimum of 1.5 parking spaces per dwelling unit
- k. Required open space: 45 percent
- l. The maximum density for garden apartments shall be 16 dwelling units per acre.
- (2) Use B9 Midrise Apartment:
  - a. Maximum building height: 65 feet
  - b. Minimum lot area: 20 acres
  - c. Minimum building separation:
    - i. Buildings with a maximum height of 35 feet: 30 feet
    - ii. Buildings over 35 feet in height: 80 feet from other buildings that are over 35 feet in height.
  - d. Minimum setbacks:
    - i. Minimum front yard setback: 100 feet
    - ii. Minimum side yard setback: 75 feet
    - iii. Minimum rear yard setback: 65 feet
  - e. Maximum building length facing a street: 200 feet
  - f. Maximum building coverage: 10 percent
  - g. Minimum lot width at setback line: 500 feet
  - h. Maximum impervious surface coverage: 55 percent
  - i. Parking: A minimum of 1.5 parking spaces per dwelling unit
  - j. Required open space: 45 percent
  - k. The maximum density for midrise apartments shall be 14 dwelling units per acre.
- B. Nonresidential use standards. Development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.
  - (1) Maximum building height: 35 feet, except as follows:
    - a. Use C11 Place of Worship: 50 feet
  - (2) Minimum lot area: 3 acres, except as follows:
    - a. Use F1 Utility Operating Facility: 3,500 square feet
    - b. Uses C11 Place of Worship and H7 Temporary Structure or Use: 1 acre
  - (3) Minimum setbacks:
    - a. Minimum front yard setback: 60 feet
    - b. Minimum side yard setback: 50 feet
    - c. Minimum rear yard setback: 140 feet
  - (4) Maximum dwelling units per building: one dwelling unit
  - (5) Maximum building length facing a street: 210 feet
  - (6) Maximum building coverage: 30 percent
  - (7) Minimum lot width at setback line: 300 feet
  - (8) Maximum impervious surface coverage: 45 percent
  - (9) Parking:
    - a. Parking for accessory residential uses to a primary nonresidential use will require 2 parking spaces per dwelling unit.
    - b. Use E19 Mini-Warehouse and Use E20 Limited-Access Self-Storage Facility:
      - i. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.

**§ 370-417.5. Overall provisions.**

- A. Open space.
  - (1) If it is determined that open space land as represented on a subdivision or land development plan is not suitable with regard to the size, shape, location, access or provisions for maintenance, the

Township may, at the discretion of the Board of Supervisors, require that open space be provided through payment of a fee in lieu of land and/or facilities. This fee shall be based upon the fair market value of the acreage that would otherwise be dedicated pursuant to this section, as stated in the adopted Fee Schedule. Such payment shall be made to the Warrington Township Parks and Recreation Board, to be used for the acquisition, development, or improvement of open space land that will be available and accessible to and that will benefit the residents of the development.

This option is available in all zoning districts within the Township in which open space is required.

- B. Screening and buffer requirements. Along each side or rear property line which adjoins an existing residence or residential district a buffer planting not less than 30 feet in depth shall be provided. Along each street line a 15-foot in depth buffer planting shall be provided including sidewalks and accessways.
- C. Special requirements for mini warehouses. In addition to the other several requirements, the following special requirements shall apply:
  - (1) Recreational vehicles, boats and trailers may be stored outside, but the total area for such storage shall not exceed 3 percent of the lot area. The storage area shall be limited to one area on the site and shall be located behind the front line of any structures. The limits of this area shall be identified by permanent markers.
  - (2) Each site shall provide a security system, satisfactory to the Township, which shall include either:
    - a. The entire perimeter of the compound enclosed with a security fence or wall with a height of 8 feet; or
    - b. A full-time watchman or caretaker employed on the premises.
  - (3) No unit may be leased for the purpose of storing products that constitute an environmental or safety hazard to the area.
  - (4) Mini warehouses shall require 30 feet minimum separation. In no case shall the minimum distance between buildings be less than the average height of the two buildings.
  - (5) The use, in its entirety, shall be owned and operated as a single or common management and maintenance unit.
  - (6) No truck or other burden vehicle shall be stored outdoors.
  - (7) Parking for mini warehouse. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.



Commercial Residential (CR) District Chart

**Purpose:** The purpose of the CR Commercial Residential District is to provide areas where multifamily residential development and/or limited commercial businesses may be permitted. This district is intended to promote the establishment of a comprehensive and unifying vehicular and walkway system throughout the area; and reinforce the preservation of the existing natural amenities including trees, drainage ways, historic or significant buildings, etc.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			

Permitted by Right:

A7	Forestry												Yes
B11	Garden Apartment	10 acres		16	500	55	35	75	65	65	45	20	Yes
C5	Municipal Use												
E19	Mini Warehouses	3 acres		1	300	45	35	60	50	140		30	Yes
E20	Limited-Access Self-Storage Facility	3 acres		1	300	45	35	60	50	140		30	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes

Conditional Use:

B9	Mid-Rise Apartment	20 acres		14	500	55	65	100	75	65	65	10	Yes
C11	Place of Worship	1 acre					50						Yes
E34	Dwelling in Combination with Business	3 acres		1	300	45	35	60	50	140		30	Yes
H7	Temporary Structure or Use	1 acre		1	300		35	60	50	140		30	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-418. EV Eureka Village District.****§ 370-418.1. Purpose.**

The primary purpose of the EV Eureka Village District is to promote/provide a mix of various housing types, commercial businesses, and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

**A. The EV District is intended to:**

- (1) Create a mixed use, small town character that complements existing town and village development.
- (2) To provide a higher density and wider range of uses than otherwise allowed in return for a higher level of architectural detail, site design, and open space.
- (3) Allow a range of small-scale commercial and residential uses within easy walking distance of adjoining residential homes.
- (4) Encourage living, working, shopping and social interaction within a compact area.
- (5) Accommodate a variety of housing types and discourage one housing type from dominating the streetscape.
- (6) Promote pedestrian orientation of streets and buildings and give priority to pedestrian movement and access to buildings, open spaces, and streets.
- (7) Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation.
- (8) Ensure that commercial and residential uses have a character that is compatible with existing Bucks County historic villages and towns, as well as future residences within the development.
- (9) Create a street circulation system that provides safe and convenient access but discourages faster, heavy traffic that is incompatible with a residential neighborhood and discourage design that gives priority to vehicular convenience only.
- (10) Use scale, building orientation, and landscaping to establish community identity.
- (11) Discourage the development of a single use which dominates a site.

**§ 370-418.2. Permitted uses and standards.**

Development in the Eureka Village District shall be comprised of mixed residential and nonresidential uses except for development on tracts greater than 30 acres, as noted in Section 370-418.(3)c.

**A. Mixed-use development.**

- (1) Permitted mixed use development uses. On one or more sites, a mix of commercial, office, and/or residential uses may occupy one building or structure. Permitted uses shall be limited to the following:
  - a. B6 Townhouse (by right)
  - b. B11 Garden Apartment (by right)
  - c. B15 Village House (by right)
  - d. B16 Manor House (by right)
  - e. B17 Live Work Unit (by right)
  - f. D1 Professional or Business Office (by right)
  - g. D5 Medical Services-Physician's Office (by right)
  - h. E3 Financial Establishment (by right)
  - i. E9 Restaurant (by right)
  - j. E14 Repair Shop (by right)
  - k. E15 Retail/Store, Trade and Service (by right)

- l. E24 Tavern/Bar (by right)
  - m. E34 Dwelling in Combination with a Business (by right)
  - n. E35 Combined Office/Commercial Multifamily Building (by right)
  - o. E36 Personal Service Business Establishment (by right)
  - p. E46 Village Shops (by right)
  - q. H2a Non-Professional Home Occupation (special exception)
  - r. H2b Professional Home Occupation (special exception)
  - s. H2c No-Impact Home Occupation (by right)
  - t. H3 Utility Sheds (by right)
  - u. H4 Detached Garage or Accessory Building (by right)
  - v. H7 Temporary Structure or Use (conditional)
  - w. H9 Accessory Outdoor Eating Area (by right)
- (2) Mixed-use building provisions. On one lot, a mix of commercial, office and residential uses may occupy one building or structure. A mixed-use building is subject to the following conditions:
- a. Where residential uses are proposed, they shall be on the second and third floors of a mixed-use building. Nonresidential uses shall be on the first and second floors only. Residential uses shall occupy at least 75 percent of the second floor of mixed-use buildings.
  - b. All permitted uses associated with a mixed use shall be conducted within a completely enclosed building unless expressly authorized. This requirement does not apply to required parking or loading areas, automated teller machines or outdoor seating.
  - c. The maximum building footprint for a mixed-use building shall not exceed 10,000 square feet.
  - d. Parking.
    - i. No off-street parking is required for nonresidential uses unless such uses exceed 3,000 square feet of gross floor area. Parking is required for the area above 3,000 square feet based on the parking standards for the individual nonresidential uses.
    - ii. For residential uses, the following spaces shall be required:
      - a) Efficiency: 1.25 spaces per unit
      - b) One bedroom: 1.50 spaces per unit
      - c) Two bedrooms: 2.0 spaces per unit
    - iii. All off-street parking shall be located to the interior side of the buildings and take access to an interior driveway or alley.
    - iv. Mixed Use Buildings with a mix of non-residential and multifamily uses shall be considered non-residential for purposes of calculating the mix requirements.
- (3) Mixing requirements for mixed use developments. Within mixed use developments, all land shall be divided into lots and streets, with the tract divided into residential lots, non-residential lots, open space lots, existing streets, and/or proposed streets. All mixed-use developments shall meet the following mix requirements:

Table 4. Mixed Development Requirements

Type of Use	Minimum Percent of Net Site Area	Maximum Percent of Net Site Area
Residential	20	65
Nonresidential	5	25
Open Space	20	-

- a. The residential portion of the development shall include at least three of the following housing types: single-family detached, village house, townhouse, or manor house.

- b. To qualify as one of the three required housing types, a housing type must comprise at least 15 percent of the total housing units in the development. No housing type may exceed 50 percent of the total housing units in the development.
- B. Residential.
  - (1) Permitted residential uses.
    - a. B1 Single-Family Detached Dwelling (by right)
    - b. B3 Two-Family Semi-Detached Dwelling (Twin) (by right)
    - c. B4 Two-Family Detached Dwelling (Duplex) (by right)
    - d. B5 Four-Family Semi-Detached Dwelling (by right)
    - e. B6 Townhouse (by right)
    - f. B11 Garden Apartment (by right)
    - g. B15 Village House (by right)
    - h. B16 Manor House (by right)
    - i. B17 Live-Work Units (by right)
    - j. H1 Multigenerational Apartment (special exception)
    - k. H2a Non-Professional Home Occupation (special exception)
    - l. H2b Professional Home Occupation (special exception)
    - m. H2c No-Impact Home Occupation (by right)
    - n. H3 Utility Sheds (by right)
    - o. H4 Detached Garage or Accessory Building (by right)
  - (2) Mixing requirements for mixed residential developments. All mixed residential developments shall meet the following mixing requirements:
    - a. The development shall include at least three of the following housing types: B1 Single-Family Detached Dwelling, B6 Townhouse, B15 Village House, and B16 Manor House.
    - b. To qualify as one of the three required housing types, a single housing type must comprise at least 15 percent of the total housing units in the development. No single housing type may exceed 50 percent of the total housing units in the development.
    - c. At least 20 percent of the net gross buildable site area shall consist of open space, in accordance with the requirements of § 370-504.
- C. Nonresidential.
  - (1) Permitted nonresidential uses. The following nonresidential uses may be within both a stand-alone building and a component of a mixed-use building:
    - a. C4 Library/Museum (by right)
    - b. C11 Place of Worship (conditional)
    - c. D1 Business or Professional Office (by right)
    - d. D5 Medical Services-Physician's Office (by right)
    - e. E3 Financial Establishment (by right)
    - f. E9 Restaurant (by right)
    - g. E14 Repair Shop (by right)
    - h. E15 Retail/Store, Trade and Service (by right)
    - i. E18 Hotel/Motel (by right)
    - j. E22 Microbrewery, Microwinery, Microdistillery (by right)
    - k. E23 Brewpub (by right)
    - l. E24 Tavern/Bar (by right)
    - m. E31 Daycare Center (by right)
    - n. E35 Combined Office/Commercial Multifamily Building (by right)
    - o. E36 Personal Service Business Establishment (by right)
    - p. E41 Athletic Recreational Facility (by right)



- q. H6 Drive-Through (special exception)
- r. H7 Temporary Structure or Use (conditional)
- s. H9 Accessory Outdoor Eating Area (by right)
- (2) Nonresidential use provisions. All nonresidential uses shall be subject to the following provision requirements:
  - a. One individual commercial anchor use is permitted on a tract of 30 acres or greater and may not exceed 25,000 square feet in gross floor area. All other individual commercial uses shall not exceed 5,000 square feet in gross floor area. The commercial anchor use may contain only the uses specified above in § 370-418.2.C.(1). The commercial anchor shall be part of a mixed use development in accordance with § 370-418.2.A.
  - b. Nonresidential uses shall not exceed 25 percent of total land area but comprise at least 10 percent.
  - c. Any new principal commercial building shall be set back 100 feet or more from any existing dwelling outside the EV District.
  - d. Off-street parking for commercial uses shall not be located between the building and the adjacent street. Off-street parking shall be located to the side or rear of the building.
  - e. Commercial businesses shall be placed in a “Main Street” style of commercial area with businesses fronting on a through street with parking on street or to the rear or side of buildings.
  - f. Drive-thrus are prohibited in a mixed-use building.
  - g. Loading areas shall be located at the side or rear of buildings and not visible from public streets.
  - h. A traffic impact study is required.
- D. Other permitted uses.
  - (1) The following uses are permitted within the Eureka Village District and do not have to be part of a mixed-use development.
    - a. A7 Forestry (by right)
    - b. C5 Municipal Use (by right)
    - c. F1 Utility Operating Facility (by right)

### **§ 370-418.3 Area requirements.**

- A. Tract size.
  - (1) Permitted on tracts of less than 5 acres:
    - a. B1 Single-Family Detached
    - b. B6 Townhouse
    - c. B15 Village House
    - d. B16 Manor House
    - e. The conversion of existing single-family detached dwellings into multifamily buildings.
    - f. Park and open space uses, including central open space, passive open space, and active recreation uses.
    - g. All nonresidential uses noted in § 370-418.2.C.
    - h. Mixed residential development, which includes a mix of residential uses listed and at least 20 percent open space, provided the development meets the residential mixing requirements in § 370-418.2.A.
    - i. Mixed use development, which includes a mix of uses listed above in § 370-418.2.A. and at least 20 percent open space, provided the development meets the mixing requirements in § 370-418.2.A.
  - (2) Permitted on tracts of 5 to 30 Acres:

- a. Mixed residential development, which includes a mix of residential uses listed above in § 370-418.2.B. and at least 20 percent open space, provided the development meets the residential mixing requirements in § 370-418.2.B.
  - b. B1 Single-Family Detached, as a conditional use, at a maximum density of six dwelling units per gross buildable site area, provided all dimensional requirements of this section are met, as well as the conditional use standards in § 370-418.6.
  - c. Mixed use development, which includes a mix of uses listed above in § 370-418.2.A. and at least 20 percent open space, provided the development meets the mixing requirements in § 370-418.2.A.
- (3) Permitted on tracts of more than 30 Acres:
- a. Mixed use development, which includes a mix of uses listed above in § 370-418.2.A. and at least 20 percent open space, provided the development meets the mixing requirements in § 370-418.2.A.
  - b. One individual commercial anchor use is permitted on a tract of 30 acres or greater and may not exceed 25,000 square feet in gross floor area.
  - c. B1 Single-Family Detached, as a conditional use, at a maximum density of six dwelling units per gross buildable site area, provided all dimensional requirements in this section are met, as well as the conditional use standards in § 370-418.6.

B. Table 5. Dimensional requirements.

Eureka Village District Dimensional Standards	Non-Residential and Mixed-Use Buildings	Single-Family Detached	Village House (1 Dwelling Unit per Lot)	Townhouse	Manor House	Live/Work Units
Min. Net Lot Area	10,000 sq. ft.	6,000 sq. ft. per du	6,000 sq. ft. per du	2,400 sq. ft. per du	10,000 sq. ft.	5,000 sq. ft.
Min. Lot Width	70 ft.	75 ft.	75 ft.	36 ft. - end units; 24 ft. - interior units	75 ft.	60 ft.
Min. Side Yard	15 ft.	15 ft.	Min 5 ft./15 ft. total both sides	12 ft. per end unit	15 ft.	15 ft.
Min. Rear Yard	30 ft.	25 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Min. building setback from tract boundary (on tracts of 5 acres or more)	60 ft.	35 ft.	35 ft.	40 ft.	35 ft.	60 ft.
Min. parking setback from tract boundary (on tracts of 5 acres or more)	30 ft.	30 ft.	30 ft.	15 ft.	20 ft.	30 ft.
Percent Max. Building Coverage on a Lot	35	20	35	45	45	35
Percent Max. Impervious Coverage on a Lot	85	65	65	65	60	85
Percent Min. Green Space in Front Yard	0	70	65	45	60	0
Max. Building Height	40 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.
Max. Dwelling Units per Building	8	-	-	8	6	1
Min. Distance Between Buildings on Same Lot	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Max. Building Length	100 feet for façades facing a street	-	-	-	60 ft.	100 feet for façades facing a street

## C. Residential density.

- (1) Residential portions of developments shall have a maximum overall density of six dwelling units per acre.
- (2) Mixed use buildings containing non-residential uses and multifamily dwellings shall be considered non-residential.

**§ 370-418.4. Overall provisions.**

## A. Parking standards.

- (1) Amount of required parking. All uses shall comply with the minimum parking requirements of § 370-603 of the Ordinance, except as adjusted below:
  - a. On-street parking along the front property line of a lot may be used to meet the minimum parking requirement for non-residential or multifamily uses on that lot.
  - b. Required parking for a non-residential use may be located in a common parking facility or on an abutting lot, provided such spaces are located within 200 feet of the non-residential use.
  - c. When different non-residential uses or multi-family uses share common parking, the total number of spaces required for all uses may be reduced as part of a conditional use process when the Township governing body determines that the peak parking demand between two or more uses will be different enough to allow an overall reduction. The amount of required shared parking will depend on the amount and type of each use but may never be less than 75 percent of the total amount of parking required when shared parking is not used.
- (2) Garages, parking lots, and/or driveways should not be the dominant aspect of the building design, as seen from the street.
- (3) Garages shall not front a public street in the front yard. Garages may be accessed by an alley or a driveway from the street. If two adjacent dwellings have garages accessed by a driveway, maintenance of the driveway may be shared. The driveway may be shared with maintenance by a legally binding recorded cross easement agreement.
- (4) Detached garages may connect with the main building via a breezeway. The garage shall be at least 10 feet from the principal building. Garages shall be in the rear of dwellings and accessed by alleys.
- (5) Parking for single-family detached and other residential uses shall be located to the side or rear of the units.

## B. Residential parking requirements.

- (1) Single-Family Detached and Village House Parking Design Standards.
  - a. Detached garage shall be provided. A breezeway may connect the main building with the garage. The garage shall be at least 10 feet from the principal building.
  - b. Garages shall be in the rear of dwellings and accessed by alleys.
- (2) Townhouse parking design standards.
  - a. Interior units.
    - i. Garages shall be located behind the dwelling unit.
    - ii. All off-street parking spaces must be located to the rear of the unit or in common parking areas and to the side of the townhouse building.
  - b. End units.
    - i. Garages shall be located in the rear of the dwelling unit or may be side entry, so the garage doors are perpendicular or radial to the street which the front facade faces.
  - c. Off-street, unenclosed parking spaces may be located to the side or rear yards. They may not be located in front yard areas.

## C. Driveway design standards.

- (1) For Mixed Use or Mixed Residential Developments on tracts of 5 acres or more, no lot, nonresidential use, or dwelling unit shall take driveway access from an existing collector or existing higher classification road (County Line, Lower State roads or Limekiln Pike).
  - (2) On existing tracts of land less than 5 acres, existing as of the date of adoption of this Ordinance, and on lots created from such tracts of land, each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting lots must share a common driveway.
- D. Nonresidential parking design standards. Off-street parking for non-residential buildings shall comply with the following requirements:
- (1) Off street parking areas shall be located to the side and/or rear of non-residential buildings, unless there is an additional and larger building on the lot between the proposed parking/building and the street.
  - (2) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements.
  - (3) Parking areas on abutting non-residential lots shall be interconnected by access driveways.
  - (4) Each nonresidential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
  - (5) Garage doors in nonresidential buildings shall not face any existing or proposed street.
  - (6) Non-residential parking lots shall be set back at least 10 feet from residential lots within the mixed-use development and at least 10 feet from street line.
- E. Off-street loading areas, outdoor storage, and trash disposal areas.
- (1) All loading areas and loading docks shall be located to the sides and rear of buildings.
  - (2) Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least 25 feet from residential property lines.
  - (3) Outdoor storage or display of materials shall not be permitted overnight.
  - (4) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least 25 feet from residential property lines.
- F. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with § 305-325 of the Subdivision and Land Development Ordinance.
- G. Signs. All signs shall comply with the requirements of Article VII of the Ordinance.
- H. Street lighting. All street lighting shall comply with the requirements of § 305-314 of the Subdivision and Land Development Ordinance.

#### **§ 370-418.5. Open space standards.**

- A. Required open space for mixed residential and mixed-use developments.

Table 6. Required open space.

Type of Open Space	Minimum Open Space to be Provided
Total Open Space	20 Percent Gross Site Area
Central Open Space	10 Percent Gross Site Area

- B. Total open space.
- (1) Open space may consist of central open space, active recreation facilities, passive open space, and other similar types of open space.

- (2) No portion of any building lot or street line area may be used for meeting the minimum required amount of total open space.
- C. Central open space requirements.
  - (1) Central open space design alternatives. All central open space shall include a mix of the following open space elements and shall include at least one village green meeting the central open space requirements.
    - a. Village green. Each village green shall:
      - i. Be at least 10,000 square feet in size
      - ii. Be configured so that a circle with a radius of 30 feet can fit within the confines of the green
      - iii. Be surrounded along at least 25 percent of its perimeter by roads. All sides of village greens shall be surrounded by either roads or the front facades of buildings
    - b. Landscaped median. Each landscaped median shall have a minimum average width of 10 feet and a length of at least 150 feet and shall be surrounded by streets on all sides.
    - c. Eyebrow. Each eyebrow shall be surrounded by streets on all sides, generally configured as a semi-circle, located on the side of a through street, and configured so that a circle with a radius of 15 feet can fit within the confines of the eyebrow.
    - d. Cul-de-Sac island. Each cul-de-sac island shall be located in the bulb of a cul-de-sac, have a radius of at least 15 feet, and be surrounded by streets on all sides.
- D. Additional central open space standards.
  - (1) All dwelling units within the EV District development shall be located within 800 feet of some type of central open space.
  - (2) Detention basins and other surface stormwater impounding areas, except for permanent wet ponds, may not be located in central open space areas used to meet the minimum amount of required central open space.

**§ 370-418.6. Conditional use standards.**

- A. As stated in § 370-802, applicants may develop single-family detached homes as the sole use when the applicant meets all dimensional and density standards, receives conditional use approval, and demonstrates to the municipal governing body's satisfaction that all of the following conditions are met:
  - (1) The tract in question cannot be developed as a mixed residential or mixed-use development because of the size or shape of the tract or the location of natural features. Any tract five or more gross acres in size that will involve the construction of new streets should be developed under the EV District standards.



Eureka Village (EV) District Chart

Purpose:

The purpose of the EV Eureka Village District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
B1	Single-Family Detached Dwelling	6,000 sq. ft.				65	35		15	25	20	20	Yes
B3	Two-Family Semi-Detached Dwelling (Twin)												Yes
B4	Two-Family Detached Dwelling (Duplex)												Yes
B5	Four-Family Semi-Detached Dwelling												Yes
B6	Townhouse	2,400 sq. ft.		8	20	70	35		12 per end unit	30		45	Yes
B11	Garden Apartment	5 acres		5	75	30	35	10 any side, 25 aggregate		40		20	Yes



## Eureka Village (EV) District Chart

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### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
B15	Village House	6,000 sq.ft.			50	65	35		5 one side, 15 aggregate	30		35	Yes
B16	Manor House	10,000 sq. ft.		6		60	35		15	30	20	45	Yes
B17	Live-Work Units	5,000 sq. ft.		1		85	40		15	30		35	Yes
C4	Library or Museum	10,000 sq. ft.				85	40		15	30		35	Yes
C5	Municipal Use												
D1	Professional or Business Office	10,000 sq. ft.				85	40		15	30		35	Yes
D5	Medical Services - Physician's Office	10,000 sq. ft.				85	40		15	30		35	Yes
E3	Financial Establishment	10,000 sq. ft.				85	40		15	30		35	Yes
E9	Restaurant	10,000 sq. ft.				85	40		15	30		35	Yes
E14	Repair Shop	10,000 sq. ft.				85	40		15	30		35	Yes

Eureka Village (EV) District Chart

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Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E15	Retail/Store, Trade & Service	10,000 sq. ft.				85	40		15	30		35	Yes
E18	Hotel/Motel	10 acres			200	60	40	35	15	30		10	Yes
E22	Microbrewery, Microwinery, Microdistillery	10,000 sq. ft.				85	40		15	30		35	Yes
E23	Brew Pub	10,000 sq. ft.				85	40		15	30		35	Yes
E24	Tavern/Bar	10,000 sq. ft.				85	40		15	30		35	Yes
E31	Daycare Center	10,000 sq. ft.				85	40		15	30		35	Yes
E34	Dwelling in Combination with a Business	10,000 sq. ft.		8		85	40		15	30		35	Yes
E35	Combined Office/Commercial Multifamily Building	10,000 sq. ft.		8	40	85	40		15	30		35	Yes
E36	Personal Service Business Establishment	10,000 sq. ft.				85	40		15	30		35	Yes

Eureka Village (EV) District Chart

Purpose:

The purpose of the EV Eureka Village District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a pedestrian-oriented neighborhood with a sense of community and place.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E41	Athletic Recreational Facility	10,000 sq. ft.				85	40		15	30		35	Yes
E46	Village Shops					80	40	10	10	10	20		Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
H2c	No-Impact Home Occupation												Yes
H3	Utility Sheds						10		3	3			Yes
H4	Detached Garage or Accessory Building						17						Yes
H9	Accessory Outdoor Eating Area						20						Yes
Conditional Use:													
C11	Place of Worship	1 acre					50						Yes
H8	Temporary Structure or Use	10,000 sq. ft.		8			40		15	30		35	Yes

Eureka Village (EV) District Chart

Purpose:

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Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Special Exception:													
H1	Multigenerational Apartment												Yes
H2a	Non-Professional Home Occupation												Yes
H2b	Professional Home Occupation												Yes
H6	Drive-Through												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-419. Institutional Districts.****§ 370-420. IU Institutional District.****§ 370-420.1. Purpose.**

The purpose of the IU Institutional District is to provide for the orderly establishment of institutional uses where adequate access, circulation facilities, and public services exist for the safety and convenience of such uses, and to exclude those uses which are not compatible with such development.

**§ 370-420.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use C7 Assisted Living/Personal Care Facility
- D. Use C9 Continuing Care Retirement Community (CCRC)
- E. Use F1 Utility Operating Facility

**§ 370-420.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Uses permitted as a conditional use.
  - (1) Use C6 Nursing Home
  - (2) Use E31 Day Care Center
  - (3) Use H7 Temporary Structure or Use

**§ 370-420.4. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 5 acres, except as follows:
    - a. Use C9 Continuing Care Retirement Community (CCRC): 10 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
  - (2) Minimum lot width at minimum building setback line: 75 feet.
  - (3) Maximum impervious surface ratio: 60 percent
  - (4) Maximum building height: 35 feet.
  - (5) Minimum open space: see § 370-504., except as follows:
    - a. Uses C6 Nursing Home, C7 Assisted Living/Personal Care Facility, C9 Continuing Care Retirement Community (CCRC) and E31 Day Care Center: 30 percent
  - (6) Maximum building coverage: 20 percent, except as follows:
    - a. Uses C9 Continuing Care Retirement Community (CCRC): 30 percent
  - (7) Minimum setbacks:
    - a. Front yard: 75 feet
    - b. Side yard: 75 feet
    - c. Rear yard: 75 feet
  - (8) Minimum building spacing: 35 feet

**§ 370-420.5. Overall provisions.**

- A. The permitted uses shall only serve persons 55 years of age or older.
- B. Health care services for persons 55 years of age or older who require nursing or care for extended periods of time.
- C. Accessory uses exclusively to meet the needs of the occupants.
  - (1) Retail area. Maximum area for accessory retail, personal service, and professional office, supportive of the specified use, shall not exceed 5 percent of the gross floor area. Such retail area shall not be intermixed with residential dwelling units nor be available for use by the general public. No public advertisement by sign or other medium shall be permitted for such accessory retail use.
- D. Common areas and facilities. Provisions shall be made for the perpetual maintenance and care of all common areas including streets, driveways, parking areas, walkways, landscaped planting areas, open space, and recreation.
- E. The site shall be located within 15 minutes driving radius of a hospital or other major medical facility.
- F. Site access. The use must take access by either a collector or arterial street as defined in Chapter 305, Subdivision and Land Development, of Warrington Township.

**Institutional (IU) District Chart**

**Purpose:**

The purpose of the IU Institutional District is to provide for the orderly establishment of institutional uses where adequate access, circulation facilities, and public services exist for the safety and convenience of such uses, and to exclude those uses which are not compatible with such development.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
C7	Assisted Living/Personal Care Facility	5 acres			75	60	35	75	75	75	30	20	Yes
C9	Continuing Care Retirement Community (CCRC)	10 acres			75	60	35	75	75	75	30	30	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
Conditional Use:													
C6	Nursing Home	5 acres				60	35	75	75	75	30	20	Yes
E31	Day Care Center	5 acres			75	60	35	75	75	75	30	20	Yes



Institutional (IU) District Chart

Purpose:

The purpose of the IU Institutional District is to provide for the orderly establishment of institutional uses where adequate access, circulation facilities, and public services exist for the safety and convenience of such uses, and to exclude those uses which are not compatible with such development.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
H7	Temporary Structure or Use						35	75	75	75		20	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-421. CE Cemetery District.****§ 370-421.1. Purpose.**

The purpose of the CE Cemetery District is to provide a cemetery to serve the needs of the community.

**§ 370-421.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C1 Cemetery
- C. Use C5 Municipal Use
- D. Use F1 Utility Operating Facility

**§ 370-421.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C2 Crematorium
- B. Use C11 Place of Worship
- C. Use E34 Dwelling in Combination with a Business
- D. Use E45 Funeral Home or Mortuary
- E. Use H7 Temporary Structure or Use

**§ 370-421.4. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 5 acres, except as follows:
    - a. Use C11 Place of Worship: 1 acre
    - b. Use F1 Utility Operating Facility: 3,500 square feet
  - (2) Maximum building coverage: 10 percent.
  - (3) Minimum setbacks:
    - a. Front yard: 35 feet or one half the distance from the street line
    - b. Side yard: 35 feet per side
    - c. Rear yard: 35 feet
  - (4) Maximum building height: 35 feet, except as follows:
    - a. Use C11 Place of Worship: 50 feet

**§ 370-421.5. Overall provisions.**

- A. Street trees shall be planted along each public street on which active cemetery use is developed according to Article III of Chapter 305, Subdivision and Land Development, of the Code of the Township of Warrington.
- B. Along each property line which adjoins an existing residential use, all aboveground burial structures shall be screened according to Article III of Chapter 305, Subdivision and Land Development, of the Code of the Township of Warrington.
- C. Lot coverage for accessory buildings: no more than 10 percent of the entire area, to a maximum of 5 acres, may be devoted to aboveground buildings.
- D. For all aboveground burial structures: 100 feet from all property lines and street lines.

- E. An area may be provided for above ground burial and for graves with monuments and headstones. Such area shall be contiguous and shall not exceed 10 percent of the total area devoted to burial.
- F. If the cemetery area exceeds 50 acres, one dwelling to be used for custodial personnel may be permitted. If the cemetery area is less than 50 acres, there shall be no dwelling thereon.

**§ 370-421.6. Design standards.**

- A. All grave markers shall be flush with the surface of the ground except in a designated area where monuments and headstones are permitted. The Board of Supervisors shall approve the designated areas at the time the plan is approved.
- B. Maximum height of monuments, headstones, grave markers: 10 feet.
- C. Maximum height of mausoleums, columbariums and other burial structures: 15 feet.
- D. Maximum height of accessory buildings, including dwelling unit where permitted: 3 stories or 35 feet.
- E. Entrance features. Including gates, fountains, statuary, identification signs and the like:
  - (1) There shall be not more than two identification signs at each entrance, and the same shall conform to applicable sections of Article VII, Signs, of this Ordinance.
  - (2) The main portion of entrance features shall be located at least 10 feet from the nearest street line of any public street.
  - (3) No such entrance features shall exceed 12 feet in height.
- F. Access and circulation. Where interior roads are provided, they shall be paved according to Township standards, shall have minimum width of 12 feet if one-way, and 20 feet if two-way. There shall be no dead-end roads, unless provided with a turnaround of at least 50 feet center-line radius.

## Cemetery (CE) District Chart

**Purpose:**

The purpose of the CE Cemetery District is to provide a cemetery to serve the needs of the community.

## Area & Dimensional Requirements

[illegible]

**Cemetery (CE) District Chart**

**Purpose:**

The purpose of the CE Cemetery District is to provide a cemetery to serve the needs of the community.

Area & Dimensional  
Requirements not  
provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
Conditional Use:													
C2	Crematorium	5 acres					35	35 or 1/2 distance from street line	35 per side	35		10	Yes
C11	Place of Worship	1 acre					50						Yes
E34	Dwelling in Combination with a Business	5 acres					35	35 or 1/2 distance from street line	35 per side	35		10	Yes
E45	Funeral Home or Mortuary	5 acres					35	35 or 1/2 distance from street line	35 per side	35		10	Yes
H7	Temporary Structure or Use	5 acres					35	35 or 1/2 distance from street line	35 per side	35		10	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-422. OS/P Open Space/Parkland District.**

**§ 370-422.1. Purpose.**

The purpose of the OS/P Open Space/Parkland District is to protect environmentally sensitive areas, scenic beauty, and encourage the preservation of open space, and/or encourage passive and active recreation activities.

**§ 370-422.2. Overall provisions.**

- A. All land in the OS/P District shall be owned by Warrington Township. The Board of Supervisors shall determine the use of land within the OS/P District.
- B. Some parcels in the OS/P Open Space/Parkland District are restricted from development by easements and deed restrictions.



**§ 370-423. Commercial Districts.****§ 370-424. WV Warrington Village District.****§ 370-424.1. Purpose.**

The primary purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, multifamily residential and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

**§ 370-424.2. Applicability.**

Any change of use or new land development of one lot or two or more contiguous lots, tracts, or parcels is subject to the area and dimensional requirements and provisions of this district. These regulations shall apply in addition to all other applicable regulations of the Zoning Ordinance and Subdivision and Land Development Ordinance.

All existing permitted uses in the former districts at the time of adoption of this Ordinance shall continue to be permitted. If an existing permitted use located on a lot, tract, or parcel in an underlying district at the time of adoption of this Ordinance proposes new development (see “Development” definition in Article II § 370-202) or expansion, it shall comply with the requirements, standards, and compatibility criteria of this section and § 370-802 Conditional uses.

If an existing use is not permitted in this section, it shall be considered nonconforming and subject to § 370-801.

**§ 370-424.3 Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use B17 Live-Work Units
- C. Use C4 Library/Museum
- D. Use C5 Municipal Use
- E. Use D1 Professional or Business Office
- F. Use D5 Medical Services – Physician’s Office
- G. Use E3 Financial Establishment
- H. Use E9 Restaurant
- I. Use E15 Retail/Store, Trade and Service
- J. Use E27 Smoking Lounge
- K. Use E29 Shopping Center
- L. Use E34 Dwelling in Combination with Business
- M. Use E35 Combined Office/Commercial Multifamily Building
- N. Use E36 Personal Service Business Establishment
- O. Use E46 Village Shops
- P. Use F1 Utility Operating Facility



- Q. Use F2 Passenger Station
- R. Use F3 Emergency Services

**§ 370-424.4. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C6 Nursing Home
- B. Use C8 Recreation Facility/Community Center
- C. Use C11 Place of Worship
- D. Use D2 Veterinary Office
- E. Use E4 Motor Vehicle Service Station
- F. Use E5 Automobile Sales
- G. Use E11 Bed-and-Breakfast
- H. Use E17 Private Club or Lodge
- I. Use E24 Tavern/Bar
- J. Use E45 Funeral Home or Mortuary
- K. Use H6 Drive-Through
- L. Use H7 Temporary Structure or Use
- M. Use H9 Accessory Outdoor Eating Area
- N. Use H11 Financial Self-Service Kiosk

**§ 370-424.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 10,000 square feet, except as follows:
    - a. Use F1 Utility Operating Facility: 3,500 square feet
    - b. Use C6 Nursing Home: 4 acres
    - c. Use E45 Funeral Home or Mortuary: 20,000 square feet
    - d. Use F2 Passenger Station: 1 acre
    - e. Use F3 Emergency Services: 0.5 acres
  - (2) Minimum site area:
    - a. Use E29 Shopping Center: 20,000 square feet
    - b. Use E45 Funeral Home or Mortuary: 1 acre
  - (3) Maximum nonresidential building footprint: 8,000 square feet
  - (4) Maximum building height: 35 feet, except as follows:
    - a. Uses B17 Live-Work Units and E35 Combined Office/Commercial Multifamily Building: 40 feet
    - b. Use H9 Accessory Outdoor Eating Area: 20 feet
  - (5) Minimum lot width at minimum building setback line: 40 feet, except as follows:
    - a. Use E29 Shopping Center: 100 feet
    - b. Use C6 Nursing Home: 75 feet
    - c. Uses E4 Motor Vehicle Station and Use E5 Automotive Sales: 200 feet
  - (6) Minimum setbacks:
    - a. Minimum front yard:
      - i. Front façade location on Route 611: not less than 15 or more than 35 feet from the street line

- ii. Front façade location (all other roads): setback should be the average of the two closest structures on the same side of the street with a maximum setback of 20 feet from the street line
  - iii. Use B17 Live-Work Units: 10 feet
  - iv. Use C6 Nursing Home: 60 feet
  - v. Use E45 Funeral Home or Mortuary: 35 feet or one half the distance from the street line
- b. Minimum side yard: 10 feet, except as follows:
  - i. Use C6 Nursing Home and E45 Funeral Home or Mortuary: 20 feet
- c. Minimum rear yard: 25 feet, except as follows:
  - i. Use B17 Live-Work Units: 10 feet
  - ii. Use E29 Shopping Center: 40 feet
  - iii. Uses C6 Nursing Home and E45 Funeral Home or Mortuary: 35 feet
- (7) Maximum building coverage: 35 percent, except as follows:
  - a. Use C6 Nursing Home: 20 percent
  - b. Use E45 Funeral Home or Mortuary: 10 percent
- (8) Maximum impervious surface: 75 percent, except as follows:
  - a. Use B17 Live-Work Units: 80 percent
  - b. Use C6 Nursing Home: 60 percent
- (9) Maximum density: eight dwelling units per acre, except as follows:
  - a. Use B17 Live-Work Units: six dwelling units per acre
- (10) Maximum building length facing a street: 60 feet

**§ 370-424.6. Overall provisions.**

A. In the WV Warrington Village District, Use E29 Shopping Center includes:

- (1) Permitted by right.
  - a. Use C11 Place of Worship
  - b. Use E3 Financial Establishment
  - c. Use E9 Restaurant
  - d. Use E15 Retail/Store, Trade & Service
  - e. Use E36 Personal Service Business Establishment,
  - f. Use E46 Village Shops
- (2) Permitted as a conditional use.
  - a. Use E17 Private Club or Lodge
  - b. Use E24 Tavern/Bar
  - c. Use H6 Drive-Through
  - d. H11 Financial Self-Service Kiosk



**Warrington Village (WV) District Chart**

**Purpose:** The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
Permitted by Right:													
A7	Forestry												Yes
B17	Live-Work Units	10,000 sq. ft.		6	40	80	40	10	10	10	20		Yes
C4	Library or Museum	10,000 sq. ft.			40	75	35		10	25		35	Yes
C5	Municipal Use												
D1	Professional or Business Office	10,000 sq. ft.			40	75	35		10	25		35	Yes
D5	Medical Services - Physician's Office	10,000 sq. ft.			40	75	35		10	25		35	Yes
E3	Financial Establishment	10,000 sq. ft.			40	75	35		10	25		35	Yes
E9	Restaurant	10,000 sq. ft.			40	75	35		10	25		35	Yes

**Warrington Village (WV) District Chart**

**Purpose:** The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E15	Retail/Store, Trade & Service	10,000 sq. ft.			40	75	35		10	25		35	Yes
E27	Smoking Lounge	10,000 sq. ft.			40	75	35		10	25		35	Yes
E29	Shopping Center		20,000 sq. ft.		100	75	35		10	40			Yes
E34	Dwelling in Combination with a Business	10,000 sq. ft.			40	75	35		10	25		35	Yes
E35	Combined Office/ Commercial Multifamily Building	10,000 sq. ft.		8	40	75	40		10	25		35	Yes
E36	Personal Service Business Establishment	10,000 sq. ft.			40	75	35		10	25		35	Yes

**Warrington Village (WV) District Chart**

**Purpose:** The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E46	Village Shops	10,000 sq. ft.			40	75	35		10	25		35	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F2	Passenger Station	1 acre			40	75	35		10	25		35	Yes
F3	Emergency Services	0.5 acre			40	75	35		10	25		35	Yes

**Conditional Use:**

C6	Nursing Home	4 acres			75	60	35	60	20	35		20	Yes
C8	Recreational Facility/Community Center	10,000 sq. ft.			40	75	35		10	25		35	Yes
C11	Place of Worship	10,000 sq. ft.			40	75	35		10	25		35	Yes
D2	Veterinary Office	10,000 sq. ft.			40	75	35		10	25		35	Yes

## Warrington Village (WV) District Chart

<p><b>Purpose:</b> The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.</p>	<p>Area &amp; District Requirement</p>
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## Area & Dimensional Requirements

[illegible]

### Warrington Village (WV) District Chart

**Purpose:** The purpose of the WV Warrington Village District is to allow a mix of small-scale commercial businesses, institutional buildings, and personal service uses in a pedestrian-oriented neighborhood with a sense of community and place with walkable links to adjoining residential neighborhoods and commercial centers. Alleviate the perceived impact of high-intensity developments by requiring them to be of a pedestrian scale, bulk, and orientation and complement surrounding uses in adjacent zoning districts. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
H7	Temporary Structure or Use						35		10	25		35	Yes
H9	Accessory Outdoor Eating Area						20						Yes
H11	Financial Self-Service Kiosk												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

Notes:

1) In the WV Warrington Village District, Use E29 Shopping Center includes:

Permitted by right — C11 Place of Worship, E3 Financial Establishment, E9 Restaurant,

E15 Retail/Store, Trade & Service, E36 Personal Service Business Establishment, E46 Village Shops

Permitted as conditional use — E17 Private Club or Lodge, E24 Tavern/Bar, H6 Drive-Through

H11 Financial Self-Service Kiosk





**§ 370-425. BZ Business Zone District.****§ 370-425.1. Purpose.**

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

**§ 370-425.2. Applicability.**

Any change of use or new land development of one lot or two or more contiguous lots, tracts, or parcels is subject to the area and dimensional requirements and provisions of this district. These regulations shall apply in addition to all other applicable regulations of the Zoning Ordinance and Subdivision and Land Development Ordinance.

All existing permitted uses in the former districts at the time of adoption of this Ordinance shall continue to be permitted. If an existing permitted use located on a lot, tract, or parcel in an underlying district at the time of adoption of this Ordinance proposes new development (see “Development” definition in Article II § 370-202) or expansion, it shall comply with the requirements, standards, and compatibility criteria of this section and § 370-802 Conditional uses.

If an existing use is not permitted in this section, it shall be considered nonconforming and subject to § 370-801.

**§ 370-425.3. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use B17 Live-Work Units
- C. Use C4 Library/Museum
- D. Use C5 Municipal Use
- E. Use D1 Professional or Business Office
- F. Use D2 Veterinary Office
- G. Use D3 Medical Service, Clinic, Urgent Care
- H. Use D5 Medical Service-Physician’s Office
- I. Use D6 Medical Service, Integrated Medical Health Center
- J. Use E3 Financial Establishment
- K. Use E9 Restaurant
- L. Use E10 Restaurant – Fast Food
- M. Use E15 Retail/Store, Trade and Service
- N. Use E22 Microbrewery, Micro Winery, Micro Distillery
- O. Use E23 Brew Pub
- P. Use E25 Nightclub
- Q. Use E26 Pet Day Care and Salon
- R. Use E27 Smoking Lounge
- S. Use E29 Shopping Center
- T. Use E30 Garden Center
- U. Use E31 Day Care Center
- V. Use E34 Dwelling in Combination with Business

- W. Use E35 Combined Office/Commercial Multifamily Building
- X. Use E36 Personal Service Business Establishment
- Y. Use E40 Indoor Entertainment Facility
- Z. Use E41 Athletic Recreational Facility
- AA. Use E42 Medical Service Lab
- BB. Use E43 Commercial School
- CC. Use F1 Utility Operating Facility
- DD. Use F3 Emergency Services

**§ 370-425.4. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C8 Recreation Facility/Community Center
- B. Use C11 Place of Worship
- C. Use E4 Motor Vehicle Service Station
- D. Use E5 Automotive Sales
- E. Use E6 Automotive Repair
- F. Use E8 Car Wash
- G. Use E28 Convenience Store with Fuel Sales
- H. Use H6 Drive-Through
- I. Use H7 Temporary Structure or Use
- J. Use H9 Accessory Outdoor Eating Area

**§ 370-425.5. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.
  - (1) Minimum lot area: 20,000 square feet, except as follows:
    - a. Use F1 Utility Operating Facility: 3,500 square feet
    - b. Use F3 Emergency Services: 0.5 acres
    - c. Use C11 Place of Worship: 5 acres
  - (2) Minimum site area:
    - a. Use C4 Library or Museum: 5 acres
    - b. Use E29 Shopping Center: 20,000 square feet
  - (3) Maximum nonresidential building footprint: 25,000 square feet
  - (4) Maximum building height: 35 feet, except as follows:
    - a. Use C11 Place of Worship: 50 feet
    - b. Uses B17 Live-Work Units and E35 Combined Office/Commercial Multifamily Building: 40 feet
    - c. Use H9 Accessory Outdoor Eating Area: 20 feet
  - (5) Minimum lot width at minimum building setback line: 40 feet, except as follows:
    - a. Uses E6 Automotive Repair and E8 Car Wash: 200 feet
    - b. Use E28 Convenience Store with Fuel Sales: 175 feet
  - (6) Minimum setbacks:
    - a. Minimum front yard: 25 feet, except as follows:
      - i. Front façade location: not less than 15 or more than 35 feet from the street line
      - ii. Use B17 Live-Work Units: 10 feet
    - b. Minimum side yard: 10 feet
    - c. Minimum rear yard: 25 feet, except as follows:

- i. Use B17 Live-Work Units: 10 feet
  - d. Minimum side and rear yard when adjacent to a residential district or residential use: 50 feet
- (7) Maximum building coverage: 35 percent
- (8) Maximum impervious surface ratio: 70 percent, except as follows:
  - a. Use B17 Live-Work Units: 80 percent
  - b. Use C4 Library or Museum: 75 percent
- (9) Maximum dwelling units per building:
  - a. Use B17 Live-Work Units: six dwelling units per acre
  - b. Use E34 Dwelling in Combination with Business: eight dwelling units per building
    - i. A minimum mix of two of the following unit types is required: studio, one-bedroom, or two-bedroom
  - c. Use 35 Combined Office/Commercial Multifamily Building: eight dwelling units per acre
- (10) Maximum building length facing a street: 100 feet
- (11) Minimum open space: see § 370-504., except as follows:
  - a. Use B17 Live-Work Units: 20 percent
- B. Parking. All parking areas shall be set back a minimum of 25 feet from the street line of any public street. The area between the cartway and the parking area shall be devoted to required streetscape amenities and public realm, such as street trees, landscaping, and sidewalks. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building. Parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.
  - (1) The number of required parking spaces shall be as determined by § 370-603, unless otherwise stated below.
  - (2) Conditional parking reduction. To minimize the creation of excess parking spaces and impervious areas, the Board of Supervisors, after consulting with the Planning Commission and Township Engineer, may permit a conditional reduction of parking space under the following conditions.
    - a. The land development plan shall determine the parking requirements established by this Ordinance. The plan shall also provide a layout for the total number of parking spaces.
    - b. The conditional reduction shall provide for not less than 80 percent of the required number of parking spaces as specified in this Ordinance. This initial phase of the parking provisions shall be clearly indicated on the plan.
    - c. The balance of the parking area conditionally reserved shall not include areas for required buffer yards, setbacks or areas that would otherwise be unsuitable for parking due to the physical characteristics of the land or other requirements of this Ordinance. The parking area which is conditionally reduced shall be located so as to provide usable open space if the additional parking spaces are not required. The developer shall provide a landscaping plan for the reserved area with the land development plan.
    - d. Land which has been determined and designed by the Board of Supervisors to remain as public or open space rather than as required parking shall not be used to provide parking spaces for any additional or future expansion of the business use.
  - (3) Surface parking lots are required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Route 611. Toward this goal, access drives may be removed when alternate access becomes available via cross easements with adjacent land development. The preferred location for off-street parking shall be to the side and rear of building. Proposed parking in front of building shall be limited to one double bay of parking with access aisle and shall be limited to no more than 15 percent of the total required parking spaces.

- (4) For parking facilities which contain 25 or more parking spaces, no more than 25 percent of the parking spaces may be 8 feet by 16 feet; provided, that such spaces are each clearly designated to be limited to use by compact and/or subcompact automobiles.

**§ 370-425.6. Overall provisions.**

A. In the BZ Business Zone District, Use E29 Shopping Center includes:

- (1) Permitted by right.
  - a. Use C11 Place of Worship
  - b. Use E3 Financial Establishment
  - c. Use E9 Restaurant
  - d. Use E10 Restaurant – Fast Food
  - e. Use E15 Retail/Store, Trade & Service
  - f. Use E23 Brew Pub
  - g. Use E25 Nightclub
  - h. Use E26 Pet Day Care & Salon
  - i. Use E27 Smoking Lounge
  - j. Use E31 Day Care Center
  - k. Use E36 Personal Service Business Establishment
  - l. Use E40 Indoor Entertainment Facility
  - m. Use E41 Athletic Recreational Facility
  - n. Use E43 Commercial School
- (2) Permitted as a conditional use.
  - a. Use H6 Drive-Through

Business Zone (BZ) District Chart

Purpose:

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
B17	Live-Work Units			6		80	40	10	10	10	20		Yes
C4	Library or Museum		5			75	35	25	10	25		35	Yes
C5	Municipal Use												
D1	Professional or Business Office	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
D2	Veterinary Office	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
D3	Medical Service, Clinic, Urgent Care	20,000 sq. ft.			40	70	35	25	10	10		35	Yes
D5	Medical Services - Physician's Office	20,000 sq. ft.			40	70	35	25	10	25		35	Yes

Business Zone (BZ) District Chart

Purpose:

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
D6	Medical Services Integrated Medical Health Center	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E3	Financial Establishment	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E9	Restaurant	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E10	Restaurant - Fast Food	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E15	Retail/Store, Trade & Service	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E22	Microbrewery, Microwinery, Microdistillery	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E23	Brew Pub	20,000 sq. ft.			40	70	35	25	10	25		35	Yes

Business Zone (BZ) District Chart

Purpose:

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E25	Nightclub	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E26	Pet Day Care & Salon	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E27	Smoking Lounge	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E29	Shopping Center		20,000 sq. ft.		40	70	35	25	10	25		35	Yes
E30	Garden Center	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E31	Day Care Center	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E34	Dwelling in Combination with a Business	20,000 sq. ft.		8	40	70	35	25	10	25		35	Yes



**Business Zone (BZ) District Chart**

**Purpose:**

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional  
Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E35	Combined Office/Commercial Multifamily Building	20,000 sq. ft.		8	40	70	40	25	10	25		35	Yes
E36	Personal Service Business Establishment	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E40	Indoor Entertainment Facility	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E41	Athletic Recreational Facility	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E42	Medical Service Lab	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E43	Commercial School	20,000 sq. ft.			40	70	35	25	10	25		35	Yes

Business Zone (BZ) District Chart

Purpose:

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F3	Emergency Services	0.5 acre											Yes

Conditional Use:

C8	Recreational Facility/Community Center	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
C11	Place of Worship	5 acres					50						Yes
E4	Motor Vehicle Service Station	20,000 sq. ft.			40	70	35	25	10	25		35	Yes
E5	Automotive Sales	20,000 sq. ft.			40	70	35	25	10	25		35	Yes

**Business Zone (BZ) District Chart**

**Purpose:**

The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E6	Automotive Repair	20,000 sq. ft.			200	70	35	25	10	25		35	Yes
E8	Car Wash	20,000 sq. ft.			200	70	35	25	10	25		35	Yes
E28	Convenience Store with Fuel Sales	20,000 sq. ft.			175	70	35	25	10	25		35	Yes
H6	Drive-Through							25	10	25			Yes
H7	Temporary Structure or Use	20,000 sq. ft.			40		35	25	10	25		35	Yes
H9	Accessory Outdoor Eating Area						20						Yes

Business Zone (BZ) District Chart													
Purpose:													
The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.													
Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Area & Dimensional Requirements not provided													

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

Notes:

1) In the BZ Business Zone District, Use E29 Shopping Center includes:

- Permitted by right — C11 Place of Worship, E3 Financial Establishment, E9 Restaurant, E10 Restaurant - Fast Food, E15 Retail/Store, Trade & Service, E23 Brew Pub, E25 Nightclub, E26 Pet Day Care & Salon, E27 Smoking Lounge, E31 Day Care Center, E36 Personal Service Business Establishment, E40 Indoor Entertainment Facility, E41 Athletic Recreational Facility, E43 Commercial School
- Permitted as conditional use — H6 Drive-Through



**§ 370-426. CBD Central Business District.****§ 370-426.1. Purpose.**

The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

**§ 370-426.2. Applicability.**

Any change of use or new land development of one lot or two or more contiguous lots, tracts, or parcels is subject to the area and dimensional requirements and provisions of this district. These regulations shall apply in addition to all other applicable regulations of the Zoning Ordinance and Subdivision and Land Development Ordinance.

All existing permitted uses in the former districts at the time of adoption of this Ordinance shall continue to be permitted. If an existing permitted use located on a lot, tract, or parcel in an underlying district at the time of adoption of this Ordinance proposes new development (see “Development” definition in Article II § 370-202) or expansion, it shall comply with the requirements, standards, and compatibility criteria of this section and § 370-802 Conditional uses.

If an existing use is not permitted in this section, it shall be considered nonconforming and subject to § 370-801.

**§ 370-426.3. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use D1 Professional or Business Office
- D. Use D3 Medical Service, Clinic, Urgent Care
- E. Use D5 Medical Service-Physician’s Office
- F. Use D6 Medical Service, Integrated Medical Health Center
- G. Use E3 Financial Establishment
- H. Use E9 Restaurant
- I. Use E10 Restaurant – Fast Food
- J. Use E15 Retail/Store, Trade and Service
- K. Use E18 Hotel/Motel
- L. Use E23 Brew Pub
- M. Use E26 Pet Day Care and Salon
- N. Use E27 Smoking Lounge
- O. Use E29 Shopping Center
- P. Use E30 Garden Center
- Q. Use E32 Parking Lot
- R. Use E35 Combined Office/Commercial Multifamily Building
- S. Use E36 Personal Service Business Establishment
- T. Use E38 Mixed-Use Development
- U. Use E40 Indoor Entertainment Facility

- V. Use E41 Athletic Recreational Facility
- W. Use E42 Medical Service Lab
- X. Use E43 Commercial School
- Y. Use F1 Utility Operating Facility
- Z. Use F3 Emergency Services

**§ 370-426.4. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C11 Place of Worship
- B. Use E28 Convenience Store with Fuel Sales
- C. Use E33 Parking Structure
- D. Use E39 Town Center Apartments
- E. Use F2 Passenger Station
- F. Use H6 Drive-Through
- G. Use H7 Temporary Structure or Use
- H. Use H8 Sale of Motor Fuel as Accessory Use to Retail/Store Use
- I. Use H9 Accessory Outdoor Eating Area
- J. Use H11 Financial Self-Service Kiosk

**§ 370-426.5. Area requirements.**

- A. Bulk standards.

The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.

- (1) Minimum lot area: 20,000 square feet, except as follows:
  - a. A building with a single tenant or occupant: 5 acres
  - b. Use F1 Utility Operating Facility: 3,500 square feet
  - c. Use F2 Passenger Station: 1 acre
  - d. Use F3 Emergency Services: 0.5 acres
  - e. Uses E18 Hotel/Motel and E33 Parking Structure: 3 acres
- (2) Maximum site area:
  - a. Uses E29 Shopping Center and E30 Garden Center: 1 acre
  - b. Use E35 Combined Office/Commercial Multifamily Building: 5 acres
  - c. Uses E38 Mixed-Use Development and E39 Town Center Apartment: 30 acres
- (3) Maximum nonresidential building footprint of a building with a single tenant or occupant: 50,000 square feet
- (4) Maximum building height: 40 feet, except as follows:
  - a. Use E18 Hotel/Motel (Conference-type): 75 feet maximum
  - b. Uses C11 Place of Worship and F2 Passenger Station: 35 feet
  - c. Use E33 Parking Structure: 55 feet
  - d. Use E39 Town Center Apartments: 60 feet
  - e. Use H9 Accessory Outdoor Eating Area: 20 feet
- (5) Minimum lot width at minimum building setback line: 150 feet, except as follows:
  - a. Use E33 Parking Structure: 250 feet
- (6) Minimum setbacks:
  - a. Minimum front yard: 25 feet, except as follows:
    - i. Front façade location: not less than 30 or more than 50 feet from the street line

- ii. Use C11 Place of Worship: 100 feet
  - iii. Use E33 Parking Structure: 75 feet
  - iv. Use H8 Sale of Motor Fuel as Accessory Use to Retail/Store Use: 30 feet
- b. Minimum side yard: 25 feet, except as follows:
  - i. Use C11 Place of Worship: 40 feet
  - ii. Use E33 Parking Structure: 50 feet
- c. Minimum rear yard: 50 feet, except as follows:
  - i. Use C11 Place of Worship: 60 feet
- d. Minimum side and rear yard when adjacent to a residential district or use: 75 feet
- (7) Maximum building coverage: 25 percent, except as follows:
  - a. Use E39 Town Center Apartments: 35 percent
- (8) Maximum impervious surface ratio: 65 percent, except as follows:
  - a. Use E39 Town Center Apartments: 75 percent
  - b. Use C11 Place of Worship: 15 percent
- (9) Maximum density: eight dwelling units per acre
  - a. A minimum mix of two of the following unit types is required per multifamily dwelling building: studio, one-bedroom, or one-bedroom
- (10) Maximum building length facing a street: 200 feet

**§ 370-426.6. Overall provisions.**

**A. Shopping centers.**

- (1) The following developments were designed under the regulations of Use E29 Shopping Center:
  - a. Creek View
  - b. Warrington Crossing
- (2) In the CBD Central Business District, Use E29 Shopping Center includes:
  - a. Permitted by right.
    - i. Use C11 Place of Worship
    - ii. Use E3 Financial Establishment
    - iii. Use E9 Restaurant
    - iv. Use E10 Restaurant – Fast Food
    - v. Use E15 Retail/Store, Trade & Service
    - vi. Use E23 Brew Pub
    - vii. Use E26 Pet Day Care & Salon
    - viii. Use E27 Smoking Lounge
    - ix. Use E32 Parking Lot
    - x. Use E36 Personal Service Business Establishment
    - xi. Use E40 Indoor Entertainment Facility
    - xii. Use E41 Athletic Recreational Facility
    - xiii. Use E43 Commercial School
  - b. Permitted as a conditional use.
    - i. Use E24 Tavern/Bar
    - ii. Use E25 Nightclub
    - iii. Use H6 Drive-Through
    - iv. Use H11 Financial Self-Service Kiosk

**B. Mixed use developments.**

- (1) The following developments were designed under the regulations of Use E38 Mixed-Use Development:
  - a. Valley Gate



- b. Valley Square
- (2) In the CBD Central Business District, Use E38 Mixed-Use Development includes:
  - a. Permitted by right.
    - i. Use C11 Place of Worship
    - ii. Use D1 Professional or Business Office
    - iii. Use D3 Medical Service, Clinic, Urgent Care
    - iv. Use D5 Medical Services – Physician’s Office
    - v. Use E3 Financial Establishment
    - vi. Use E9 Restaurant
    - vii. Use E10 Restaurant – Fast Food
    - viii. Use E15 Retail/Store, Trade & Service
    - ix. Use E23 Brew Pub
    - x. Use E26 Pet Day Care & Salon
    - xi. Use E27 Smoking Lounge
    - xii. Use E32 Parking Lot
    - xiii. Use E35 Combined Office/Multifamily Building
    - xiv. Use E36 Personal Service Business Establishment
    - xv. Use E40 Indoor Entertainment Facility
    - xvi. Use E41 Athletic Recreational Facility
    - xvii. Use E43 Commercial School
  - b. Permitted as a conditional use.
    - i. Use E24 Tavern/Bar
    - ii. Use E25 Nightclub
    - iii. Use E39 Town Center Apartments
    - iv. Use H6 Drive-Through
    - v. Use H11 Financial Self-Service Kiosk

Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
D1	Professional or Business Office	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
D3	Medical Service, Clinic, Urgent Care	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
D5	Medical Services - Physician's Office	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
D6	Medical Services Integrated Medical Health Center	20,000 sq. ft.			150	65	40	25	25	50		25	Yes

Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E3	Financial Establishment	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E9	Restaurant	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E10	Restaurant - Fast Food	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E15	Retail/Store, Trade & Service	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E18	Hotel/Motel	3 acres			150	65	75	25	25	50		25	Yes
E23	Brew Pub	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E26	Pet Day Care & Salon	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E27	Smoking Lounge	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E29	Shopping Center		1		150	65	40	25	25	50		25	Yes

Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E30	Garden Center		1		150	65	40	25	25	50		25	Yes
E32	Parking Lot	20,000 sq. ft.											Yes
E35	Combined Office/Commercial Multifamily Building		5	8	150	65	40	25	25	50		25	Yes
E36	Personal Service Business Establishment	20,000 sq. ft.			150	65	40	25	25	50		25	Yes

Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E38	Mixed-Use Development		30	8	150	65	40	25	25	50		25	Yes
E40	Indoor Entertainment Facility	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E41	Athletic Recreational Facility	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E42	Medical Service Lab	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E43	Commercial School	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F3	Emergency Services	0.5 acre											Yes
Conditional Use:													

C11	Place of Worship	20,000 sq. ft.				15	35	100	40	60			Yes
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Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E24	Tavern/Bar	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E25	Nightclub	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E28	Convenience Store with Fuel Sales	20,000 sq. ft.			150	65	40	25	25	50		25	Yes
E33	Parking Structure	3 acres			250	65	55	75	50	50		25	Yes
E39	Town Center Apartments		30	8		75	60	25	25	50		35	Yes
F2	Passenger Station	1 acre					35						Yes

## Central Business District (CBD) Chart

<b>Purpose:</b>	The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.
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## Area & Dimensional Requirements

[illegible]

## Central Business District (CBD) Chart

**Purpose:** The purpose of the CBD Central Business District is to provide for a well-designed and planned mix of modern, integrated, and compatible development that encourages a variety of uses such as larger scale retail, office, medical, and multifamily dwellings in a mixed-use setting. Provide coordinated access, pedestrian amenities, and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

Notes:

1) In the CBD Central Business District, Use E29 Shopping Center includes:

Permitted by right — C11 Place of Worship, E3 Financial Establishment, E9 Restaurant, E10 Restaurant - Fast Food, E15 Retail/Store, Trade & Service, E23 Brew Pub, E26 Pet Day Care & Salon, E27 Smoking Lounge, E32 Parking Lot, E36 Personal Service Business Establishment, E40 Indoor Entertainment Facility, E41 Athletic Recreational Facility, E43 Commercial School  
Permitted as conditional use — E24 Tavern/Bar, E25 Nightclub, H6 Drive-Through, H11 Financial Self-Service Kiosk

2) Use E29 Shopping Center — The following developments were designed under the regulations of Use E29 Shopping Center —

Creek View, Warrington Crossing

3) In the CBD Central Business District, Use E38 Mixed-Use Development includes:

Permitted by right — C11 Place of Worship, D1 Professional or Business Office, D3 Medical Service, Clinic, Urgent Care, D5 Medical Services - Physician's Office, E3 Financial Establishment, E9 Restaurant, E10 Restaurant - Fast Food, E15 Retail/Store, Trade & Service, E23 Brew Pub, E26 Pet Day Care & Salon, E27 Smoking Lounge, E32 Parking Lot, E35 Combined Office/Commercial Multifamily Building  
E36 Personal Service Business Establishment, E40 Indoor Entertainment Facility, E41 Athletic Recreational Facility, E43 Commercial School  
Permitted as conditional use — E24 Tavern/Bar, E25 Nightclub, E39 Town Center Apartments, H6 Drive-Through, H11 Financial Self-Service Kiosk

4) Use E38 Mixed Use Development — The following developments were designed under the regulations of Use E38 Mixed Use Development —

Valley Gate, Valley Square





**§ 370-427. Industrial Districts.****§ 370-428. IST Industrial Science Technology District.****§ 370-428.1. Purpose.**

The purpose of the IST District is to permit and encourage an entrepreneurial community of life science companies that promote research and emerging technologies, and light manufacturing uses suitable for product fabrication and development, such as biotechnology, software and hardware development, and electronics. Typical activities include assembly and fabrication industries, laboratories, research, administrative offices, and business support services. Ancillary uses that are incidental to the primary uses include cafeteria, personal services, small retail store, on-site childcare facility, and conference space. The entire development shall be designed as an integrated and harmonious campus style layout with an interconnected road system, comprehensive streetscape environment, human scale and dynamic architecture that creates a sense of place. It shall be an appropriate part of the physical development of the Township and contribute to the soundness of the economic base of the Township, and otherwise, further the purposes of this Ordinance.

**§ 370-428.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use D1 Professional or Business Office
- D. Use D4 Research and Development Lab
- E. Use E9 Restaurant (can be accessory to Use D1 Professional or Business Office, Use E43 Commercial School, Use E17 Hotel/Motel)
- F. Use E42 Medical Service Lab
- G. Use E43 Commercial School
- H. Use F1 Utility Operating Facility
- I. Use F3 Emergency Services
- J. Use G3 Laboratories, Research, and Testing
- K. Use G6 Flex Space

**§ 370-428.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use C3 Hospital
- B. Use E18 Hotel/Motel
- C. Use E31 Day Care Center (can be accessory to Use C5 Municipal Use, Use D1 Professional or Business Office, Use D5 Research and Development Lab, Use E43 Commercial School)
- D. Use E33 Parking Structure
- E. Use E36 Personal Service Business Establishment (limited to beauty parlor, barbershop, dry cleaner, packaging, shipping, and mailing services store)
- F. Use H7 Temporary Structure or Use
- G. Use H9 Accessory Outdoor Eating Area

**§ 370-428.4. Area requirements.**

- A. Bulk Standards. The proposed development shall be constructed in accordance with an overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
- (1) Minimum lot area: 2 acres, except as follows:
    - a. The 2-acre minimum lot area requirement shall apply to any single use or combination of uses permitted by right or by conditional use where such uses are proposed as part of a common, coordinated development plan for a parcel(s) of ground.
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Use F3 Emergency Services: 0.5 acres
    - d. Use E18 Hotel/Motel: 3 acres
  - (2) Maximum building footprint:
    - a. Use E9 Restaurant: 2,000 square feet
    - b. Use E36 Personal Services Business Establishment: 1,200 square feet (per each use activity)
  - (3) Maximum building height: 35 feet, except as follows:
    - a. Use E18 Hotel/Motel: 50 feet
    - b. Use H9 Accessory Outdoor Eating Area: 20 feet
  - (4) Minimum lot width at minimum building setback line: 150 feet, except as follows:
    - a. Use E33 Parking Structure: 250 feet
  - (5) Minimum setbacks:
    - a. Minimum front yard: 50 feet, except as follows:
      - i. Use E33 Parking Structure: 75 feet
    - b. Minimum side yard: 30 feet each side, except as follows:
      - i. Use E18 Hotel/Motel: 25 feet
      - ii. Use E33 Parking Structure: 50 feet
    - c. Minimum rear yard: 40 feet, except as follows:
      - i. Uses E18 Hotel/Motel and E33 Parking Structure: 50 feet
  - (6) Maximum building coverage: 35 percent of lot area, except as follows:
    - a. Uses E18 Hotel/Motel and E33 Parking Structure: 25 percent of lot area
  - (7) Maximum floor area ratio (F.A.R.): 75 percent of lot area
  - (8) Maximum impervious surface ratio: 65 percent of lot area
  - (9) Minimum open space: 25 percent of gross site area. If a minimum open space value is not specified see § 370-504.

**§ 370-428.5. Overall provisions.**

- A. Multiple use structure.
- (1) A single structure or building within the IST District may incorporate a mix of by right permitted and conditional uses.

**§ 370-428.6. Off-street parking.**

- A. All parking areas shall be set back a minimum of 25 feet from the street line of any public street. The area between the cartway and the parking area shall be devoted to required streetscape amenities, such as sidewalks, street trees, and landscaping. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building. Parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.
- B. Shared parking. Two or more uses may provide for required parking in a common parking area if the total space provided is not less than the sum of the spaces required for each use individually. However, the number of spaces required in a common parking facility may be reduced below this total if it can

be demonstrated to the Township that the hours or days of peak parking needed for the uses are different and that a lower total will provide adequately for all uses served by the facility. Shared parking will be permitted under the following circumstances:

- (1) The uses must be on lots that are physically adjacent to each other, with cross-easements or other arrangements that allow for shared driveways and shared parking.
  - (2) Owners or applicants for all uses proposing to use the shared parking arrangement must provide written agreements, in a form acceptable to the Township, outlining the terms of the shared parking arrangement.
  - (3) Authority for shared parking shall be pursuant to review by the Planning Commission and Township Engineer and approval granted by the Board of Supervisors.
- C. Proposed parking in front of building shall be limited to one double bay of parking with access aisle and shall be limited to no more than 15 percent of the total required parking spaces.
- D. For parking facilities which contain 25 or more parking spaces, no more than 25 percent of the parking spaces may be 8 feet by 18 feet; provided, that such spaces are each clearly designated to be limited to use by compact and/or subcompact automobiles.



## Industrial Science Technology (IST) District Chart

**Purpose:** The purpose of the IST Industrial Science Technology District is to permit and encourage an entrepreneurial community of life science companies that promote research and emerging technologies and light manufacturing uses suitable for product fabrication and development, such as biotechnology, software and hardware development, and electronics. Typical activities include assembly and fabrication industries, laboratories, research, administrative offices, and business support services. Ancillary uses that are incidental to the primary uses include cafeteria, personal services, small retail store, on-site childcare facility, and conference space. The entire development shall be designed as an integrated and harmonious campus style layout with an interconnected road system, comprehensive streetscape environment, human scale, and dynamic architecture that creates a sense of place. It shall be an appropriate part of the physical development of the township and contribute to the soundness of the economic base of the township, and otherwise, further the purposes of this Ordinance.

## Area & Dimensional Requirements

[illegible]

## Industrial Science Technology (IST) District Chart

**Purpose:** The purpose of the IST Industrial Science Technology District is to permit and encourage an entrepreneurial community of life science companies that promote research and emerging technologies and light manufacturing uses suitable for product fabrication and development, such as biotechnology, software and hardware development, and electronics. Typical activities include assembly and fabrication industries, laboratories, research, administrative offices, and business support services. Ancillary uses that are incidental to the primary uses include cafeteria, personal services, small retail store, on-site childcare facility, and conference space. The entire development shall be designed as an integrated and harmonious campus style layout with an interconnected road system, comprehensive streetscape environment, human scale, and dynamic architecture that creates a sense of place. It shall be an appropriate part of the physical development of the township and contribute to the soundness of the economic base of the township, and otherwise, further the purposes of this Ordinance.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
F3	Emergency Services	0.5 acres			150	65	35	50	30 each side	40	25	35	Yes
G3	Laboratories, Research, & Testing	2 acres			150	65	35	50	30 each side	40	25	35	Yes
G6	Flex Space	2 acres			150	65	35	50	30 each side	40	25	35	Yes

### Conditional Use:

C3	Hospital	2 acres			150	65	35	50	30 each side	40		35	Yes
E18	Hotel/Motel	3 acres			150	65	50	50	25	50		25	Yes
E31	Day Care Center	2 acres			150	65	35	50	30 each side	40	25	35	Yes

## Industrial Science Technology (IST) District Chart

**Purpose:** The purpose of the IST Industrial Science Technology District is to permit and encourage an entrepreneurial community of life science companies that promote research and emerging technologies and light manufacturing uses suitable for product fabrication and development, such as biotechnology, software and hardware development, and electronics. Typical activities include assembly and fabrication industries, laboratories, research, administrative offices, and business support services. Ancillary uses that are incidental to the primary uses include cafeteria, personal services, small retail store, on-site childcare facility, and conference space. The entire development shall be designed as an integrated and harmonious campus style layout with an interconnected road system, comprehensive streetscape environment, human scale, and dynamic architecture that creates a sense of place. It shall be an appropriate part of the physical development of the township and contribute to the soundness of the economic base of the township, and otherwise, further the purposes of this Ordinance.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E33	Parking Structure	3 acres			250	65	35	75	50	50		25	Yes
E36	Personal Service Business Establishment	2 acres			150	65	35	50	30 each side	40	25	35	Yes
H7	Temporary Structure or Use	2 acres			150		35	50	30 each side	40	25	35	Yes
H9	Accessory Outdoor Eating Area						20						Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.





**§ 370-429. PI-1 Planned Industrial District****§ 370-429.1. Purpose.**

The purpose of the PI-1 Planned Industrial 1 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this section is:

- A. To encourage the construction on and continued use of the land in the district for industrial purposes.
- B. To prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district.
- C. To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

**§ 370-429.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use D1 Professional or Business Office
- D. Use D4 Research & Development Labs
- E. Use E2 Automotive Body Repair & Paint Shop
- F. Use E7 Truck Repair & Sales
- G. Use E13 Outdoor Entertainment
- H. Use E19 Mini Warehouses
- I. Use E20 Limited-Access Self-Storage Facility
- J. Use E22 Microbrewery, Microwinery, Microdistillery
- K. Use E43 Commercial School
- L. Use F1 Utility Operating Facility
- M. Use F2 Passenger Station
- N. Use F3 Emergency Services
- O. Use G1 Truck Terminal
- P. Use G2 Manufacturing
- Q. Use G3 Laboratories, Research, & Testing
- R. Use G4 Wholesale Business/Wholesale Storage
- S. Use G5 Warehouse
- T. Use G6 Flex Space
- U. Use G9 Transfer Station
- V. Use G10 Contracting
- W. Use G11 Fuel Storage & Distribution

**§ 370-429.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use E1 Adult-Oriented Business

- B. Use H7 Temporary Structure or Use
- C. Use H9 Accessory Outdoor Eating Area

**§ 370-429.4. Special exceptions.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

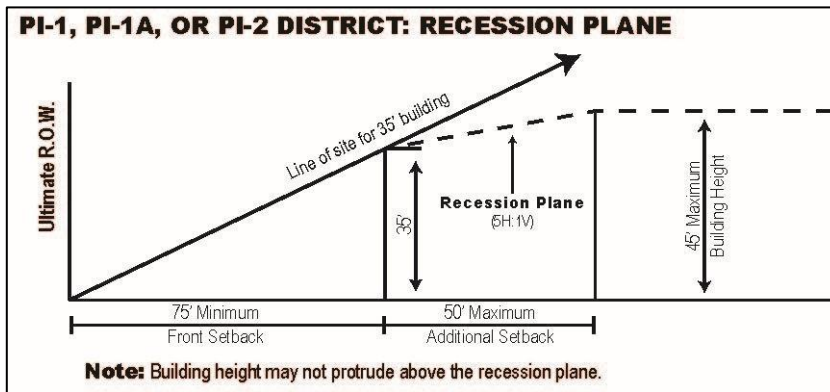
- A. Use E21 Fireworks

**§ 370-429.5. Area requirements.**

- A. Bulk standards.

- (1) Minimum lot area: 2 acres, except as follows:
  - a. Use E13 Outdoor Entertainment: 3 acres
  - b. Use F1 Utility Operating Facility: 3,500 square feet
  - c. Use F3 Emergency Services: 0.5 acres
- (2) Minimum lot width at minimum building setback line: 175 feet, except as follows:
  - a. Use E13 Outdoor Entertainment: 200 feet
- (3) Maximum impervious surface ratio: 70 percent
- (4) Maximum building coverage: 35 percent, except as follows:
  - a. Use G6 Flex Space: 30 percent
- (5) Minimum setbacks:
  - a. Front yard: 75 feet from street line
  - b. Side yard: 20 feet per side
  - c. Rear yard: 50 feet
- (6) Maximum building height: 35 feet, except as follows:
  - a. Use H9 Accessory Outdoor Eating Area: 20 feet
  - b. For parcels greater than 25 acres in size, the occupied space of a building may be increased to a maximum height of 45 feet, provided that at least one of the following requirements is satisfied:
    - i. An increase in the maximum front yard setback at a minimum rate of 5 feet of additional front yard setback for each additional 1 foot of building height greater than 35 feet.
    - ii. Any portion of a building above 35 feet shall be erected so as to not protrude above a recession plane starting from the minimum 75-foot front yard setback line at a height of 35 feet, and then receding at the rate of 5 feet horizontal (H) recession for each 1 foot of vertical (V) height. As used herein, the "recession plane" is a plane inclined at an angle to the horizontal measured from a point that begins along the roofline at 35 feet vertically and continues at a slope of 1V:5H to the maximum allowable building height of 45 feet (see Figure 11.)

Figure 11. PI-1, PI-1A, or PI-2 District: Recession Plane



(7) Minimum open space: see § 370-504.

#### § 370-429.6. Overall provisions.

- A. Special requirements for mini warehouses. In addition to the other several requirements, the following special requirements shall apply:
  - (8) Recreational vehicles, boats and trailers may be stored outside, but the total area for such storage shall not exceed 3 percent of the lot area. The storage area shall be limited to one area on the site and shall be located behind the front line of any structures. The limits of this area shall be identified by permanent markers.
  - (9) Each site shall provide a security system, satisfactory to the Township, which shall include either:
    - c. The entire perimeter of the compound enclosed with a security fence or wall with a height of 8 feet; or
    - d. A full-time watchman or caretaker employed on the premises.
  - (10) No unit may be leased for the purpose of storing products that constitute an environmental or safety hazard to the area.
  - (11) Mini warehouses shall require 30 feet minimum separation. In no case shall the minimum distance between buildings be less than the average height of the two buildings.
  - (12) The use, in its entirety, shall be owned and operated as a single or common management and maintenance unit.
  - (13) No truck or other burden vehicle shall be stored outdoors.
  - (14) Parking for mini warehouse. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.
- B. Dwelling quarters for watchmen or caretakers employed on the premises shall be permitted in connection with any industrial establishment.
- C. Commercial uses clearly intended to service the employees of establishments on the site. Customary accessory uses and structures which are clearly incidental to permitted main uses and structures.
- D. Upon approval by the Board of Supervisors, accessory retail sales use to a commercial business may be allowed, provided the retail sales portion of the business is less than 15 percent of the annual gross receipts. A letter of certification shall be filed with the Township certifying the percentage of retail sales for the previous year.
- E. Prohibited activity and/or materials.
  - (1) No highly flammable or explosive or toxic liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located and operated on the same lot as the tanks or drums of fuel.

- (2) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard requirements imposed upon the main buildings in this district.
  - (3) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse. A description of the methods to be used for the treatment of disposal sewage and industrial wastes shall be provided by the applicant.
  - (4) All materials or wastes which might cause fumes or dust or which constitute a fire or environmental hazard, or which may be edible or otherwise attractive to rodents shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
  - (5) All applicable state and county regulations pertaining to sanitary landfills must be complied with.
- F. Environmental performance standards. In addition to the environmental performance standards in § 370-814, the following are required.
- (1) Smoke. No smoke shall be emitted from any chimney or other source of visible gray greater than No. 1 of the Ringelmann Smoke Chart as published by the United States Bureau of Mines, except that smoke of a shade not darker than No. 2 on the Ringelmann Chart may be emitted for not more than 4 minutes in any 30-minute period. These provisions applicable to visible gray smoke shall also apply to visible smoke of any other color with an equivalent apparent opacity.
  - (2) Radioactivity, electrical or radio disturbance, EMF and RFI emission. There shall be no activities which emit dangerous radioactivity disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

**Planned Industrial 1 (PI-1) District Chart**

**Purpose:** The purpose of the PI-1 Planned Industrial 1 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
D1	Professional or Business Office	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
D4	Research & Development Labs	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E2	Automotive Body Repair & Paint Shop	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E7	Truck Repair & Sales	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E13	Outdoor Entertainment	3 acres			200	70	35	75 from street line	20 per side	50		35	Yes
E19	Mini Warehouses	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 1 (PI-1) District Chart

**Purpose:** The purpose of the PI-1 Planned Industrial 1 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E20	Limited-Access Self-Storage Facility	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E22	Microbrewery, Micowinery, Microdistillery	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E43	Commercial School	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F2	Passenger Station	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F3	Emergency Services	0.5 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G1	Truck Terminal	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 1 (PI-1) District Chart

**Purpose:** The purpose of the PI-1 Planned Industrial 1 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
G2	Manufacturing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G3	Laboratories, Research & Testing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G4	Wholesale Business/ Wholesale Storage	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G5	Warehouse	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G6	Flex Space	2 acres			175	70	35	75 from street line	20 per side	50		30	Yes
G9	Transfer Station	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G10	Contracting	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes



### Planned Industrial 1 (PI-1) District Chart

<b>Purpose:</b>	The purpose of the PI-1 Planned Industrial 1 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.												Area & Dimensional Requirements not provided
Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
G11	Fuel Storage & Distribution	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
Conditional Use:													
E1	Adult-Oriented Business	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
H7	Temporary Structure or Use	2 acres			175		35	75 from street line	20 per side	50		35	Yes
H9	Accessory Outdoor Eating Area						20						Yes
Special Exception:													
E21	Fireworks	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-430. PI-1A Planned Industrial District****§ 370-430.1. Purpose.**

The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this section is:

- A. To encourage the construction on and continued use of the land in the district for industrial purposes.
- B. To prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district.
- C. To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.
- D. To provide for uses related to the growing, processing, and dispensing of medical marijuana.

**§ 370-430.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use D1 Professional or Business Office
- D. Use D4 Research & Development Labs
- E. Use E2 Automotive Body Repair & Paint Shop
- F. Use E13 Outdoor Entertainment
- G. Use E19 Mini Warehouses
- H. Use E20 Limited-Access Self-Storage Facility
- I. Use E22 Microbrewery, Microwinery, Microdistillery
- J. Use E43 Commercial School
- K. Use F1 Utility Operating Facility
- L. Use F2 Passenger Station
- M. Use F3 Emergency Services
- N. Use G1 Truck Terminal
- O. Use G2 Manufacturing
- P. Use G3 Laboratories, Research, & Testing
- Q. Use G4 Wholesale Business/Wholesale Storage
- R. Use G5 Warehouse
- S. Use G6 Flex Space
- T. Use G10 Contracting
- U. Use G11 Fuel Storage & Distribution

**§ 370-430.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use E1 Adult-Oriented Business
- B. Use E44 Medical Marijuana Dispensary

- C. Use G12 Medical Marijuana Grower/Processor
- D. Use H7 Temporary Structure or Use
- E. Use H9 Accessory Outdoor Eating Area

**§ 370-430.4. Special exceptions.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use E21 Fireworks

**§ 370-430.5. Area requirements.**

- A. Bulk standards. The following area and dimensional requirements shall apply to all permitted uses within the PI-1A District unless more specific standards are listed in § 370-430.6 Overall Provisions. If a discrepancy were to occur between the provisions in this section and § 370-430.6 Overall Provisions, the more restrictive standard shall govern.
  - (1) Minimum lot area: 2 acres, except as follows:
    - a. Use E13 Outdoor Entertainment: 3 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
    - c. Use F3 Emergency Services: 0.5 acres
  - (2) Minimum lot width at minimum building setback line: 175 feet, except as follows:
    - a. Use E13 Outdoor Entertainment: 200 feet
  - (3) Maximum impervious surface ratio: 70 percent
  - (4) Maximum building coverage: 35 percent, except as follows:
    - a. Use G6 Flex Space: 30 percent
  - (5) Minimum setbacks:
    - a. Front yard: 75 feet from street line
    - b. Side yard: 20 feet per side
    - c. Rear yard: 50 feet
  - (6) Maximum building height: 35 feet, except as follows:
    - a. Use H9 Accessory Outdoor Eating Area: 20 feet
    - b. For parcels greater than 25 acres in size, the occupied space of a building may be increased to a maximum height of 45 feet, provided that at least one of the following requirements is satisfied:
      - i. An increase in the maximum front yard setback at a minimum rate of 5 feet of additional front yard setback for each additional 1 foot of building height greater than 35 feet.
      - ii. Any portion of a building above 35 feet shall be erected so as to not protrude above a recession plane starting from the minimum 75-foot front yard setback line at a height of 35 feet, and then receding at the rate of 5 feet horizontal (H) recession for each 1 foot of vertical (V) height. As used herein, the "recession plane" is a plane inclined at an angle to the horizontal measured from a point that begins along the roofline at 35 feet vertically and continues at a slope of 1V:5H to the maximum allowable building height of 45 feet (see Figure 11 in § 370-429.5).
  - (7) Minimum open space: see § 370-504.

**§ 370-430.6. Overall provisions**

- A. Special requirements for mini warehouses. In addition to the other several requirements, the following special requirements shall apply:

- (1) Recreational vehicles, boats and trailers may be stored outside, but the total area for such storage shall not exceed 3 percent of the lot area. The storage area shall be limited to one area on the site and shall be located behind the front line of any structures. The limits of this area shall be identified by permanent markers.
  - (2) Each site shall provide a security system, satisfactory to the Township, which shall include either:
    - a. The entire perimeter of the compound enclosed with a security fence or wall with a height of 8 feet; or
    - b. A full-time watchman or caretaker employed on the premises.
  - (3) No unit may be leased for the purpose of storing products that constitute an environmental or safety hazard to the area.
  - (4) Mini warehouses shall require 30 feet minimum separation. In no case shall the minimum distance between buildings be less than the average height of the two buildings.
  - (5) The use, in its entirety, shall be owned and operated as a single or common management and maintenance unit.
  - (6) No truck or other burden vehicle shall be stored outdoors.
  - (7) Parking for mini warehouse. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.
- B. Special requirements for medical marijuana. In addition to the other requirements in this Ordinance, the following special requirements shall apply:
- (1) Minimum lot area and lot width:
    - a. 20,000 square feet, with a lot width of 100 feet at the building line, for all lots served by neither a public water nor a public sanitary sewer system.
    - b. 10,000 square feet, with a lot width of 75 feet at the building line, for all lots served by both public water and a public sanitary sewer system.
    - c. Side yards. 2 side yards, not less than 20 feet in width, each.
    - d. Rear yard. There shall be a rear yard not less than 35 feet in depth.
    - e. Impervious coverage. Not more than 35 percent of the lot areas shall be occupied by buildings.
    - f. Maximum height: 35 feet.
- C. Dwelling quarters for watchmen or caretakers employed on the premises shall be permitted in connection with any industrial establishment.
- D. Commercial uses clearly intended to service the employees of establishments on the site. Customary accessory uses and structures which are clearly incidental to permitted main uses and structures.
- E. Accessory retail sales use to a commercial business may be allowed, provided the retail sales portion of the business is less than 15 percent of the annual gross receipts. A letter of certification shall be filed with the Township certifying the percentage of retail sales for the previous year.
- F. Prohibited activity and/or materials.
- (1) No highly flammable or explosive or toxic liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located and operated on the same lot as the tanks or drums of fuel.
  - (2) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard requirements imposed upon the main buildings in this district.
  - (3) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream

or watercourse. A description of the methods to be used for the treatment of disposal sewage and industrial wastes shall be provided by the applicant.

- (4) All materials or wastes which might cause fumes or dust or which constitute a fire or environmental hazard, or which may be edible or otherwise attractive to rodents shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
  - (5) All applicable state and county regulations pertaining to sanitary landfills must be complied with.
- G. Environmental performance standards. In addition to the environmental performance standards in § 370-814, the following are required.
- (1) Smoke. No smoke shall be emitted from any chimney or other source of visible gray greater than No. 1 of the Ringelmann Smoke Chart as published by the United States Bureau of Mines, except that smoke of a shade not darker than No. 2 on the Ringelmann Chart may be emitted for not more than 4 minutes in any 30-minute period. These provisions applicable to visible gray smoke shall also apply to visible smoke of any other color with an equivalent apparent opacity.
  - (2) Radioactivity, electrical or radio disturbance, EMF and RFI emission. There shall be no activities which emit dangerous radioactivity disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

### Planned Industrial 1A (PI-1A) District Chart

<b>Purpose:</b>	The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provisions of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide for uses related to the growing, processing, and dispensing of medical marijuana.									
										Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
D1	Professional or Business Office	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
D4	Research & Development Labs	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E2	Automotive Body Repair & Paint Shop	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E13	Outdoor Entertainment	3 acres			200	70	35	75 from street line	20 per side	50		35	Yes
E19	Mini Warehouses	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E20	Limited-Access Self Storage Facility	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 1A (PI-1A) District Chart

<b>Purpose:</b>	The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provisions of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide for uses related to the growing, processing, and dispensing of medical marijuana.					Area & Dimensional Requirements not provided
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#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E22	Microbrewery, Micowinery, Microdistillery	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E43	Commercial School	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F2	Passenger Station	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F3	Emergency Services	0.5 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G1	Truck Terminal	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G2	Manufacturing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 1A (PI-1A) District Chart

<b>Purpose:</b>	The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provisions of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide for uses related to the growing, processing, and dispensing of medical marijuana.									
										Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
G3	Laboratories, Research & Testing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G4	Wholesale Business/ Wholesale Storage	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G5	Warehouse	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G6	Flex Space	2 acres			175	70	35	75 from street line	20 per side	50		30	Yes
G10	Contracting	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G11	Fuel Storage & Distribution	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes



Planned Industrial 1A (PI-1A) District Chart													
Purpose:		The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provisions of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide for uses related to the growing, processing, and dispensing of medical marijuana.											
Area & Dimensional Requirements												Area & Dimensional Requirements not provided	
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Conditional Use:													
E1	Adult-Oriented Business	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E44	Medical Marijuana Dispensary	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G12	Medical Marijuana Grower/ Processor	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
H7	Temporary Structure or Use	2 acres			175		35	75 from street line	20 per side	50		35	Yes
H9	Accessory Outdoor Eating Area						20						Yes

Planned Industrial 1A (PI-1A) District Chart													
Purpose:		The purpose of the PI-1A Planned Industrial 1A District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provisions of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide for uses related to the growing, processing, and dispensing of medical marijuana.											
Area & Dimensional Requirements													
Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Special Exception:													
E21	Fireworks	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-431. PI-2 Planned Industrial District****§ 370-431.1. Purpose.**

The purpose of the PI-2 Planned Industrial 2 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this section is:

- A. To encourage the construction on and continued use of the land in the district for industrial purposes.
- B. To prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district.
- C. To establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.
- D. To provide an area for the development of mobile/manufactured mobile home parks.

**§ 370-431.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use C10 School
- D. Use D1 Professional or Business Office
- E. Use D4 Research & Development Labs
- F. Use E13 Outdoor Entertainment
- G. Use E19 Mini Warehouses
- H. Use E20 Limited-Access Self-Storage Facility
- I. Use E22 Microbrewery, Microwinery, Microdistillery
- J. Use E43 Commercial School
- K. Use F1 Utility Operating Facility
- L. Use F2 Passenger Station
- M. Use F3 Emergency Services
- N. Use G1 Truck Terminal
- O. Use G2 Manufacturing
- P. Use G3 Laboratories, Research, & Testing
- Q. Use G4 Wholesale Business/Wholesale Storage
- R. Use G5 Warehouse
- S. Use G6 Flex Space
- T. Use G10 Contracting
- U. Use G11 Fuel Storage & Distribution

**§ 370-431.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use B10 Mobile/Manufactured Home Park
- B. Use E17 Private Club or Lodge

- C. Use H7 Temporary Structure or Use
- D. Use H9 Accessory Outdoor Eating Area

**§ 370-431.4. Special exceptions.**

The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board in accordance with the provisions of § 370-1107:

- A. Use E21 Fireworks
- B. Use H2c No-Impact Home Occupation

**§ 370-431.5. Area requirements.**

- A. Bulk standards.
  - (1) Minimum lot area: 2 acres, except as follows:
    - a. Use B10 Mobile/Manufactured Home Park: 5,000 square feet
    - b. Use E13 Outdoor Entertainment: 3 acres
    - c. Use F1 Utility Operating Facility: 3,500 square feet
    - d. Use F3 Emergency Services: 0.5 acres
  - (2) Minimum site area:
    - a. Use B10 Mobile/Manufactured Home Park: 25 acres
  - (3) Maximum density:
    - a. Use B10 Mobile/Manufactured Home Park: five dwelling units per acre
  - (4) Minimum lot width at minimum building setback line: 175 feet, except as follows:
    - a. Use E13 Outdoor Entertainment: 200 feet
  - (5) Maximum impervious surface ratio: 70 percent, except as follows:
    - a. Use B10 Mobile/Manufactured Home Park: 25 percent
  - (6) Maximum building coverage: 35 percent, except as follows:
    - a. Use G6 Flex Space: 30 percent
  - (7) Minimum setbacks:
    - a. Front yard: 75 feet from street line
    - b. Side yard: 20 feet per side
    - c. Rear yard: 50 feet
  - (8) Minimum open space: see § 370-504., except as follows:
    - a. Use B10 Mobile/Manufactured Home Park: 25 percent
  - (9) Maximum building height: 35 feet, except as follows:
    - a. Use H9 Accessory Outdoor Eating Area: 20 feet
    - b. For parcels greater than 25 acres in size, the occupied space of a building may be increased to a maximum height of 45 feet, provided that at least one of the following requirements is satisfied:
      - i. An increase in the maximum front yard setback at a minimum rate of 5 feet of additional front yard setback for each additional 1 foot of building height greater than 35 feet.
      - ii. Any portion of a building above 35 feet shall be erected so as to not protrude above a recession plane starting from the minimum 75-foot front yard setback line at a height of 35 feet, and then receding at the rate of 5 feet horizontal (H) recession for each 1 foot of vertical (V) height. As used herein, the "recession plane" is a plane inclined at an angle to the horizontal measured from a point that begins along the roofline at 35 feet vertically and continues at a slope of 1V:5H to the maximum allowable building height of 45 feet (see Figure 11 in § 370-429.5).

**§ 370-431.6. Overall provisions.**

- A. Schools are permitted provided that the maximum enrollment shall be limited to a maximum of 50 students.
- B. Special requirements for mini warehouses. In addition to the other several requirements, the following special requirements shall apply:
  - (1) Recreational vehicles, boats and trailers may be stored outside, but the total area for such storage shall not exceed 3 percent of the lot area. The storage area shall be limited to one area on the site and shall be located behind the front line of any structures. The limits of this area shall be identified by permanent markers.
  - (2) Each site shall provide a security system, satisfactory to the Township, which shall include either:
    - a. The entire perimeter of the compound enclosed with a security fence or wall with a height of 8 feet; or
    - b. A full-time watchman or caretaker employed on the premises.
  - (3) No unit may be leased for the purpose of storing products that constitute an environmental or safety hazard to the area.
  - (4) Mini warehouses shall require 30 feet minimum separation. In no case shall the minimum distance between buildings be less than the average height of the two buildings.
  - (5) The use, in its entirety, shall be owned and operated as a single or common management and maintenance unit.
  - (6) No truck or other burden vehicle shall be stored outdoors.
  - (7) Parking for mini warehouse. One space for each 10,000 square feet of warehouse space, and one space for each 20 rental units.
- C. Dwelling quarters for watchmen or caretakers employed on the premises shall be permitted in connection with any industrial establishment.
- D. Commercial uses clearly intended to service the employees of establishments on the site. Customary accessory uses and structures which are clearly incidental to permitted main uses and structures.
- E. Accessory retail sales use to a commercial business may be allowed, provided the retail sales portion of the business is less than 15 percent of the annual gross receipts. A letter of certification shall be filed with the Township certifying the percentage of retail sales for the previous year.
- F. Prohibited activity and/or materials.
  - (1) No highly flammable or explosive or toxic liquids, solids or gases shall be stored in bulk above ground, except tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located and operated on the same lot as the tanks or drums of fuel.
  - (2) All outdoor storage facilities for fuel, raw materials and products, and all fuel, raw materials and products stored outdoors shall be enclosed by an approved safety fence and visual screen and shall conform to all yard requirements imposed upon the main buildings in this district.
  - (3) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces, nor shall any substance which can contaminate a stream or watercourse or otherwise render such stream or watercourse undesirable as a source of water supply or recreation, or which will destroy aquatic life, be allowed to enter any stream or watercourse. A description of the methods to be used for the treatment of disposal sewage and industrial wastes shall be provided by the applicant.
  - (4) All materials or wastes which might cause fumes or dust or which constitute a fire or environmental hazard, or which may be edible or otherwise attractive to rodents shall be stored outdoors only if enclosed in containers which are adequate to eliminate such hazards.
  - (5) All applicable state and county regulations pertaining to sanitary landfills must be complied with.
- G. Environmental performance standards. In addition to the environmental performance standards in § 370-814, the following are required.

- (1) Smoke. No smoke shall be emitted from any chimney or other source of visible gray greater than No. 1 of the Ringelmann Smoke Chart as published by the United States Bureau of Mines, except that smoke of a shade not darker than No. 2 on the Ringelmann Chart may be emitted for not more than 4 minutes in any 30-minute period. These provisions applicable to visible gray smoke shall also apply to visible smoke of any other color with an equivalent apparent opacity.
- (2) Radioactivity, electrical or radio disturbance, EMF and RFI emission. There shall be no activities which emit dangerous radioactivity disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

## Planned Industrial 2 (PI-2) District Chart

**Purpose:** The purpose of the PI-2 Planned Industrial 2 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide an area for the development of mobile/manufactured mobile home parks.

Area & Dimensional Requirements not provided

### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
C10	School	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
D1	Professional or Business Office	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
D4	Research & Development Labs	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E13	Outdoor Entertainment	3 acres			200	70	35	75 from street line	20 per side	50		35	Yes
E19	Mini Warehouses	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E20	Limited-Access Self-Storage Facility	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes



### Planned Industrial 2 (PI-2) District Chart

**Purpose:** The purpose of the PI-2 Planned Industrial 2 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide an area for the development of mobile/manufactured mobile home parks.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
E22	Microbrewery, Microwinery, Microdistillery	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
E43	Commercial School	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
F2	Passenger Station	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
F3	Emergency Services	0.5 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G1	Truck Terminal	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G2	Manufacturing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 2 (PI-2) District Chart

**Purpose:** The purpose of the PI-2 Planned Industrial 2 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide an area for the development of mobile/manufactured mobile home parks.

Area & Dimensional Requirements not provided

#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
G3	Laboratories, Research & Testing	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G4	Wholesale Business/ Wholesale Storage	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G5	Warehouse	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G6	Flex Space	2 acres			175	70	35	75 from street line	20 per side	50		30	Yes
G10	Contracting	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
G11	Fuel Storage & Distribution	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes

### Planned Industrial 2 (PI-2) District Chart

<b>Purpose:</b>	The purpose of the PI-2 Planned Industrial 2 District is to permit and encourage industrial development to ensure that it will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, to contribute to the soundness of the economic base of the Township, and otherwise further the purposes of this Ordinance. Consistent with the general purpose of this Ordinance, the specific intent of this part is: (a) to encourage the construction on and continued use of the land in the district for industrial purposes; (b) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district; (c) to establish reasonable standards for buildings and other structures, the areas and dimensions of yards and other open spaces, and the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, fire, safety hazards, etc.; (d) to provide an area for the development of mobile/manufactured mobile home parks.										Area & Dimensional Requirements not provided
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#### Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
Conditional Use:													
B10	Mobile/ Manufactured Home Park	5,000 sq. ft.	25	5		25	35				25		Yes
E17	Private Club or Lodge	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
H7	Temporary Structure or Use	2 acres			175		35	75 from street line	20 per side	50		35	Yes
H9	Accessory Outdoor Eating Area						20						Yes
Special Exception:													
E21	Fireworks	2 acres			175	70	35	75 from street line	20 per side	50		35	Yes
H2c	No-Impact Home Occupation												Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-432. OI Office Industrial District****§ 370-432.1. Purpose.**

The purpose of the OI Office Industrial District is to provide areas where commercial and industrial uses of a limited and highly restricted nature may develop in a setting which may be appropriate for relatively intensive uses but which, because of the proximity of residential areas or the general character of the area, should not be opened to a broad range of commercial and industrial uses. In addition, it is intended to provide for greater variety in the development scheme of the Township by recognizing what is regarded as a particular need.

**§ 370-432.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use D1 Professional or Business Office
- D. Use D3 Medical Service, Clinic, Urgent Care
- E. Use E9 Restaurant
- F. Use E18 Hotel/Motel
- G. Use E42 Medical Service Lab
- H. Use F1 Utility Operating Facility

**§ 370-432.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use E24 Tavern/Bar
- B. Use H7 Temporary Structure or Use
- C. Use H9 Accessory Outdoor Eating Area

**§ 370-432.4. Area requirements.**

- A. Bulk standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.

- (1) Minimum lot area:

- a. Use F1 Utility Operating Facility: 3,500 square feet
  - b. Use E18 Hotel/Motel: 3 acres

- (2) Minimum site area: 5 acres, except as follows:

- a. Use E9 Restaurant: 2 acres

- (3) The minimum lot width at minimum building setback line: 200 feet

- (4) Maximum impervious surface ratio: 60 percent

- (5) Maximum building height: 55 feet, except as follows:

- a. Use H9 Accessory Outdoor Eating Area: 20 percent

- (6) Maximum building coverage: 10 percent.

- (7) Minimum setbacks:

- a. Front yard: 50 feet
  - b. Side yard: 50 feet
  - c. Rear yard: 50 feet

- (8) Minimum building spacing: 30 feet

- (9) Minimum open space: see § 370-504.

## Office Industrial (OI) District Chart

**Purpose:** The purpose of the OI Office Industrial District is to provide areas where commercial and industrial uses of a limited and highly restricted nature may develop in a setting which may be appropriate for relatively intensive uses but which, because of the proximity of residential areas or the general character of the area, should not be opened to a broad range of commercial and industrial uses. In addition, it is intended to provide for greater variety in development scheme of the Township by recognizing what is regarded as a particular need.

## Area & Dimensional Requirements

[illegible]

Office Industrial (OI) District Chart

**Purpose:** The purpose of the OI Office Industrial District is to provide areas where commercial and industrial uses of a limited and highly restricted nature may develop in a setting which may be appropriate for relatively intensive uses but which, because of the proximity of residential areas or the general character of the area, should not be opened to a broad range of commercial and industrial uses. In addition, it is intended to provide for greater variety in development scheme of the Township by recognizing what is regarded as a particular need.

Area & Dimensional Requirements not provided

Area & Dimensional Requirements

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Conditional Use:													
E24	Tavern/Bar		5		200	60	55	50	50	50		10	Yes
H7	Temporary Structure or Use		5		200		55	50	50	50		10	Yes
H9	Accessory Outdoor Eating Area						20						Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.

**§ 370-433. Quarry District****§ 370-433.1. Purpose.**

The purpose of the Q Quarry District shall follow that of the Commonwealth of Pennsylvania's Act No. 418, entitled "Surface Mining Conservation and Reclamation Act": "39...for the general welfare of the people of the Commonwealth, by providing for conservation and improvement of areas of land affected in the surface mining of bituminous and anthracite coal and metallic and nonmetallic minerals, to aid thereby in the protection of birds and wildlife, to enhance the value of such land for taxation, to decrease soil erosion, to aid in the prevention of the pollution of rivers and streams, to prevent and eliminate hazards to health and safety, to prevent combustion of unmined coal, and generally to improve the use and enjoyment of said lands."

**§ 370-433.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A1 Agriculture
- B. Use A7 Forestry
- C. Use C5 Municipal Use
- D. Use F1 Utility Operating Facility
- E. Use G7 Quarry

**§ 370-433.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use H7 Temporary Structure or Use

**§ 370-433.4. Area requirements.**

- A. Bulk Standards. The proposed development shall be constructed in accordance with the overall site plan and shall be designed with a coordinated architectural scheme with appropriate landscaping.
  - (1) Minimum lot area:
    - a. Use A1 Agriculture: 3 acres
    - b. Use F1 Utility Operating Facility: 3,500 square feet
  - (2) Minimum setbacks:
    - a. Front yard: 50 feet
    - b. Side yard: 50 feet
    - c. Rear yard: 50 feet
  - (3) Maximum building height: 50 feet
  - (4) Minimum open space: see § 370-504.

**§ 370-433.5. Overall provisions.**

- A. All performance standards and area regulations used in the design and operation of a quarry shall be those set forth in the Commonwealth of Pennsylvania's Act No. 418, entitled: "Surface Mining Conservation and Reclamation Act," as amended November 30, 1971, Act No. 147, and as subsequently amended.
- B. In addition to state requirements, an 8-foot chain-link fence must completely enclose all operational quarry properties. The fence must be placed in a manner which provides maximum safety.



- C. Screening and buffer requirements. Screening and buffers shall be in compliance with the requirements as set forth in Chapter 305, Subdivision and Land Development, of the Code of the Township of Warrington. In no event shall there be a buffer of less than 100 feet.

**Quarry (Q) District Chart**

**Purpose:** The purpose of the Q Quarry District shall follow that of the Commonwealth of Pennsylvania's Act No. 148 entitled "Surface Mining Conservation and Reclamation Act:" "...for the general welfare of the people of the Commonwealth, by providing for conservation and improvement of areas of land affected in the surface mining of bituminous and anthracite coal and metallic and nonmetallic minerals, to aid thereby in the protection of birds and wildlife, to enhance the value of such land for taxation, to decrease soil erosion, to aid in the prevention of pollution of rivers and streams, to prevent and eliminate hazards to health and safety, to prevent combustion of unmined coal, and generally to improve the use and enjoyment of said lands."

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A1	Agriculture	3 acres						50	50	50			Yes
A7	Forestry												Yes
C5	Municipal Use												
F1	Utility Operating Facility	3,500 sq. ft.											Yes
G7	Quarry						50						Yes
Conditional Use:													
H7	Temporary Structure or Use						50						Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**§ 370-434. J Junkyard District****§ 370-434.1. Purpose.**

The purpose of the J Junkyard District is to permit the establishment of, or continuation of junkyards, and to ensure that junkyards will be so located and designed so as to constitute a harmonious and appropriate part of the physical development of the Township, and otherwise further the purposes of this Ordinance.

**§ 370-434.2. Permitted uses.**

The following uses are permitted by right:

- A. Use A7 Forestry
- B. Use C5 Municipal Use
- C. Use E2 Automotive Body & Paint Shop
- D. Use E6 Automotive Repair
- E. Use F1 Utility Operating Facility
- F. Use G5 Warehouse
- G. Use G8 Junkyard

**§ 370-434.3. Conditional uses.**

The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- A. Use H7 Temporary Structure or Use

**§ 370-434.4. Area requirements.**

- A. Bulk Standards.
  - (1) Minimum lot area: 1 acre, except as follows:
    - a. Use F1 Utility Operating Facility: 3,500 square feet
  - (2) Minimum lot width at minimum building setback line: 175 feet
  - (3) Maximum impervious surface ratio: 70 percent
  - (4) Maximum building height: 35 feet
  - (5) Minimum setbacks:
    - a. Front yard: 75 feet
    - b. Side yard: 20 feet per side
    - c. Rear yard: 50 feet
  - (6) Maximum building coverage: 35 percent
  - (7) Maximum building size:
    - a. Use G5 Warehouse: the maximum building size for a warehouse shall not exceed 10,000 square feet.
  - (8) Minimum open space: see § 370-504.

**§ 370-434.5. Overall provision.**

- A. The standards set forth in § 370-814, shall apply, with the additional provision that there shall be no business conducted on Sundays except for emergency towing.
- B. Screening and buffer requirements. Screening and buffers shall be in compliance with the requirements as set forth in Chapter 305, Subdivision and Land Development, of the Code of the Township of Warrington. Screening and buffers shall further be in compliance with the requirements set forth in § 370-806. Buffering, screening, and planting strip requirements of this Ordinance.



**Junkyard (J) District Chart**

**Purpose:**

The purpose of the J Junkyard District is to permit the establishment of, or continuation of junkyards, and to ensure that junkyards will be so located and designed so as to constitute a harmonious and appropriate part of the physical development of the Township, and otherwise further the purposes of this Ordinance.

Area & Dimensional Requirements not provided

**Area & Dimensional Requirements**

Use #	Use Name	Min. Net Lot Area	Min. Net Site Area (acres)	Max. Density (du/gross acre)	Min. Lot Width at Min. Bldg. Setback Line (ft.)	Max. Impervious Surface Ratio (% of site)	Max. Bldg. Height (ft.)	Minimum Setback (ft.)			Min. Open Space (% of site) <sup>1</sup>	Max. Bldg. Coverage (% of lot)	Additional Standards in Article III Use Regulations
								Front Yard	Side Yard	Rear Yard			
Permitted by Right:													
A7	Forestry												Yes
C5	Municipal Use												
E2	Automotive Body Repair & Paint Shop	1 acre			175	70	35	75	20 per side	50		35	Yes
E6	Automotive Repair	1 acre			175	70	35	75	20 per side	50		35	Yes
F1	Utility Operating Facility	3,500 sq. ft.											Yes
G5	Warehouse	1 acre			175	70	35	75	20 per side	50		35	Yes
G8	Junkyard	1 acre			175	70	35	75	20 per side	50		35	Yes
Conditional Use:													
H7	Temporary Structure or Use						35						Yes

<sup>1</sup>If a minimum open space value is not specified see § 370-504.



**ARTICLE V****Natural Resource Standards****§ 370-501. Purpose and applicability.**

- A. Purpose. The purpose of the natural resource standards and the resource protection overlay is to identify those areas in which environmental restrictions must be applied in order to achieve the natural resource protection objectives of the Comprehensive Plan and this Ordinance.

Required open space is meant to conserve and preserve natural and scenic resources within the Township and to augment and enhance recreational and public open space opportunities where applicable and practical for the residents of a development and the Township.

- B. Applicability. The resource protection regulations and standards contained herein shall be applicable to all zoning districts in Warrington Township. All uses and activities established after the effective date of this Ordinance shall comply with the following natural resource protection standards, and open space requirements. Site alterations, grading, filling, or clearing of vegetation, which is regulated by this Ordinance, prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this Ordinance.

Minimum open space requirements shall be determined for all uses in all zoning districts in accordance with the provisions herein. If a discrepancy were to occur between the provisions found within Article III Use Regulations or Article IV Classification of Districts and the district charts, the provisions found within Article III Use Regulations or Article IV Classification of Districts and the district charts shall govern.

**§ 370-502. Resource protection overlay.**

It is the intent of the resources protection overlay to protect the Township's environmental resources. The regulations of the underlying zoning district shall remain in full effect, except that special provisions herein described shall apply for those areas identified as having natural or scenic values in the environment. The goal of the resource protection overlay is preservation of woodlands, wetlands, steep slopes, rivers, lakes, ponds, floodplains, streams, aquifers, wildlife habitat and other environmentally sensitive areas.

- A. Establishment of overlay district.

- (1) The boundary and limits of "resource protection overlay areas" are subject to a resource protection area study on a site-specific basis. The precise boundary of the overlay district and the enforcement of the development limitations shall be subject to requirements of this Ordinance and the Subdivision and Land Development Ordinance.
- (2) Additional requirements for the protection and preservation of environmentally sensitive areas, other than those listed in this Ordinance as resource protection areas, shall be regulated in the Subdivision and Land Development Ordinance.

- B. Procedure for establishing land use intensities.

- (1) To establish the permitted land use intensity for any tract of land, the applicant shall prepare maps and perform the calculations specified in § 370-504, herein.
- (2) Following determination of the gross buildable site area, the applicant shall develop a site plan based upon the zoning requirements of the applicable zoning district.
- (3) The number of dwelling units permitted on the tract shall be determined by one of the following methods:



- a. Where minimum lot areas are used to determine land use intensities (that is where no maximum density requirements are specified), the maximum number of units shall be determined by the maximum number of lots that can be sited on the tract. In making this determination, restricted resource protection areas must be designated as common open space except where specifically permitted as part of lot areas in § 370-305.
  - b. Where maximum density requirements are used to determine land use intensities (that is where maximum density requirements are specified and minimum lot areas may or may not be specified), the maximum number of dwelling units shall be determined by the density applied to the gross buildable site area (GBSA).
- C. Procedures for delineating the environmental restriction and establishing the gross buildable site area. To establish the gross buildable site area and net gross buildable site area for any tract or lot proposed for development, the applicant shall prepare the following maps and perform the following calculations (which calculations are to be made in accordance with § 370-504).
  - (1) Submit a map at the same scale as the gross site area map, locating all reserved land (RL) and resource protection areas.
  - (2) The reserved land area map shall include the following:
    - a. All existing roads and utility street lines and easements.
    - b. All street lines for existing streets as specified in the Subdivision and Land Development Ordinance, and/or all future street lines and other land reserved by virtue of the official Township Map.
    - c. All land shown on previously recorded subdivisions or land developments for use as open space or for natural resource protection.
  - (3) The resource protection areas map shall include the following:
    - a. Identification of areas.
      - i. Streams, Type I.
      - ii. Water body, Type I.
      - iii. Wetlands.
      - iv. Riparian areas and riparian buffer setback.
      - v. Steep slopes shall be mapped as follows:
        - a) Areas containing slopes of 25 percent or more.
        - b) Areas with a slope of between 25 percent and 15 percent.
        - c) Areas with a slope of between 15 percent and 8 percent.
      - vi. Forest areas.
      - vii. All prime agricultural soils within the RA Residential Agricultural District only.
    - b. Mapping of area. The area of each individual component of the resource protection area shall be computed and the acreage shall be itemized and shown in chart form on the map. Areas of overlap shall be indicated. Where alternative methods of identifying protection areas are indicated, the map shall indicate the parameters used. For example, both the FEMA floodplain and soil lines shall be indicated for stream delineation.
  - (4) The resource protection area shall be determined by applying the environmental restriction standards to the total of each individual component of protected resource areas.
  - (5) The gross buildable site area (GBSA) shall be calculated by subtracting the total of the reserved land (RL) and the portion of the restricted area designated as totally unusable land (TUL) from the gross site area (GSA).
  - (6) The net gross buildable site area (NGBSA) shall be calculated by subtracting the portion of the restricted protection area designated as partially unusable land (PUL) from the gross buildable site area (GBSA).

**§ 370-503. Environmental restriction standards.**

- A. Streams, Type I. All Type I streams shall represent totally unusable land and shall be 100 percent restricted for purpose of calculating restricted resource protection areas. Such restricted land must be designated as common open space and may only be disturbed for purposes of roads, dams, culverts, water impounding basins and stormwater and utility construction. Such construction must be in accordance with state and federal regulatory agency approval. No structures or impervious surfaces shall be permitted.
- B. Water body, Type I. All Type I water bodies shall represent totally unusable land and shall be 100 percent restricted. This land must be designated as common open space and may only be disturbed for road or bridge construction in accordance with state and federal regulatory agency approval. No structures, filling, pipes or diverting of water shall be permitted except as stated above.
- C. Wetlands. In the case of any subdivision or land development, all wetlands shall represent totally unusable land and shall be 100 percent restricted. This land must be designated as common open space and may not be disturbed except as permitted by state and federal regulatory agencies. If wetland disturbance is approved by state and federal regulatory agencies, the area shall still be considered 100 percent restricted for purposes of determining building densities.
- D. Wetland buffers. To protect valuable wetland resources, no construction activity or permanent construction of any kind, no clearing (except for removal of invasive species), no lawns or plant bedding, and no storage of material shall be permitted within 50 feet of any geographically isolated wetland, except for such activities as are permitted in Riparian Buffers as specified in § 370-503.E. herein. A full 100-foot riparian buffer, as specified in § 370-503.E., shall be provided for any connected wetland, subject to any limitations provided therein. A certified wetland scientist shall determine if a wetland is connected or geographically isolated.
- E. Riparian buffers. Riparian buffers shall be provided along all Type 1 streams, water bodies, natural watercourses, all wetlands, and any floodplains thereof, along with associated alluvial soils. A width of 100 feet beyond the limits of these resource-protected lands shall be established. No land disturbance shall be permitted within any riparian buffer except as permitted below. The measurement of the riparian buffer shall extend a minimum of 100 feet from each defined edge of an identified watercourse or surface water body at bankfull flow or level or shall equal the extent of the 100-year floodplain, whichever is greater. The buffer area will consist of two distinct protection zones.
  - (1) Zone 1. This buffer area will begin at the edge of the identified waterway (which includes adjacent wetlands and intermittent watercourse) and occupy a margin of land with a minimum width of 50 feet, measured horizontally on a line perpendicular to the edge of water at bankfull flow.
    - a. Open space uses that are primarily passive in nature may be permitted in Zone 1, including:
      - i. Open space uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas for public or private parklands, and reforestation.
      - ii. Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks County Conservation District and a nutrient management plan in accordance with state requirements, if applicable.
      - iii. Regulated activities permitted by the Pennsylvania Department of Environmental Protection and the Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails, roads, sewer or waterlines, and utility transmission lines), provided that any disturbance is offset by riparian corridor improvements as approved by the Township.
      - iv. Vegetation management in accordance with a stream bank stabilization plan or an approved landscape or open space management plan.

- (2) Zone 2. This buffer zone will begin at the outer edge of Zone 1 and occupy a minimum width of 50 feet in addition to Zone 1. However, where the width of the 100-year floodplain extends greater than 100 feet from the waterway, Zone 1 shall remain a minimum of 50 feet and Zone 2 shall extend from the outer edge of Zone 1 to the outer edge of the 100-year floodplain. Uses permitted in this buffer area include open space uses that are primarily passive in nature, including:
- Open space uses such as wildlife sanctuaries, nature preserves, forest preserves, passive areas for public or private parklands, recreational trails and reforestation.
  - Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks County Conservation District.
  - Regulated activities permitted by the Pennsylvania Department of Environmental Protection and the Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails, roads, sewer or waterlines, and utility transmission lines), provided that any disturbance is offset by riparian corridor improvements as approved by the Township.
  - Recreational activities or uses not involving impervious surfaces such as ball fields or golf courses.
  - Naturalized stormwater management facilities provided the entire facility is located a minimum of 50 feet from the defined edge of the identified watercourse and situated outside the 100-year floodplain.
- (3) Prohibited uses. Any use or activity not authorized within Zones 1 and 2, §§ 370-503.E.(1) or 370-503.E.(2) above shall be prohibited within the riparian buffer. The following activities and facilities are specifically prohibited:
- Clear-cutting of trees and other vegetation.
  - Selective cutting of trees and/or the clearing of other vegetation, except where such clearing is necessary to prepare land for a use permitted under Zones 1 and 2, §§ 370-503.E.(1)a. or 370-503.E.(2)a. above or where removal is necessary as a means to eliminate dead, diseased or hazardous trees. Removal is subject to revegetation by native plants that are most suited to the riparian corridor.
  - Storage of any hazardous or noxious materials.
  - Roads or driveways, except as permitted as corridor crossings by the Pennsylvania Department of Environmental Protection and the Township.
  - Parking lots.
  - Subsurface sewage disposal areas.
- (4) Revegetation of riparian area. In cases where a major subdivision or land development is proposed, replanting of the riparian corridor shall be required where there is little or no existing streamside vegetation. Native vegetation approved by the Township must be used in replanting efforts. Three layers of vegetation are required when replanting the riparian corridor. These layers include herbaceous plants that serve as ground cover, understory shrubs, and trees that form an overhead canopy. The revegetation plan shall be prepared by a qualified professional such as a landscape architect or engineer and shall comply with the following minimum requirements, unless modified by the Board of Supervisors upon recommendation of the Planning Commission:
- Ground cover. Ground cover consisting of a native seed mix extending a minimum of 25 feet in width from the edge of the stream bank must be provided along the portion(s) of the stream corridor where little or no riparian vegetation exists. Appropriate ground cover includes native herbs and forbs, exclusive of noxious weeds as defined by the Pennsylvania Department of Agriculture. This 25-foot-wide planted area shall be designated on the plan as

- a "no mow zone" and shall be left as natural cover except in accordance with the maintenance instructions stated on the plan.
  - b. Trees and shrubs. These planting layers include trees that form an overhead canopy and understory shrubs. Acceptable plantings are listed in Chapter 305, Attachment 8, Preapproved Plant Material List, of the Subdivision and Land Development Ordinance. These plants shall be planted in an informal manner, clustered within Zone 1 of the riparian buffer as indicated in this § 370-503.E.(4). These plants shall be provided at a rate of at least one overstory tree and three shrubs for every 20 linear feet of waterway.
  - c. Exceptions. These planting requirements shall not apply to existing farm fields located within the riparian buffer if farming operations are to be continued and the required nutrient management plan is met.
- F. Steep slopes. Steep slopes are naturally formed and exclude manmade slopes, as defined herein.
- (1) In areas of steep slopes (i.e., those slopes in excess of 15 percent) a portion of the area will be considered restricted resource protection area as partially unusable land and shall be subject to certain development limitations. A restricted area shall be based on the severity of the slope. Regardless of allocation of restricted area, it shall not be disturbed by regrading or stripping of vegetation. Manmade slopes or cuts are exempt from the below standard which regulate steep slopes:
    - a. Slopes between 8 percent and 14 percent: a minimum of 60 percent of this area shall be considered restricted.
    - b. Slopes between 15 percent and 24 percent: a minimum of 70 percent of this area should be considered restricted.
    - c. Slopes in excess of 25 percent: a minimum of 85 percent of this area shall be considered restricted.
  - (2) Within the RA Residential Agricultural District, the Township may waive the partly usable land restrictions and recommend greater encroachment into the areas of steep slopes in order to ensure the best design of a site for agricultural purposes.
- G. Forest.
- (1) In order to promote forest protection, the Township requires protection of a minimum of 50 percent of a forest on a site, and 80 percent when it is associated with another environmentally sensitive resource.
  - (2) Removal of trees and/or grading that is initiated two years or less before the submission of plans for subdivision, land development, or building permits is presumed to be in anticipation of development.
  - (3) If an application for building, subdivision or land development is submitted for the property within two years of the date the tree removal and/or grading began, the requirements for resource protection, as set forth in this Ordinance and in the Subdivision and Land Development Ordinance, shall be applied to the property as it was prior to the removal of trees or grading.
- H. Land clearance.
- (1) Any land clearance within two years of permit application which is not related to preparation of a site for development shall require revegetation consisting of groundcover, shrubs, and trees. Groundcover consisting of a native seed mix including native herbs and forbs exclusive of noxious weeds as defined by the Pennsylvania Department of Agriculture. Understory shrubs should consist of elderberry, viburnum, azalea, rhododendron, holly laurel and alders. Overstory trees which are deciduous or evergreens that include oak, hickory, maple, gum, beech, sycamore, hemlock pine and fir that form an overhead canopy. These plants shall be planted in an informal manner clustered and provided at a rate of at least one overstory tree and three shrubs for every linear feet of road frontage.

- (2) Land clearance and excavation is prohibited on any lot under 1 acre in size. Any clearance activity in connection to an application shall only occur within four years of development. The applicant must install all stormwater management facilities on the site as land clearance commences. If a landowner chooses to pursue land clearance the landowner must apply for a building permit and all other required permits prior to the commencement of land clearance.

**§ 370-504. Calculating gross buildable site area and net gross buildable site area.**

The following calculations shall be completed, according to the requirements herein, and shall be submitted to the Township for review on the required plan submission. Use B12 Conservation Residential Development contains several density bonuses, see Use B12, Article III, Use Regulations.

GROSS SITE AREA (GSA): \_\_\_\_\_ (deeded)

**A. Reserve Land Areas (RL).**

- (1) All existing road and utility street lines: \_\_\_\_\_ AC (in acres)
- (2) All street lines for existing streets as specified in the Township Subdivision and Land Development Ordinance and/or all future street lines and other land reserved by virtue of the official Township Map: \_\_\_\_\_ AC
- (3) All land shown on previously recorded subdivision plans as reserved from development: \_\_\_\_\_ AC

TOTAL SECTION A: \_\_\_\_\_ AC

**B. Totally Unusable Land Area (TUL).**

- (1) Streams, Type I: \_\_\_\_\_ AC
- (2) Water body, Type I: \_\_\_\_\_ AC
- (3) Wetlands: \_\_\_\_\_ AC

TOTAL SECTION B: \_\_\_\_\_ AC

TOTAL SECTIONS A AND B: \_\_\_\_\_ AC

**C. Calculate the Gross Buildable Site Area (GBSA).**

- (1) Gross Site Area (GSA): \_\_\_\_\_ AC
- (2) Subtract Total of Sections A and B (-): \_\_\_\_\_ AC
- (3) Total Gross Buildable Site Area (GBSA) (=): \_\_\_\_\_ AC

**D. Total Dwelling Units Permitted (where applicable).**

- (1) Gross Buildable Site Area (GBSA): \_\_\_\_\_ AC
- (2) Multiplied by the Applicable Density (x): \_\_\_\_\_ Density
- (3) Equals the Maximum Allowable Dwelling Units: \_\_\_\_\_ Dwellings
  - a. Note: If applicable sections of this Ordinance do not specify an allowed maximum density, the applicant may compute the maximum allowable dwelling units by designing the development in accord with applicable minimum lot area requirements. The initial design should be done after the calculation of common open space (§ 370-504.G.).

**E. Partly Unusable Land Areas (PUL).**

(Except for within the RA-Residential Agricultural District, where the Township may waive these restrictions in order to ensure the best design of a site for agricultural purposes, however, the following regulations shall apply):

- (1) Areas with 25 percent or greater slopes:
- (2) \_\_\_\_\_ AC x 0.85 = \_\_\_\_\_ AC
- (3) Areas with slopes between 15 percent and 20 percent:
- (4) \_\_\_\_\_ AC x 0.70 = \_\_\_\_\_ AC
- (5) Areas with slopes between 8 percent and 15 percent:

(6) \_\_\_\_\_ AC x 0.60 = \_\_\_\_\_ AC

(7) Forested Areas

If forested area is not associated with another environmentally sensitive resource:

\_\_\_\_\_ AC x 0.50 = \_\_\_\_\_ AC

If forested area is associated with another environmentally sensitive resource:

\_\_\_\_\_ AC x 0.80 = \_\_\_\_\_ AC

TOTAL SECTION E: \_\_\_\_\_ AC

F. Calculate the Net Gross Buildable Site Area (NGBSA).

(1) Gross Buildable Site Area (Section C): \_\_\_\_\_ AC

(2) Subtract the total of Section E (-): \_\_\_\_\_ AC

(3) Equals the Net Gross Buildable Site Area (NGBSA) (=): \_\_\_\_\_ AC

G. Open Space Requirements (where applicable).

(1) Common Open Space (COS) applies to all proposed land development and uses, residential, nonresidential, and mixed-use.

a. Common Open Space (COS):

The Net Gross Buildable Site Area (NGBSA) (Section F): \_\_\_\_\_ AC

Multiplied by 0.20 (x): \_\_\_\_\_ AC

Equals the common open space requirement (=): \_\_\_\_\_ AC

i. Note: The common open space (COS) requirements as calculated above may be credited, either in part or in whole, with the areas calculated and mapped of totally unusable land and partly unusable land, provided that the resulting common open space meets the requirements for use and development of such land and complies with restrictions for totally unusable land and partly unusable land as specified herein.

(2) Active Open Space (AOS) applies to all residential subdivision and residential land development and to all mixed residential/nonresidential communities and developments.

a. Active Open Space (AOS):

Total Proposed Dwellings (Total) Dwellings

Divided by 100 and ( ) \_\_\_\_\_

Multiplied by 3.0 AC (x 3.0) \_\_\_\_\_ AC

Equals the Amount of Active Open Space Required (= AOS) \_\_\_\_\_ AC

#### **§ 370-505. Open space requirements and application.**

- A. All open space areas established as part of a residential subdivision or residential land development, a mixed residential/nonresidential subdivision or land development and after the date of adoption of this Ordinance, as amended, shall be on a single and separate lot. All open space tracts or lots, whether owned by a homeowners' association, condominium, Township, Bucks County, or State government, or conservation organization, shall establish deed restrictions to the satisfaction of the Township.
- B. Open space requirements are applicable to all subdivision and land development and to all mixed residential/nonresidential communities and developments and as required in Article III Use Regulations. The plan shall contain or be supplemented by such material as required to establish the method by which open space shall be protected, maintained, used, and owned. The plan and other materials shall be construed as a contract between the landowner(s) and the Township and shall be noted on all deeds.
- C. The minimum open space requirement for all new development shall be 20 percent, unless otherwise specified in Article IV Classification of Districts, or unless a payment in lieu of open space is made pursuant to Subsection H below.

- D. Required common and active open space shall be calculated using the calculations in § 370-504.G. The required open space calculations, designated areas, and recreational facilities shall be so noted on the subdivision and land development plan(s) on the sketch, preliminary, or final plan submissions.
  - (1) Deed restricted areas on private lots do not count toward the minimum open space requirement.
- E. Open space design standards.
  - (1) Areas set aside for open space shall be suitable for the designated purpose and shall be consistent with the policy for future land in the Township. Any such area shall contain no structure other than a structure related to the purposes of open spaces. Where structures relating to open space or recreational activity are located in the developed open space, no more than 5 percent of that area, or 10,000 square feet, whichever is greater, may be converted to building areas. Structures relating to agricultural uses shall conform with the provisions for permitted uses per Use Regulations.
  - (2) Stormwater management facilities shall not count toward required open space for residential subdivisions or land developments or mixed residential/nonresidential subdivision or land development.
  - (3) Stormwater management facilities shall not count toward required open space for nonresidential subdivisions or land development unless the stormwater management facility is a naturalized detention or retention basin.
  - (4) Subsurface drainage facilities shall not count toward required open space.
- F. Where open space is designated in a residential subdivision and land development, it shall be restricted from further subdivision and development.
- G. All boundaries, edges, and corners (as defined by survey from a professional land survey) of open space lots shall be delineated with signs, fencing, posts, or a means acceptable to the Township.
- H. If it is determined that open space land as represented on a subdivision or land development plan is not suitable with regard to the size, shape, location, access or provision for maintenance, the Township may, at the discretion of the Board of Supervisors, require that open space be provided through payment of a fee in lieu of land and/or facilities. This fee shall be based upon the fair market value of the acreage that would otherwise be dedicated pursuant to this section, as stated in the adopted Fee Schedule. Such payment shall be made to Warrington Township, to be used of the acquisition, development, maintenance, or improvement of open space land that will be available and accessible to and that will benefit the residents of the development. This option is available in all zoning districts within the Township in which open space is required.

**§ 370-506. Open space ownership and maintenance regulations.**

The following open space performance standards shall apply to all uses, as they are applicable:

- A. General provisions.
  - (1) It is mandatory that the recorded plan and the deeds indicate that there shall be no additional development. The open space shall be restricted against any future building, development or use except as consistent with that of providing for open space for recreation, conservation, agriculture, and general satisfaction of the residents of the development or of the general public. Buildings or uses for noncommercial recreation, cultural or agricultural purposes compatible with the open space objectives may be permitted only with the express approval of the Board of Supervisors following approval of the building, site, and operational plans by the Board of Supervisors.
  - (2) All documents pertaining to the conveyance and maintenance of the open space shall meet the approval of the Board of Supervisors as to legal form and effect with recommendations from the

Planning Commission as to suitability for the proposed use of the open space and be approved by the Board of Supervisors as part of the final plan approval.

- (3) Any land set aside as open space must be made subject to a deed restriction or agreement in a form acceptable to the Board of Supervisors and duly recorded in the office of the Recorder of Deeds in and for Bucks County.
- B. Methods of conveyance and maintenance. All open space shown on the final development plan as filed with the Township and subsequently recorded in the office of the Recorder of Deeds of Bucks County must be conveyed in accordance with one or more of the following methods, either individually or jointly:
  - (1) Dedication in fee simple to the Township. The Township may, at the discretion of the Board of Supervisors, accept any portion or portions of the open space; provided:
    - a. If it is determined that such land is suitable regarding size, shape, location and access, the Board of Supervisors may determine that such lands will benefit the general public of the Township.
    - b. The Township agrees to and has access to maintain such land.
    - c. The titles are conveyed to the Township without cost.
    - d. The Board of Supervisors shall adopt a resolution accepting a deed of dedication from the landowner together with an account of monies as determined by the Board of Supervisors which shall be deposited in a special Township account that shall be used only for the purposes of maintaining the land.
  - (2) Conveyance of title (including beneficial ownership) to a conservancy, corporation, association, funded community trust, condominium, individual landowner, or other legal entity:
    - a. The terms of such instrument of conveyance must include provisions suitable to the Township requiring such organization to guarantee:
      - i. The continued use of such land for the intended purpose in perpetuity.
      - ii. Continuity of proper maintenance for those portions of the open space requiring maintenance.
      - iii. Available funds required for such maintenance.
      - iv. Adequate insurance protection.
      - v. Provision for payment of applicable taxes.
      - vi. For the attempt to recover for loss sustained by casualty, condemnation or otherwise.
      - vii. The right of the Township to enter upon and maintain such property at the expense of the organization in the event the organization fails to maintain the property in accordance with 'lack or failure of maintenance,' included herein.
      - viii. Create such other covenants and/or easements necessary to fulfill the purposes and intent of this Article.
    - b. The following are prerequisites for a corporation or association:
      - i. It must be approved by the Township, prior to final plan approval, and the plans recorded before any homes or dwelling units are sold, leased, or otherwise conveyed.
      - ii. Membership must be mandatory for each buyer and/or lessee. The organizational papers shall specify the voting rights as per adult, per unit or per bedroom. The organizational papers shall set forth the manner and time of transference of the organization and its assets from developer to homeowner.
      - iii. It must be responsible for liability insurance, taxes, recovery for loss sustained by casualty, condemnation or otherwise, and the maintenance of recreational and other facilities.
      - iv. Members or beneficiaries must pay their pro rata share of the costs and the assessments levied can become a lien on the property, including any maintenance and associated administrative costs incurred by the Township.



- v. It must be able to adjust the assessment to meet conditions by a stated margin of votes.
    - vi. Such corporation or association shall not be dissolved, nor shall it dispose of the open space by sale or otherwise, except to an organization conceived and established to own and maintain the open space. The corporation or association must first offer to dedicate the open space to the Township before any such sale or disposition of the open space.
  - c. The conveyance of open space, streets, or other lands to common ownership of the corporation, association, individual or other legal entity or the Township shall be absolute and not subject to reversion for possible future use for further development.
- (3) All open space areas established after the effective date of this Ordinance that will be protected by restrictive covenants, conservation easements or other legal device granted to the Township, conservancy, corporation, funded community trust or other legal entity, shall be located on a separate lot, that is approved as part of the land development and/or subdivision process; provided:
  - a. The terms of such instrument of conveyance must include provisions to the Township for guaranteeing:
    - i. The continued use of such land for the preservation of open space.
    - ii. Such other conveyance and/or easement that the Township shall deem desirable to fulfill the purposes and intent of this Article.
  - b. The following are prerequisites for the conveyance of easements, etc.:
    - i. Such conveyance of the total easements, etc., must transpire prior to any lots or dwelling units being sold, leased, or otherwise conveyed.
    - ii. Each owner of the open space shall be responsible for liability insurance, insurance, taxes, recovery of loss sustained by casualty, condemnation or otherwise, and the general maintenance thereon.
- C. Specific use regulations for common open space.
  - (1) No motor vehicle usage in the open space area shall be permitted except for maintenance or agricultural purposes.
  - (2) No removal of any trees or destruction or removal of vegetation, rocks or soil shall be permitted unless in accordance with a landscape improvement plan or agricultural use approved by a majority vote of the association of property owners, if applicable, pursuant to review and approval by the Board of Supervisors. Such plan shall be in accordance with all other applicable sections of this Ordinance.
  - (3) No alteration of any stream, pond or lake shall be permitted unless in accordance with a plan approved by a majority vote of the association of property owners, if applicable, pursuant to review and approval by the Board of Supervisors. Such plan shall be in accordance with other applicable sections of this Ordinance and all applicable regulations of the Pennsylvania Department of Environmental Protection.
  - (4) No structures shall be erected unless in accordance with a plan approved by a majority vote of the association of property owners, if applicable, pursuant to review and approval by the Planning Commission. Such plan should be in accordance with all other applicable sections of this Ordinance.
  - (5) Conservation sewerage easement. No sewage disposal system shall be located within designated common open space or natural resource protection land resulting from a subdivision or site plan unless a conservation sewerage easement has been designated. Such easement shall provide for future expansion of the disposal area and provide the right of access by the managing organization and municipality.
  - (6) Stormwater management easement. No stormwater management system shall be located within designated common open space or natural resource protection land resulting from a subdivision

or site plan unless a stormwater management easement has been designated. Such easement shall provide for future expansion of the stormwater management area and provide right of access by the managing organization and municipality.

D. Lack or failure of maintenance.

- (1) In the event that the organization agreed to own and maintain common open space, or any successor organization, fails to maintain the common open space in reasonable order and condition in accordance with the development plan, the Township may serve written notice upon such organization or upon the residents of the development, setting forth the manner in which the organization has failed to maintain the common open space in reasonable condition; and said notice shall include a demand that such deficiencies of maintenance be corrected within 30 days thereof. The Township may modify the terms of the original notice as corrected. If the deficiencies set forth in the original notice or in the modifications thereof shall not be corrected within said 30 days or any extension thereof, the Township, in order to preserve the taxable value of the properties within the development and to prevent the common open space from becoming a public nuisance, may enter upon said common open space and maintain the same for a period of one year, in accordance with the notice provided by the Township.
- (2) The cost of such maintenance by the Township shall be assessed ratably against all the properties within the development and shall become a lien on said properties when filed. The Township at the same time of entering upon said common open space for the purpose of maintenance shall file a notice of lien in the Office of the Prothonotary of Bucks County upon the properties affected by the lien within the development.



**Article VI****Off-Street Parking, Loading, and Unloading.****§ 370-601. General regulations.**

- A. Off-street parking, loading, and unloading facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available throughout the hours of operation of the particular business or use for which such facilities are provided. As used herein, the term “parking space” includes either covered garage space or uncovered parking lot space located off the public street line.
- B. All parking spaces shall be ample in size for the vehicles for which use is intended. The standard parking space, measured inside and not including parking stall lines, shall be not less than 9.5 feet wide and 18 feet long. Parking stall lines shall be at minimum 4 inches in width. Outdoor parking space, and the approaches thereto, shall be paved. Such outdoor parking spaces shall not be used to satisfy any open space requirements of the lot on which it is located.
- C. Surfacing. Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a paved surface and shall be so arranged as to provide for orderly and safe parking and storage of vehicles. Temporary overflow parking, beyond the minimum required, must be durable and dustless and can include compacted gravel when approved by the Board of Supervisors.
- D. Lighting. In accordance with § 305-314 of the Subdivision and Land Development Ordinance.
- E. There shall be adequate provisions for ingress and egress to all parking and loading spaces designed for use by employees, customers, delivery services, emergency service vehicles, salespeople and/or the general public. Where a parking or loading area does not abut on a street line or private alley or easement of access, there shall be provided an access drive or aisle shall be 12 feet in width or greater and suitably graded and surfaced. Where the access is to required storage areas or loading and unloading spaces, the access drive or aisle shall be 18 feet or greater in width.
- F. Two-way aisle, accessing single- or double-parking bay, shall be no less than 22 feet in width. One-way aisle parking is permitted at 30-, 45-, and 60-degree angles. The permitted aisle width shall be no less than 19 feet.
- G. For other uses which do not fit into one of the categories listed in § 370-602, determination of the appropriate parking space requirement shall be submitted by the applicant to be reviewed and approved by the Zoning Officer, Planning Commission, and Board of Supervisors.
- H. Parking area screening. All nonresidential off-street parking areas which provide more than five parking spaces shall be screened from any abutting property zoned residential or used for residential purposes.
- I. All parking areas shall be designed in accordance with standards and guidelines established by the United States Department of Justice 2010 ADA Standards for Accessible Design, and the Pennsylvania Department of Labor and Industry Uniform Construction Code, as amended, restated, supplemented, or otherwise modified from time to time.
- J. Parking area restrictions.
  - (1) All off-street parking areas, in all districts (except for motor vehicle service stations and automobile sales), shall be reserved and used for automobile parking only, with no sales, dead storage, repair work, dismantling or servicing of any kind.
  - (2) In motor vehicle service stations, automobile body repair and paint shop and truck repair and sales, the parking of an automobile or truck for sale, storage, repair, dismantling or servicing of any kind, for any automobile not bearing a valid and current state inspection or current and valid vehicle registration, shall not exceed 30 days.
  - (3) The parking of one commercial vehicle up to one-ton load capacity is permitted in residential districts if needed by an individual for their livelihood for a business not conducted on the

premises; or one recreational vehicle dwelling is permitted to be parked and is not to be used for sleeping, as a short-term rental, recreational or living purposes at any time or in any way, shape or form. Commercial and recreational vehicles cannot be parked in any required setbacks or in front of any building.

- (4) Vehicles displaying commercial signs cannot be parked in the front yard of a commercial building/use or in a customer or required parking space. As used herein, front yard means area from the front of the building to the street, for the entire length of the street frontage.
- K. Conditional parking reduction. To minimize the creation of excess parking spaces and impervious areas, the Board of Supervisors, after consulting with the Planning Commission and Township Engineer, may permit a conditional reduction of parking space under the following conditions:
  - (1) The land development plan shall provide the parking requirements established by this Ordinance. The plan shall also provide a layout for the total number of parking spaces.
  - (2) The conditional reduction shall not exceed 25 percent of the required number of parking spaces as specified in this Ordinance or a total number of parking spaces as proven by the applicant with credible evidence and approved by the Board of Supervisors. This initial phase of the parking provisions shall be clearly indicated on the plan.
  - (3) The balance of the parking area conditionally reserved shall not include areas for required buffer yards, setbacks or areas that would otherwise be unsuitable for parking due to the physical characteristics of the land or other requirements of this Ordinance. The parking area which is conditionally reduced shall be located so as to provide usable open space if the additional parking spaces are not required. The developer shall provide a landscaping plan for the reserved area with the land development plan.
  - (4) Land which has been determined and designated by the Board of Supervisors to remain as public or open space rather than as required parking, shall not be used to provide parking spaces for any additional or future expansion of the business use.
- L. Off-street parking and loading space as required in this section shall be provided for all new buildings and structures and for additions to existing buildings or structures. The word "addition" as used above shall include any development (as defined), reconstruction, structural alteration, or alteration intended to enlarge or increase capacity by adding or creating dwelling units or gross floor area.
- M. Existing off-street parking or loading facilities provided at the effective date of this Ordinance and actually being used at that time in connection with the operation of an existing use shall not be reduced below the minimum required in this Ordinance.
- N. Whenever the existing use of a building, structure or land shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the said building or structure was erected or the use of land established prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements of the new use would exceed this for the existing use.
- O. Shared parking; collective or mixed uses; off-street parking and loading requirements. Collective provision of off-street parking and loading facilities for two or more buildings or uses located on the same or adjacent lots is permitted to allow for the sharing of such facilities for commercial and mixed-use development. Reduction of parking is permitted if credible justification is provided by the applicant that peak period parking for each specific use is not needed. A traffic impact study may be required per Township request. The applicant shall provide credible evidence that the actual demand for parking will be met during peak business hours for all shared uses.
- P. Parking, access and circulation roads, driveways and loading and unloading area setbacks, unless specified in Article III Use Regulations and Article IV Classification of Districts, as provided for in Table 7:

Table 7. Land Use Type Setbacks.

Uses	Buildings (feet)	Street Line (feet)	Property Lines: Like Uses (feet)	Property Lines: Unlike Uses (feet)
Single-family detached	0	NA	5	5
Other residential	5***	10	10**	*
Commercial / Institutional	10	15	10	*
Office / Industrial	10	15	10	*
Other Uses	10	15	10	*

\* See § 370-806. Buffering, Screening, and Planting Strip Requirements.

\*\* No setback for attached dwelling units.

\*\*\* No setback for attached garages.

Q. Access drives and parking bays.

- (1) All access drives and parking bays shall be setback and buffered with a minimum planting strip of 10 feet when directly adjacent to building walls except in loading and unloading areas, drive-thru lanes, and single-family detached dwellings. Single-family detached dwellings require a minimum planting strip of 5 feet, as shown on Table 7.
- (2) Contents of this planting strip are subject to Chapter 305, Subdivision and Land Development.

R. Electric vehicle charging space standards.

- (1) All new, expanded, and reconstructed parking areas may provide the electrical capacity necessary to accommodate the future hardwire installation of electric vehicle charging spaces.
- (2) Parking configurations, stall dimensions, signage, and the installation of electric vehicle supply equipment shall be designed to the standards of this Ordinance, as approved by the Township.
- (3) Electric vehicle charging spaces are permitted in addition to and shall not count toward the minimum parking requirements as outlined in this Ordinance.
- (4) Level 1 and Level 2 charging spaces are permitted in all zoning districts. Level 3 Direct Current Fast Charging (DCFC) stations are prohibited on residential lots and in residential districts.

S. Minimum parking space dimensions.

- (1) Standard. 9.5 ft. x 18 ft.
- (2) Parallel. 10 ft. x 22 ft.

**§ 370-602. Required off-street parking space.**

Off-street parking facilities shall be provided as follows, unless specified in parking standards per district or Article III Use Regulations:

A. Residential parking requirements.

- (1) An attached or unattached garage or carport on the premises do not count towards the parking requirement. Driveways not included in the street line do count towards the parking requirement.
- (2) Apartment structures in combination with permitted commercial uses shall provide parking spaces as required as if both uses were established separately.
- (3) Required parking may be permitted in driveway front yards.
- (4) There shall be a minimum of 18 feet between the face of the garage and the street line.

Table 8. Residential Parking Requirements.

Uses	Required Parking Spaces for Each Dwelling Unit
Single-Family Detached Dwelling, Mobile/Manufactured Home Park	2
Single-Family Zero Lot Line Dwelling	2
Two-Family Detached Dwelling (Duplex)	2.5 (includes designated visitor and common parking)
Two-Family Semi-Detached Dwelling (Twin)	2.5 (includes designated visitor and common parking)
Townhouse, Townhouse Village Development	2.5 (includes designated visitor and common parking)
Four-Family Semi-Detached Dwelling, Multiplex	2.5 (includes designated visitor and common parking)
Garden Apartment	2.5 (includes designated visitor and common parking)
Mid-Rise Apartment, Town Center Apartments	2.5 (includes designated visitor and common parking)
Conservation Residential Development, Mixed Residential Community	2.5 (includes designated visitor and common parking)
Village House	2
Manor House	2
Live-Work Units	1.5; plus 1 per 500 square feet of gross floor area
Rooming or Boarding House	1 per each room in a unit, plus 1 caretaker space per room

## B. Nonresidential parking.

Table 9. Nonresidential Parking Requirements.

Uses	Required Parking
Agricultural Sales/Roadside Farm Stands	1 space for every 200 square feet of retail space
Kennel	1 space for each employee plus 1 space for each 8 animals in capacity except for training where 1 space shall be provided for each 3 animals
Riding Academy/Living or Boarding Stable	1 space for every 3 persons present at such facilities when they are used to capacity
Nursery	1 space for every 250 square feet of retail space
Cemetery	1 space for each employee; plus 1 space for each 4 visitors in total capacity for an on-site chapel
Crematorium	1 space for each 4 seats for patron use or 1 space for every 50 sq. ft.
Hospital	1.5 spaces for each patient bed; plus 1 space for each staff and visiting doctor; plus 1 space for each employee on the two largest shifts
Library or Museum	3 spaces per 1,000 sq. ft. of gross floor area
Municipal Use	1.2 spaces for each 250 square gross floor area used by public; plus 1 space per employee

Table 9. Nonresidential Parking Requirements (continued)

Uses	Required Parking
Nursing Home	1 space per 2 patient beds; plus 1 space for each staff and visiting doctor; plus 1 space for each employee on the two largest shifts
Assisted Living/Personal Care Facility	1 space per 2 patient beds; plus 1 space for each staff and visiting doctor; plus 1 space for each employee on the two largest shifts
Recreation Facility Community Center	1 space for each 4 seats provided for patron use or 1 space for each 50 sq. ft. of gross floor area, whichever requires the greatest number of spaces; plus 1 additional space for each employee
Continuing Care Retirement Community	1 space per 2 patient beds; plus 1 space for each staff and visiting doctor; plus 1 space for each employee on the two largest shifts
School	12 spaces per 100 students for elementary school, 15 spaces per 100 students for middle/junior high school, and 38 spaces per 100 students for high school
Academic or Administrative Building for Educational Facilities of Higher Learning	1.3 spaces per employee; plus 1 space per each three students
Place of Assembly - Theater	22 spaces per 100 theater seats
Place of Worship	1 space for each 2 seats provided for patron use or 1 space for each 40 sq. ft. of gross floor area, whichever is greater; plus 1 space for each full-time employee
Professional or Business Office	5 spaces per 1,000 square feet of gross floor area
Veterinary Office	1.4 spaces per 500 square feet of gross area
Medical Service, Clinic, Urgent Care	1 space per 200 square feet of gross floor area
Research and Development Lab	3.5 spaces per 1,000 square feet of gross floor area; plus 1 space per employee
Medical Service - Physician's Office	4.3 spaces per 1,000 square feet of gross floor area
Medical Services Integrated Medical Health Center	3 spaces per exam/procedure unit; plus 1 space per employee (including doctors and nurses) on the largest shift
Adult-Oriented Business	1 space for each 4 seats devoted to patron use or 1 space for each 50 square feet of gross floor area, whichever is greater; plus 1 space for each employee
Financial Establishment	1 space per 200 square feet of gross floor area



Table 9. Nonresidential Parking Requirements (continued)

Uses	Required Parking
Automotive Body Repair, Automotive Repair, Truck Repair	1 space per 200 square feet of gross floor area devoted to retail; plus 4 spaces per each service bay; plus 1 space for each employee
Automotive Sales	1.5 spaces per 1,000 square feet of gross area; plus 1 per employee
Motor Vehicle Service Station	1.7 spaces per 1,000 square feet of gross area; plus 1 per employee
Car Wash	1 space per employee; plus 1 space per vacuum
Restaurant, Tavern, Restaurant - Fast Food, Nightclub, Brew Pub, Tavern, Microbrewery, and similar uses	1 space per employee; plus one space per two persons of capacity or 2 seats (whichever is greater)
Private Club	1 space per 5 members; plus 1 space per 50 square feet of service area; plus 1 space per employee
Bed & Breakfast	1 space for each guest room; plus 1 space for each employee; plus 2 spaces for the owners of the property
Private Recreation Area, Outdoor Entertainment	1 space for every 3 persons of maximum occupancy
Retail/Store, Trade & Service	1.3 spaces for each 250 square feet of sales floor area
Personal Service Business Establishment	1 space for each 100 square feet of building floor area up to 400 square feet; plus 1 space for each 200 square feet of building floor area above 400 square feet
Repair Shop, Smoking Lounge	1 space per 300 square feet of gross floor area
Golf Course	1 space per 5 people of total capacity, including accessory uses; plus 1 space per employee
Hotel/Motel	1.1 spaces per room plus the required parking for associated uses such as restaurant, banquet, assembly, and meeting rooms, etc.
Mini Warehouse, Limited-access Self-Storage Facility	1 space per 10,000 square feet of warehouse space; plus 1 space for each 20 rental units
Sale of Fireworks	1 space per 200 square feet of gross floor area
Pet Day Care	1 space per employee; plus 1 space for each 5 dogs/animals
Convenience Store with Fuel Sales	1.6 spaces for every 125 square feet of sales floor area
Shopping Center	5 space for each 1,000 square feet of gross floor area; if the shopping center has multiple tenants, parking calculations for each business shall be calculated separately
Garden Center	5 spaces per 1,000 gross floor and display area (both indoor and outdoor)

Table 9. Nonresidential Parking Requirements (continued)

Uses	Required Parking
Day Care Center	1 space per employee and 1 drop-off space per 10 patrons
Dwelling in Combination with a Business	2 spaces per dwelling unit
Combined Office/Commercial Multifamily Building	1 space per 250 square feet of nonresidential gross floor area; plus 1.25 spaces per efficiency unit, 1.5 spaces per one bedroom unit, and 2 spaces per two bedroom unit
Short-Term Rental	1.5 spaces per dwelling unit; plus 2 spaces if the primary dwelling is owner-occupied
Private Kindergarten, Child Nursery, or Day Care	1 space for each 600 square feet of building floor area
Indoor Entertainment Facility, Athletic Recreation Facility	1 space per 250 square feet of gross floor area
Medical Service Lab	1 space per 200 square feet of gross floor area
Commercial School	1 space per 250 square feet of gross floor area
Medical Marijuana Dispensary	1 space per 150 square feet of gross floor area; plus 1 space per employee
Funeral Home	1 space per 4 seats or 1 space for every 50 square feet of gross floor area used for viewing or ceremonial purposes; plus 1 space per employee
Village Shops	1 space for each 150 square feet of gross floor area
Utility Operating Facility	2 spaces or 1 space per employee, whichever requires the greatest number of spaces
Emergency Services	3 spaces per 4 employees or 4 spaces per fire truck
Truck Terminal	1 space per 500 square feet of gross floor area plus 1 space for each company vehicle
Manufacturing	1.2 spaces per employee on the largest shift
Laboratories, Research and Testing	1 space for every 200 square feet of gross floor area
Wholesale Business/Wholesale Storage, Warehouse	1 space for every 500 square feet of gross floor area; plus 1 space for each company vehicle normally stored on the premises
Flex Space	1 space per employee or 1 per 250 square feet of total floor area
Transfer Station	1 space per employee plus 2 visitor spaces
Quarry	1.1 space for each employee on the largest shift; plus 1 space in a dedicated area for utility vehicles
Junkyard	1.1 space for each employee on the largest shift
Contracting	3 spaces per 4 employees on the largest shift or 1 space per 500 square feet of gross floor area, whichever is greater; plus 1 space for each company vehicle normally stored on the premises

Table 9. Nonresidential Parking Requirements (continued)

Uses	Required Parking
Fuel Storage and Distribution	1 space per each employee; plus 1 space for each company vehicle normally stored on the premises
Medical Marijuana Grower/Processor	1 space per 450 square feet of gross floor area; plus 1 space per each employee
Multigenerational Apartment	1 space per Multigenerational Apartment in addition to the parking requirement for the primary dwelling
Professional Home Occupation	1.25 spaces per employee in addition to the parking requirement for the primary dwelling

**§ 370-603. Additional parking standards for nonresidential land use.**

- A. Parking prohibitions. Nonresidential parking shall not be permitted along the street (cartway) except in designated areas.
- B. Agricultural uses. One off-street parking space shall be provided for every 200 square feet of agricultural use with a devoted retail component, such as a road-side farm stand with a minimum of three off-street parking spaces required. Vehicle ingress and egress is exempt from parking surface requirements and the required landscaping requirements.
- C. All other nonresidential land uses. If a parking requirement for a nonresidential land use is not listed on the tables in § 370-602.B., the parking requirement for such use will be as follows:
  - (1) Less than 400,000 square feet of gross floor area: 1 parking space for each 250 square feet of gross floor area.
  - (2) More than 400,000 square feet of gross floor area: 1 parking space for each 200 square feet of gross floor area.

**§ 370-604. Additional specific parking standards per district.**

- A. BZ Business Zone and CBD Central Business District districts:  
All parking areas shall be setback a minimum of 25 feet from the street line of any public street. The area between the cartway and the parking area shall be devoted to required streetscape amenities and public realm, such as street trees, landscaping, and sidewalks. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building. Parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.
  - (1) The number of required parking spaces shall be as determined by this Article, unless otherwise stated in § 604.A.(2).
  - (2) Surface parking lots are required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Route 611. Toward this goal, access drives may be removed when alternate access becomes available via cross easements with adjacent land development. The preferred location for off-street parking shall be to the side and rear of building. Proposed parking in front of building shall be limited to one double bay of parking with access aisle and shall be limited to no more than 15 percent of the total required parking spaces.
- B. WV Warrington Village District:  
All parking areas shall be setback a minimum of 25 feet from the street line of any public street. The area between the cartway and the parking area shall be devoted to required streetscape amenities and public realm, such as street trees, landscaping, and sidewalks. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building.

Parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.

- (1) The number of required parking spaces shall be as determined by this Article, unless otherwise stated below.
  - (2) Surface parking lots are required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Route 611. Toward this goal, access drives may be removed when alternate access becomes available via cross easements with adjacent land development. The preferred location for off-street parking shall be to the side and rear of building. Proposed parking in front of building shall be limited to one double bay of parking with access aisle and shall be limited to no more than 15 percent of the total required parking spaces.
- C. IST Industrial Science Technology District:
- (1) All parking areas shall be set back a minimum of 25 feet from the street line of any public street. The area between the cartway and the parking area shall be devoted to required streetscape amenities, such as sidewalks, street trees, and landscaping. Parking lots are encouraged to be designed so that a portion of the parking spaces are located to the side and the rear of the building. Parking layout shall provide for pedestrian circulation throughout the parking area. The pedestrian circulation system shall be illustrated on the site plan.
  - (2) Proposed parking in front of building shall be limited to one double bay of parking with access aisle and shall be limited to no more than 15 percent of the total required parking spaces.
- D. EV Eureka Village District:
- (1) Parking standards.
    - a. Amount of required parking. All uses shall comply with the minimum parking requirements of § 370-602, except as adjusted below:
      - i. On-street parking along the front property line of a lot may be used to meet the minimum parking requirement for nonresidential or multifamily uses on that lot.
      - ii. Required parking for a nonresidential use may be located in a common parking facility or on an abutting lot, provided such spaces are located within 200 feet of the nonresidential use.
      - iii. When different nonresidential uses or multifamily uses share common parking, the total number of spaces required for all uses may be reduced as part of a conditional use process when the Board of Supervisors determines that the peak parking demand between two or more uses will be different enough to allow an overall reduction. The amount of required shared parking will depend on the amount and type of each use but may never be less than 75 percent of the total amount of parking required when shared parking is not used.
    - b. Garages, parking lots, and driveways should not be the dominant aspect of the building design, as seen from the street.
    - c. Garages shall not front a public street in the front yard. Garages may be accessed by an alley or a driveway from the street. If two adjacent dwellings have garages accessed by a driveway, the driveway may be shared with maintenance and access easements between property owners by a legally binding homeowner's association agreement.
  - (2) Residential parking design standards.
    - a. Townhouse parking design standards.
      - i. Interior units.
        - a) Garages shall be located behind the dwelling unit.
        - b) All off-street parking spaces must be located to the rear of the unit or in common parking areas and to the side of the townhouse building.
      - ii. End units.

- a) Garages shall be located in the rear of the dwelling unit or may be side entry, so the garage doors are perpendicular or radial to the street which the front facade faces.
- iii. Off-street, unenclosed parking spaces may be located to the side or rear yards. They may not be located in front yard areas.
  - a) Detached and attached garages are permitted. Detached garages may connect with the main building via a breezeway. Garages shall be in the rear of dwellings and accessed by alleys.
  - b) Parking for single-family detached and other residential uses shall be located to the side or rear of the units.
- (3) Driveway design standards.
  - a. For mixed use or mixed residential developments on tracts of five acres or more, no lot, nonresidential use, or dwelling unit shall take driveway access from an existing collector or existing higher classification road (County Line, Lower State roads or Limekiln Pike).
  - b. On existing tracts of land less than five acres, existing as of the date of adoption of this Ordinance, and on lots created from such tracts of land, each lot shall have not more than one driveway access point per existing street on which the lot fronts.
- (4) Nonresidential parking design standards.  
Off-street parking for nonresidential buildings shall comply with the following requirements:
  - a. Off street parking areas shall be located to the side and/or rear of nonresidential buildings, unless there is an additional and larger building on the lot between the proposed parking/building and the street.
  - b. Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements.
  - c. Parking areas on abutting nonresidential lots shall be interconnected by access driveways.
  - d. Each nonresidential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other nonresidential lots within the tract.
  - e. Garage doors in nonresidential buildings shall not face any existing or proposed street.
  - f. Nonresidential parking lots shall be set back at least 10 feet from residential lots within the mixed-use development and at least 10 feet from the street line.
- (5) Off-street loading areas, outdoor storage, and trash disposal areas.
  - a. All loading areas and loading docks shall be located to the sides and rear of buildings.
  - b. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least 25 feet from residential property lines.
  - c. Outdoor storage or display of materials shall not be permitted overnight.
  - d. Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least 25 feet from residential property lines.

**§ 370-605. Loading dock and dropoff area.**

- A. Each off-street loading, unloading and dropoff area shall be 12 feet wide and a minimum of 30 feet long for small vehicles such as passenger cars, and panel or pickup (city delivery type) trucks, or an area of 14 feet wide and a minimum of 55 feet long for larger vehicles such as buses and tractor-trailer-type trucks.
- B. All loading, unloading and dropoff areas shall have unobstructed access from a street, service driveway or alley and are to be located as separate as possible from parking areas and access aisles or drives, and shall be designed and marked to preclude the use thereof for general parking, and so as not to impede emergency access or pedestrian or vehicular movements.

- C. If not required to be completely enclosed, all loading/unloading areas shall be adequately screened by the use of dense evergreen planting, earth berms or solid walls or fences, so as to not be visible from any street or residential property.

**§ 370-606. Access to off-street parking and loading areas.**

Access to and from all off-street parking, loading and vehicle service areas along street lines shall consist of well-defined separate or common entrances and exits and shall comply with the following provisions:

- A. Access drives shall not open upon any public ultimate right-of-way within 80 feet of the nearest ultimate right-of-way line of any intersecting public street or highway.
- B. Access drives shall not open upon any street line where the sight distance in either direction along the public thoroughfare would be less than 500 feet when the posted speed limit exceeds 35 miles per hour; however, when the posted speed limit is 35 miles per hour or less, the sight distance requirement may be reduced to 250 feet.

**§ 370-607. Parking and loading area setbacks.**

All structures and paved areas shall be subject to lot area and bulk regulations, except:

- A. All nonresidential parking and loading areas and parallel circulation and service lanes shall be separated from the paving edge of a public thoroughfare or adjoining property lines by a planting strip no less than 20 feet in depth in nonresidential districts. If additional lanes or roadway are dedicated to the Township, the width of the required plant strip may be reduced to not less than 10 feet. For buffer requirements, see Chapter 305, Subdivision and Land Development, of the Code of the Township of Warrington.
- B. In any district, a driveway otherwise permitted may extend into a front yard for the purpose of reaching the street.



**ARTICLE VII****Signs****§ 370-701. Sign definitions.**

Sign definitions are included in this Ordinance in order to facilitate the interpretation of this Article for the public, administrative purposes and the carrying out of duties by appropriate officers, the Zoning Hearing Board and the Board of Supervisors. The definitions related to the contents of this Article can be found in § 370-202 of Article II Glossary of Terms. The related definitions found in Article II include the following:

- A. Abandoned sign
- B. Above-roof sign
- C. Address sign
- D. Animated sign
- E. Awning
- F. Awning sign
- G. Banner
- H. Billboard
- I. Canopy
- J. Canopy sign
- K. Changeable copy sign
- L. Channel letter sign
- M. Directional sign
- N. Directory sign
- O. Electronic message sign (EMS)
- P. Fascia sign
- Q. Feather flag sign
- R. Festoon lighting
- S. Flag
- T. Flashing sign
- U. Freestanding sign
- V. Gas station canopy
- W. Gas station canopy sign
- X. Government/regulatory sign
- Y. Graphic
- Z. Halo illumination
- AA. Holiday/seasonal decorations
- BB. Human billboard
- CC. Illumination
- DD. Illumination, external
- EE. Illumination, internal
- FF. Illuminated sign
- GG. Incidental sign
- HH. Incidental window sign
- II. Inflatable sign
- JJ. Interactive sign
- KK. Interior sign
- LL. Lawn sign



MM.	Limited duration sign
NN.	Marquee sign
OO.	Mechanical movement sign
PP.	Memorial sign
QQ.	Menu sign
RR.	Message sequencing
SS.	Monument sign
TT.	Mural (or mural sign)
UU.	Neon sign
VV.	Off-premises sign
WW.	Official traffic sign
XX.	On-premises sign
YY.	Outdoor advertising sign
ZZ.	Pennant
AAA.	Permanent sign
BBB.	Personal expression sign
CCC.	Pole banner
DDD.	Pole sign
EEE.	Portable sign
FFF.	Private drive sign
GGG.	Projecting sign
HHH.	Public service and information signs
III.	Reflective sign
JJJ.	Revolving sign
KKK.	Roof line
LLL.	Roof sign
MMM.	Sandwich board sign
NNN.	Security sign
OOO.	Sign
PPP.	Sign, area
QQQ.	Sign, background area
RRR.	Sign, copy area
SSS.	Sign, face
TTT.	Sign, height
UUU.	Sign supporting structure
VVV.	Snipe sign
WWW.	Streamers
XXX.	Temporary sign
YYY.	Time and temperature sign
ZZZ.	Tr-vision boards
AAAA.	Upper-level building sign
BBBB.	Vehicular sign
CCCC.	Vending machine sign
DDDD.	Wall or fascia sign
EEEE.	Wind sign
FFFF.	Window sign

**§ 370-702. Statement of purpose.**

The purpose of this Article is to preserve the right of free speech and expression, provide an easy and pleasant communication between people and their environment, regulate all signs within the municipality to ensure that they are appropriate for their respective use, and protective of the public health, safety and general welfare and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this Ordinance to authorize the use of signs which meet the following objectives:

- A. Promote and maintain overall community beautification;
- B. Establish reasonable time, place and manner regulations on the exercise of free speech, without regulating content of signs;
- C. Promote traffic safety by avoiding distractions and sight distance obstructions;
- D. Protect property values; and ensure compatibility with the character of existing and planned land uses;
- E. Carry out the goals of the Pennsylvania Outdoor Advertising Act; as amended.

This Article contains regulations governing the size, type, number, placement, height, and width of signs and signs permitted by zoning district in this Ordinance. These “sign” regulations pertain to graphics in residential zoning districts and graphics in nonresidential zoning districts that are visible from a street line providing access to the public. In the event of any conflict between the tables and text, the text shall govern.

**§ 370-703. Exempt and prohibited signs.**

- A. Exempt signs. The following signs are permitted in all districts:
  - (1) Official highway route number signs, street name signs, directional or other traffic signs may be erected on the public roads and highways in the interest of public safety.
  - (2) Address signs displaying the name or address of the occupant of the premises, provided that the area of any such sign shall not exceed 2 square feet and not more than one such sign shall be erected for each occupant of a premises, unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.
  - (3) Security signs, signs indicating the prohibition or control of fishing, hunting, etc., or private drive signs, provided the area of any such sign does not exceed 1.5 square feet.
  - (4) Government/regulatory signs, governmental flags or insignias.
  - (5) Legal notices.
  - (6) Public service and information signs.
  - (7) Temporary window signs, including community special event signs less than 4 square feet placed in store windows.
  - (8) Signs which are a permanent architectural feature of a building or structure, such as a cornerstone, or identifying letters carved into or enclosed on a building, provided the letters are not made of a reflective material nor contrast in color with the building façade material.
  - (9) Holiday/seasonal decorations.
  - (10) Bunting, pennants, and similar materials are permitted to announce the opening of a new business or industry and must be removed no more than seven days after opening.
  - (11) A sign that is integrated into a coin-operated machine, vending machine, or gasoline pump.
  - (12) Human billboard.
  - (13) Flags. See § 370-708. Regulations by Sign Type.
  - (14) Memorial signs, public monument or historical identification sign including historical plaque signs.

- (15) Incidental signs, including incidental window signs. Incidental signs shall be a maximum size of 1.5 square feet.
- (16) Art or mural sign provided such signs do not contain any commercial messaging.
- B. Prohibited signs. The following signs are unlawful and prohibited:
- (1) Abandoned signs.
  - (2) Any banner type sign suspended between poles and lighted by a series of lights. Any sign suspended between poles, which is either a pennant which blows in the wind or a spinner which spins in the wind.
  - (3) A sign that uses any method of illumination that can cause glare is prohibited, except in accordance with the following:
    - a. It must be so effectively shielded that alarming beams or rays of light are not directed to any portion of any street or highway.
    - b. It must be less than 0.25 foot-candle, as measured from the curb line or shoulder, so as not to cause glare or impair the vision of any motor vehicle driver or otherwise interfere with a driver's operation of their motor vehicle.
  - (4) No sign may use the words "Stop," "Look," "Danger," or any other word or character which attempts or appears to attempt to direct the movement of traffic or which interferes with or resembles any official traffic sign, signal, or device within 75 feet of a street line or within 200 feet of a traffic control device, whichever is greater.
  - (5) Except for traffic control signals, red or green lights are prohibited within 75 feet of a street line or 200 feet of a traffic control device signal, whichever is greater.
  - (6) Snipe sign, including signs on benches or other street furniture.
  - (7) Any banner sign or any other type is prohibited across a public street, except for such signs which are approved by the Board of Supervisors to be of general benefit to the Township or for public convenience, necessity, or welfare.
  - (8) Any sign is prohibited which does not conform to the requirements of this Article which was in effect when the sign was erected.
  - (9) Any flashing light or other flashing part of a sign, moving, or intermittent light or lights that is visible from the street line throughout the Township. This provision supersedes any contradictory provision elsewhere in this Ordinance.
  - (10) Novelty signs including but not limited to objects (i.e., tires, automobiles, food products, animals etc.), pennants, balloons, animated signs, and inflatable signs.
  - (11) Signs which emit smoke, visible vapors or particles, sound, odor, or open flames.
  - (12) Signs which are flashing, moving, animated, coursing, blinking, intermittent, rotating, spinning, moving, or revolving. Reflective signs or signs containing mirrors and streamers are included.
  - (13) Vehicular signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.
  - (14) Signs containing information on which it states or implies that a property may be used for any purpose not permitted under the provisions of this Ordinance in the zoning district in which the property to which the sign relates is located.
  - (15) Mechanical movement signs, including revolving signs.
  - (16) Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.
  - (17) Interactive signs.
  - (18) Signs incorporating beacon or festoon lighting.

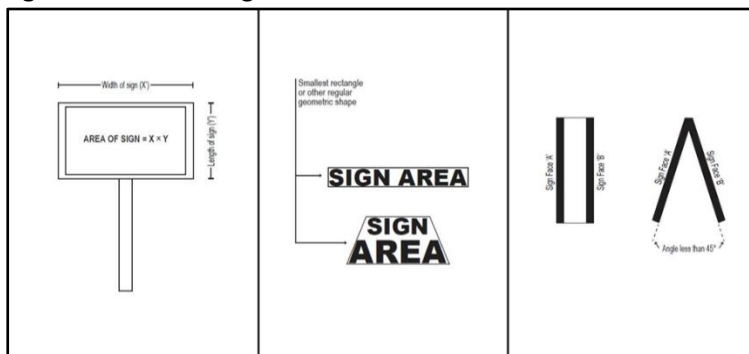
- (19) Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
- (20) Signs that exhibit statements, words, or pictures of obscene or pornographic subjects as determined by Warrington Township.
- (21) Feather Flag sign.
- (22) Message sequencing.
- (23) Any sign that promotes illegal activity.
- (24) Above-roof sign.

**§ 370-704. General regulations.**

- A. The overall size and number of signs permitted is subject to approval by the Board of Supervisors as to comply with the Township comprehensive plan.
- B. Location of signs. In no case, except for official traffic and street signs, shall any sign be erected so that it:
  - (1) Lies within or projects out over the street line of any street or within 10 feet of the shoulder or curb, whichever is greater.
  - (2) Lies within the clear-sight triangle as set forth in this Ordinance and the Subdivision and Land Development Ordinance.
  - (3) Obscures a motorist's view of traffic signals, stop signs, or other warning devices as viewed from a distance of 500 feet along established thoroughfares.
  - (4) Obscures a motorist's view of roadway or intersections ahead as viewed from a distance of 500 feet along established thoroughfares.
  - (5) Limits a pedestrian's view of vehicular traffic to less than 500 feet while they stand inside the curb line at an intersection or other established crossing point.
  - (6) Lies within a distance of 15 feet from either side yard property line.
  - (7) Lies within a parking space or fire lane.
  - (8) Blocks the movement of pedestrians traveling on public thoroughfares.
  - (9) Blocks the exit fire escape or fire lane to a building.
  - (10) Uses the words "Stop," "Look," "Danger," or any other word or character which attempts or appears to direct traffic movement, or which interferes with or resembles an official traffic sign, signal, or device.
  - (11) Uses red, green, or yellow lights within 75 feet of a street line within 300 feet of a traffic control device signal, whichever is greater.
- C. Area of signs.
  - (1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not to include any supporting framework, bracing or decorative trim which is not incidental to the copy content of the display itself. The area shall be the smallest rectangle which encompasses all of the letters, designs and symbols.
  - (2) Multi-sided sign area determination.
    - a. Only one side shall be considered when determining the sign area provided that the faces are equal in size, the interior angle formed by the faces is less than 45 degrees, and the two faces are not more than 18 inches apart.
    - b. Where the faces are not equal in size, but the interior angle formed by the faces is less than 45 degrees and the two faces are not more than 18 inches apart, the larger sign face shall be used as the basis for calculating sign area.

- c. When the interior angle formed by the faces is greater than 45 degrees, or the faces are greater than 18 inches apart, all sides of such sign shall be considered in calculating the sign area.
- (3) If an establishment has walls fronting on two or more streets or if the property fronts on more than one street, the sign area for each building wall or property frontage shall be computed separately.
  - (4) A sign supported by more than one means (and therefore may be defined as a freestanding, wall, roof, or projecting sign) shall have its area and height calculation determined by the type of sign which has the most restrictive standards.
  - (5) Signs that consist of, or have attached to them, one or more three-dimensional or irregularly shaped objects, shall have a sign area of the sum of two adjacent vertical sign faces of the smallest cube encompassing the sign or object.
  - (6) If elements of a sign are movable or flexible, such as a flag or banner, the measurement is taken when the elements are fully extended and parallel to the plane of view.
  - (7) The permitted maximum area for all signs is determined by the sign type and the zoning district in which the sign is located.

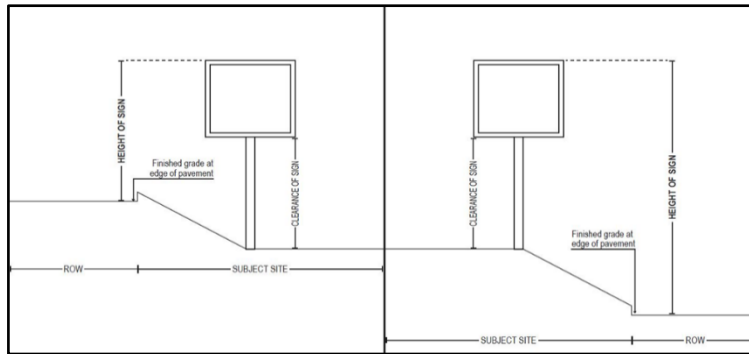
Figure 12. Area of Signs



#### D. Height of signs.

- (1) The maximum height of a freestanding sign shall be measured from the elevation of the shoulder of the road to the highest point of the sign structure. In the case where there is a sidewalk, the height of the sign shall be measured from the mean height between the elevation of the road and the elevation of the grade upon which the sign base is located.
- (2) For the projecting or wall signs, the maximum height shall not exceed the height of the façade of the building.
- (3) Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements. The minimum clearance shall be 8 feet.

Figure 13: Height of Signs



- D. Construction code requirements. Any sign hereafter erected shall conform to the provisions of this Ordinance, the Uniform Construction Code of Pennsylvania, and any other Ordinance or regulations of the Township. All electrical signs shall be manufactured, listed, and labeled in accordance with the National Electric Code.
- E. Signs attached to the ground must be anchored below the frost line with a footing.
- F. Maintenance.
  - (1) Every permanent sign permitted by this Ordinance must be constructed of durable materials and kept in good condition and repair.
  - (2) When any sign becomes insecure, is in danger of falling, or is otherwise deemed unsafe by the Township or if any sign shall be unlawfully erected in violation of any of the provisions of this Ordinance, the owner thereof or the person or firm maintaining same shall, upon written notice by the Township, forthwith in the case of immediate danger and in any case within not more than 30 days, make such sign conform to the provisions of this Ordinance or shall remove it. If within 30 days the order is not complied with, the Township may remove or cause to be removed such sign at the expense of the owner or lessee.
  - (3) Should the landowner object to the Zoning Officer's determination said landowner shall appeal the Zoning Officer's decision to the Zoning Hearing Board with 30 days of receipt of the notice. Failure of a landowner to either rectify the condition of a sign within 30 days or to appeal the decision of the Zoning Officer to the Zoning Hearing Board within 30 days shall constitute a violation of this Ordinance.

#### **§ 370-705. Sign illumination.**

- A. General standards.
  - (1) The indirectly illuminated signs shall shine with white or clear light only.
  - (2) Fully shielded fixtures shall be used, and the source of illumination shall not be visible for any adjoining property or roadway. The planting of vegetation shall not be considered as a replacement for this requirement.
  - (3) The internal light source of directly illuminated signs shall be white or clear light only. Illuminated signs with any form of exposed neon or other tubes are prohibited.
  - (4) Illuminated signs shall not operate one half hour after business closing or 12 AM (midnight), whichever is later.
- B. Types of illumination. Where permitted, illumination may be one of the following:
  - (1) External. Externally illuminated signs, where permitted, are subject to the following regulations:
    - a. The source of the light must be concealed by translucent covers.
    - b. External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.

- (2) Internal. Internally illuminated signs, where permitted, are subject to the following regulations:
  - a. Internal illumination, including neon lighting, must be static in intensity and color.
- (3) Halo illumination. Signs are back lit in such a way to create a halo effect are permitted.
- C. Illumination requirements. The following requirements have been set forth to permit the illumination of signs, as defined within this Ordinance:
  - (1) Direct. Illumination of a sign designed to give forth artificial light directly through transparent or translucent materials from a source of light within such sign. The internal light source shall be a white or clear light only.
  - (2) Indirect. Illumination of a sign from an exterior source. It shall produce no direct rays that are visible elsewhere on the lot where said illumination occurs. The light source shall shine with white or clear light only. The planting of vegetation, while a desirable additional means to reduce the impact of the light source, shall not be considered as a replacement for this requirement. All light shall be directed at the sign and no horizontal or vertical light trespass as defined in § 370-814. Environmental Performance Standards., shall be permitted.
  - (3) No light shall produce light trespass off the premises by illumination originating on the premises. Illumination from light originating on the site shall not exceed 0.25 foot-candles at the lot line or street line.
  - (4) During daylight hours between sunrise and sunset, illuminance shall be no greater than 464 foot-candles (464 cd/ft<sup>2</sup>).
  - (5) At all other times, illuminance shall be no greater than 23 foot-candles (23cd/ft<sup>2</sup>).
  - (6) Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural light conditions change.
  - (7) Ambient conditions adjustment. All signs installed after the adoption of this Ordinance, that will have illumination by a means other than natural light must be equipped with a mechanism that automatically adjusts the brightness in response to ambient conditions.
- D. Glare. Any lighting fixture on a sign that is located within 10 feet of a property line of a residential zoning district or an existing residential use, or within 10 feet of a street line (except as permitted by this Ordinance) shall be:
  - (1) Aimed away from the property line, residential use, or zoning district, or street line.
  - (2) Shielded on the side closest to the property line, residential use, zoning district, or street line.
  - (3) Shall not produce a strong light or a reflection of a strong light greater than 0.25 foot-candle beyond the lot lines.

**§ 370-706. Nonconforming signs.**

- A. Except for feather flag, vehicular signs, and inflatable signs, any sign legally existing at the time of the passage of this Ordinance that does not conform in use, illumination, location, height, or size with the regulations of the district in which such sign is located shall be considered a nonconforming sign and shall be bound by the regulations of this Ordinance regarding nonconforming signs. All feather flags, vehicular signs, and inflatable signs shall be considered as illegal signs and are zoning violations subject to enforcement actions as authorized by the Article.
- B. A sign on a building or structure which does not conform to this Ordinance shall be removed when the building or structure is demolished or when its renovation or expansion amounts to over 50 percent of the market value of the structure assessed by the Bucks County Board of Tax Assessment.
- C. A sign not conforming to this Ordinance shall be removed when the sign requires any structural renovation, or the background area of the sign is to be altered.
- D. A nonconforming sign must be removed within 14 days or be made to conform to this Ordinance in every respect whenever:
  - (1) It is not firmly attached to the ground or some other object and can be easily moved.

- (2) It becomes so deteriorated that it no longer serves a useful purpose of communication and is a nuisance as determined by the Township.
- (3) If the copy of a sign is changed for a change of business or ownership the sign must comply with this Ordinance with the exception of shopping centers where sizes are determined and uniform.
- E. A sign in violation of § 370-703, Exempt and prohibited signs, shall be removed within 14 days of notice from the Township that such sign shall be removed.

**§ 370-707. Sign permits.**

- A. Permit required. It shall be unlawful to erect, construct, or alter any sign not included as an "exempt" sign under this Ordinance without first filing with the Zoning Officer an application in writing and obtaining a formal permit. Normal sign maintenance, which only includes cleaning and repairs, shall not require a permit.
  - (1) Application form. An application for a permit for the erection, construction, or alteration of a sign shall be submitted on a form prescribed by the Township. The application shall contain the full names and addresses of the applicant, the owner of the premises where a sign is to be erected, constructed, or altered, and the person or firm engaged to erect, construct, or alter the sign. The application shall contain the affidavits of the owner of the premises authorizing the application and a description of the work to be completed. A site plan, drawn at a scale deemed suitable by the Zoning Officer must accompany the application. The site plan must accurately depict all property lines with bearings and distances, street lines, easements, and sight triangles. The proposed location of the corners of the signs and/or foundation must be dimensioned from the property lines in a manner satisfactory to the Zoning Officer.
  - (2) Fees. All applicants for permits for the erection, construction, or alteration of signs shall, at the time of making such application, pay a fee to the Township in accordance with the effective fee schedule adopted by annual resolution of the Board of Supervisors. The current fee schedule is on file in the office of the Township Manager.
- B. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the applicant for the sign from obtaining other permits as needed, including but not limited to building and electrical permits from Warrington Township.
- C. Before any permit is granted for the erection of a sign or sign structure, plans and specifications shall be filed with the Township showing the dimensions, materials, illumination, and details of construction, including loads, stresses, anchorage, and any other pertinent engineering data. Plans for signs with a proposed area greater than 100 square feet shall be prepared and sealed by a structural engineer. The application for permit shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected for the Township to enter said premises to inspect such sign.
- D. No new sign shall hereafter be erected except as herein provided and until a permit has been issued by the Township.
- E. The changing of movable parts of an approved changeable copy sign that is designed for such changes or the repainting or reposting of display matter shall not be deemed an alteration, provided the conditions of the original approval and the requirements of this section are not violated.

**§ 370-708. Regulations by sign type—permanent.**

Governing provisions. If there is a contradiction in general standards or area and dimensional requirements between the provisions in this section and the provisions in § 370-709. Signs by District, the smaller or more restrictive standard shall apply.

- A. On-Premises.



- (1) Canopy or awning signs.
  - a. General standards.
    - i. A canopy or awning without lettering or other advertising shall not be regulated as a sign.
    - ii. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
    - iii. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
    - iv. Sign placement. Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.
    - v. Sign height. The lowest edge of the canopy or awning sign shall be at least 8 feet above the finished grade.
    - vi. Multi-tenant buildings. If awning or canopy signs are mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.
    - vii. Graphics allowed. One sign may be displayed on each awning or canopy. It shall not exceed 40 percent of the area of the principal face of the awning or canopy, and it shall not exceed and shall be subtracted from the total sign area allowed for wall signs in the applicable zoning district:
      - a) Shall not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located, or beyond the edges of the awning on which it is displayed.
      - b) Shall not extend horizontally a distance greater than 60 percent of the width of the awning on which it is displayed.
  - b. Awning signs.
    - i. Location. An establishment and each occupant of a shopping center or multiuse building may display an awning on each street or highway frontage.
    - ii. Height and width. Awnings shall clear sidewalks by at least 8 feet (and may extend up to 1-foot from the vertical plane formed by the curb or the street line).
    - iii. Awnings may be non-illuminated or externally illuminated only by down directed and shielded light fixtures.
    - iv. Awnings above the ground floor may be fixed, provided they do not project more than 4 feet from the face of the building.
    - v. Only one wall signs or awning sign is permitted per frontage.
  - c. Gas station canopy signs.
    - i. Signs on the gas station canopy over fuel pumps may not exceed a total of 40 square feet for all sides.
- (2) Directional signs.
  - a. Directional signs may not contain any commercial messaging.
    - i. Area. No single directional sign shall exceed 4 square feet in area.
    - ii. Height. Directional signs shall have a maximum height of 5 ft.
    - iii. Illumination. Directional signs shall be non-illuminated.
- (3) Projecting sign.
  - a. Projecting signs are permitted, provided the area of such sign does not exceed one square foot for each 2 lineal feet of building frontage which is perpendicular to the sign. No projecting sign may be larger than 50 square feet nor may any projecting sign extend in a vertical dimension above the roof line or highest architectural point of a building.

- b. Projecting signs shall have a minimum clearance of 10 feet between the bottom of the sign and the ground and, if projecting over a public sidewalk, may project not more than two thirds the width of the sidewalk.
  - c. Projecting signs may exist instead of, but not in addition to, freestanding signs on a given premises. Where a premises is allowed two or more freestanding signs, a projecting sign may be used to substitute for one or more of the freestanding signs.
    - i. Projecting signs may not overhang any place for vehicular traffic (streets, loading docks, parking lots).
    - ii. Projecting signs under canopies.
      - a) Signs attached to the underside of a canopy shall have a copy area no greater than 8 square feet per side and a minimum clearance of 10 feet from the sidewalk, such signs shall be mounted as perpendicular as possible to the building face, except that on individual buildings with a gross floor area of 10,000 square feet or greater, the area of the sign may be increased to 20 square feet per side.
      - b) One under canopy sign shall be permitted for each entrance to a facility served by a canopy or other pedestrian walkway.
- (4) Wall signs.
- a. Wall signs shall not exceed 40 percent of wall area of the building, including the second floor of the building or higher. If a building contains multiple tenants, each tenant's sign shall not exceed 6 square feet of wall area.
- (5) Window signs.
- a. Permanent window signs shall not exceed 40 percent of the window. If a building contains multiple tenants, each tenant's sign shall not exceed 40 percent of window area.
- (6) Marquee signs.
- a. Such signs shall be located only above the principal public entrance of a building facing a public street or parking lot.
  - b. No marquee shall be wider than the entrance it serves, plus 2 feet on each side thereof.
  - c. No marquee shall extend closer to the curb than 3 feet.
  - d. Sign height.
    - i. No portion of a marquee sign shall extend vertically above the eave line.
    - ii. The lowest edge of the marquee sign shall be at least 10 feet above the finished grade.
  - e. One marquee structure per building.
  - f. Area. The total area of all signs on a single marquee structure shall not exceed 150 square feet in area.
- (7) Freestanding signs.
- a. One freestanding directory sign is permitted for each street frontage, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed 175 square feet. Where any street frontage on property held in single and separate ownership exceeds 1,000 feet in length, one additional freestanding sign shall be permitted.
  - b. The clearance or lowest edge of any freestanding pole sign shall be either less than 4 feet or greater than 8 feet above the ground.
  - c. Freestanding monument signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.
  - d. Sign placement.
    - i. All freestanding signs shall be setback 10 feet from the street line or height of the sign, whichever is greater, except for official traffic signs and government/regulatory signs.

- ii. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, cartway or the street line or other areas required to remain obstructed.
  - e. Freestanding signs may have changeable copy signs.
  - f. If the freestanding sign has electronic messaging, the regulations for electronic messaging sign apply.
  - g. Freestanding signs shall include the street number and/or address of the property for which it advertises, at a minimum lettering height of 4 inches.
- (8) Changeable copy sign.
- a. A changeable copy sign shall be displayed only as part of a freestanding or wall sign, subject to all regulations applying to those signs.
  - b. The changeable copy portion of the sign shall not exceed one third of the total area of the wall or freestanding sign.
  - c. Any such device with alternating messages shall display each message for not less than 5 seconds.
- (9) Electronic message center signs.
- a. Electronic message center signs are permitted in the form of freestanding, monument, and wall signs, both on-premises and off-premises, in accordance with the regulations established in § 370-705.
  - b. Height. A digital display shall have the same height limits as for other permitted signs of the same type and location.
  - c. Area:
    - i. When used as an on-premises sign, digital displays shall not exceed more than 30 percent of the total sign area permitted on the site.
    - ii. When used as an off-premises sign, digital displays may be used for the full permitted sign area.
  - d. Maximum number per property. Where permitted, one digital display sign is permitted per property.
  - e. Message display:
    - i. Any digital display containing animation, streaming video, or text or images which flash, pulsate, move, or scroll is prohibited. Each complete message must fit on one screen.
    - ii. One message/display may be brighter than another, but each individual message/display must be static in intensity.
    - iii. The content of a digital display must transition by changing instantly, with no transition graphics (e.g., no fade-out or fade-in).
    - iv. Duration. The length of time each message may be displayed on a message center sign, digital display, or Tri-Vision Board sign is a minimum 15 seconds for message center signs, digital displays, or Tri-Vision Board signs.
    - v. Default design. The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
  - f. Conversion of a permitted non-digital sign to a digital sign requires the issuance of a permit pursuant to § 370-707., Permits & Applications.
  - g. The addition of any digital display to a nonconforming sign is prohibited.
  - h. Public service announcements: The owner of every digital sign may be asked to coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.

## (10) Time and temperature signs.

- a. Time and temperature signs shall be displayed only as a part of a freestanding or a wall sign, subject to all regulations applying to those signs.
- b. Any such device with alternating messages shall display each message for not less than 5 seconds and shall not use red or green displays.

## (11) Public service and information signs.

- a. May not advertise any commercial establishment, activity, organization, product, goods, or service, except those of public utilities.
- b. Any such sign shall not exceed 4 square feet.

## (12) Flags.

- a. Size. Maximum flag size is 24 square feet in residential districts, 35 square feet in all other districts.
- b. Flags up to 15 square feet in area containing noncommercial messages are considered personal expression signs.

## (13) Memorial signs, public monument or historical identification sign erected by the Township or Commonwealth, including plaque signs up to 7 square feet in area.

## (14) Pole banner.

- a. General provisions. Pole banner signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.
  - i. Illumination. Illumination of any pole banner sign is prohibited.
  - ii. Area: Each pole banner shall have a maximum area of 12.5 square feet and a maximum width of 3 feet. Up to two pole banners are permitted per pole or opposite side of pole.
  - iii. Height.
    - a) When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the pole banner shall be at least 14 feet above the finished grade.
    - b) When the pole banner's edge is greater than 18 inches from the curb, the lowest edge of the pole banner shall be at least 8 feet above the finished grade.
  - iv. Location.
    - a) No pole banner shall extend beyond the curb line.
    - b) Pole banners shall maintain a minimum of 3-foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.
    - c) Pole banners shall not interfere with the visibility of traffic signals or signs.
    - d) No pole banner shall be located on a pole that has traffic or pedestrian control signals.
  - v. Installation and maintenance.
    - a) All pole banners must be made of lightweight and durable fabrics with wind slits.
    - b) Street pole banners that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.
  - vi. Pole banners may only be erected on private property.
- b. Permit requirements
  - i. An application for a pole banner permit must include the following:
    - a) A diagram or map of the specific poles to be used for pole banner installation and the streets on which the poles are located.
    - b) A proof of the pole banner design, including the banner's dimensions.
    - c) If brackets are to be installed, submit specifications for the bracket installation system.

## (15) Upper-level building identification signs.

- a. Number: Two signs per building.
  - b. Area: Each sign shall have a maximum area of 200 square feet
  - c. Height: Signs shall have a maximum height of 10 feet and shall not extend vertically beyond the eave line.
  - d. Signs shall be limited to buildings at least 3 stories in height and shall be located only on the top floor of such buildings.
    - i. Address sign shall be no larger than 2 square feet and be located on the front of any building.
- (16) Menu sign.
  - a. Menu boards serving drive through uses shall not exceed 50 square feet and shall be internally illuminated.
  - b. Menu signs posted on walls of restaurants are considered wall signs.
  - c. Menu signs placed on sidewalks are considered portable signs.
- B. Off-premises. Off-premises signs shall be in accordance with the regulations stated in the *Interstate Outdoor Advertising, L.P. v. Zoning Hearing Bd. Of Warrington Twp.* State Supreme Court case. Off-premises signs are only permitted in the PI-1 Planned Industrial – 1 and PI-2 Planned Industrial – 2 zoning districts. These regulations are specified below:
  - (1) General regulations.
    - a. Off-premises signs shall be permitted along arterial roadways with a minimum side yard setback of 50 feet.
    - b. Off-premises signs are not permitted on any lot smaller than 3 acres, unless otherwise specified within this Ordinance.
    - c. Off-premises signs may exist instead of but not in addition to, freestanding signs on a given premise. Where a premises is allowed two or more freestanding signs, an off-premises sign may be used to substitute for one of the freestanding signs.
    - d. One off-premises sign may be erected on a property.
    - e. Off-premise signs shall be non-illuminated, free standing signs.
    - f. Placement of off-premises signs.
      - i. Street line. No such sign or any part thereof shall be erected or maintained within 50 feet of the street line.
      - ii. Side or rear yard. No such sign or part thereof shall be erected or maintained within 50 feet of any side or rear property line.
      - iii. No such sign shall be erected within 500 feet of any other such sign or freestanding sign or residential dwelling.
    - g. Area of off-premises sign. No outdoor adverting sign shall be permitted to exceed the maximum size based on adjacent roadway permitted speed (miles per hour (mph)):
      - i. More than 36 mph: 60 square feet maximum sign area
    - h. Off-premises signs shall not exceed a maximum height of 20 feet.
    - i. The minimum distance between signs is 750 feet.
  - (2) Outdoor advertising sign (billboards).
    - a. Outdoor advertising signs are prohibited within 660 feet of the nearest edge of the street line of the Route 202 Parkway a designated scenic byway in accordance with the Pennsylvania Scenic Byways Title 74.

#### **§ 370-709. Signs by district.**

- A. For the purposes of this Ordinance, the tables and corresponding text within this section will dictate the type of signs, and the area and dimensional requirements of said signs, that are permitted within each zoning district. If there is a contradiction in general standards or area and dimensional

requirements between the provisions in this section and the provisions in § 370-708. Regulations by Sign Type — Permanent, the smaller or more restrictive standard shall apply.

- B. General provisions applicable to all zoning districts.
  - (1) All building-mounted signs shall be consistent and compatible with the style composition, materials, colors and details of the building and the purposes of this section.
  - (2) The applicant shall comply with all applicable sign regulations of the underlying zoning district except as modified or supplemented by these regulations.
  - (3) Rotating or revolving signs, pennants, flags, banners, balloons, and objects, such as tires, automobiles, food products or other items designed to draw attention to the product or business must be approved by the Board of Supervisors prior to installation. This does not apply to registered trademarks, service marks and similar corporate logos.
- C. Residential, agricultural, and open space signs. In the RA Residential Agricultural, O/SP Open Space/Parkland, and CE Cemetery districts, the following standards shall govern.
  - (1) Permitted on-premises signs.
    - a. Athletic field sign.
    - b. Directional sign.
    - c. Freestanding sign.
    - d. Freestanding sign for residential developments containing more than 10 units.
      - i. Area. Each sign shall have a maximum area of 15 square feet per sign face.
    - e. Home occupation sign, excluding no-impact.
    - f. Limited duration sign, nonresidential and residential use.
    - g. Monument sign. A maximum of one sign per frontage is permitted in the CE Cemetery District.
    - h. Portable sign, nonresidential and residential use.
    - i. Scoreboard sign.
    - j. Temporary sign, nonresidential and residential use.
    - k. Wall and projecting sign for nonresidential uses.
    - l. Window sign for nonresidential uses.
  - (2) Off-premises signs (none).

Table 10. RA Residential Agricultural, OS/P Open Space, and CE Cemetery District Sign Regulations

RA, OS/P, and CE	Area and Dimensional Requirements			
	Max. Number Permitted <sup>1</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Athletic Field	1	24	10	-
Directional	1	4	5	-
Freestanding	1	10	8	-
Freestanding (over 10 DU)	1 per street frontage	15	8	Yes
Home Occupation - excluding no-impact	1	1	1	-
Limited Duration - Nonresidential	1	10 per side	8	-
Limited Duration - Residential	1	7	3.5	-
Monument	1	-	6	Yes
Portable - Nonresidential	1	7	3.5	-
Portable - Residential	1	4	3.5	-
Scoreboard	1	200	20	-
Temporary - Nonresidential	1	6	8	-
Temporary - Residential	1	4	3.5	-
Wall and projecting signs - Nonresidential	-	1	Eave line <sup>2</sup>	-
Window signs - Nonresidential	1	1	Eave line <sup>2</sup>	-

D. Residential district signs. In the R1 Low-Density Residential, R1-C Residential Single-Family Cluster, R2 Medium-Density Residential, R2-I Residential Infill, R3 Residential Single-Family, MR Mixed Residential, CR Commercial Residential, and IU Institutional districts, the following standards shall govern.

(1) Permitted on-premises signs.

- a. Athletic field sign.
- b. Awning sign.
- c. Changeable copy sign. A changeable copy sign is only permitted as part of another permitted sign.
- d. Directional sign.
- e. Freestanding sign.
- f. Freestanding sign for residential developments or apartment buildings containing more than 10 units.
  - i. Area. Each sign shall have a maximum area of 15 square feet per sign face.
- g. Home occupation sign, excluding no-impact.
- h. Limited duration sign, nonresidential and residential use.
- i. Monument sign.
- j. Portable sign, nonresidential and residential use.
- k. Scoreboard sign.

<sup>1</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>2</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.

- l. Temporary sign, nonresidential and residential use.
- m. Wall and projecting sign for nonresidential uses.
- n. Window sign for nonresidential use.

Table 11. R1 Low-Density Residential, R2 Medium-Density Residential, R2-I Residential Infill, R1-C Residential Single-Family Cluster, R3 Residential Single-Family, CR Commercial Residential, MR Mixed Residential, and IU Institutional District Sign Regulations

R1, R1-C, R2, R2-I, R3, CR, MR, and IU	Area and Dimensional Requirements			
Sign Type	Max. Number Permitted <sup>3</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Athletic Field	1	48	10	-
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Changeable Copy	1	1/3 of the total area of wall or freestanding sign	-	Yes
Directional	1	4	5	-
Freestanding	1	10	8	-
Freestanding (over 10 DU)	1 per street frontage	15	8	Yes
Home Occupation (excluding no-impact)	1	1	Eave line <sup>4</sup>	-
Limited Duration - Nonresidential	1	10 per side	8	-
Limited Duration - Residential	1	4	3.5	-
Monument	1	-	6	-
Portable - Nonresidential	1	7	3.5	-
Portable - Residential	1	4	3.5	-
Scoreboard	1	200	20	-
Temporary - Nonresidential	1	6	6	-
Temporary - Residential	1	4	3.5	-
Wall and projecting signs - nonresidential uses	-	1	Eave line <sup>4</sup>	-
Window signs - nonresidential uses	1	1	Eave line <sup>4</sup>	-

- E. Eureka Village District signs. In the EV Eureka Village District the following standards shall govern.
- (1) Permitted on-premises signs.

<sup>3</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>4</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.



- a. If the building fronts on two or more streets, a maximum of one additional sign in conformity with § 370-709.E. shall be permitted.
- b. For properties in the EV Eureka Village zoning district with more than one principal use in separate structures or in a single building on one property, the following regulations shall apply:
  - i. Awning sign.
  - ii. Directional sign.
  - iii. Directory sign.
  - iv. Freestanding sign.
    - a) One freestanding sign which identifies the development and may serve as a directory sign for uses in the development. No additional directory signs may be erected regardless of number of street frontages. Such sign shall not exceed 40 square feet per side and shall only identify the name of the center or development and/or names of the various businesses or firms located within such center or development.
    - b) One freestanding sign up to 12 square feet may be erected for each principal use which exceeds 20,000 square feet in leasable space.
  - v. Home occupation sign, excluding no-impact.
  - vi. Limited duration sign, nonresidential and residential use.
  - vii. Marquee sign.
  - viii. Menu sign.
  - ix. Monument sign. A monument sign is only permitted as part of a minimum 20,000 square foot building.
  - x. Portable sign, nonresidential and residential use.
  - xi. Projecting sign.
  - xii. Temporary sign, nonresidential and residential use.
  - xiii. Wall and projecting sign. One wall sign up to 16 square feet, or one projecting sign extending not more than 5 feet from the wall up to 10 square feet, may be erected for each principal use.
  - xiv. Window sign. One window sign consisting of letters or symbols not to exceed 40 percent of the window area for all such signs may be erected for each principal use.

Table 12. EV Eureka Village District Sign Regulations

EV	Area and Dimensional Requirements			
Sign Type	Max. Number Permitted <sup>5</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Directional	1	4	5	-
Directory	-	4	5	-
Freestanding	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Home Occupation, excluding no-impact	1	1	1	-
Limited Duration - Nonresidential	1	10 per side	-	-
Limited Duration - Residential	1	4	3.5	-
Marquee	1	50 per side	-	-
Menu	1 per use	2	4.5	-
Monument	1 per use	25	6	Yes
Portable - Nonresidential	1 per use	7	3.5	-
Portable - Residential	1	4	3.5	-
Projecting	1 per use	10	Eave line <sup>6</sup>	-
Temporary - Nonresidential	1 per 1,000 sq. ft. of frontage	12	3.5	-
Temporary - Residential	1	4	3.5	-
Wall and projecting	-	16	Eave line <sup>6</sup>	Yes
Window	1	40 percent window area	-	Yes

F. BZ Business Zone District signs. In the BZ Business District the following standards shall govern.

(1) Permitted on-premises signs.

a. Sign area totaling 1.5 square feet may be provided on a parcel for every 1-foot of building linear frontage in the BZ Business District. This sign area may be comprised of any of the

<sup>5</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>6</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.

following sign types granted that the total sign area subject to the maximum size limitations based on individual sign type.

- b. The following signs shall be permitted to only display the name of a firm, building, establishment, or business and may only be erected for each individual use in accordance with the following standards:
    - i. Either one window sign consisting of individual letters or symbols not to exceed 40 percent of the window area, for all such signs and must be located on the ground floor; or
    - ii. One projecting sign extending not more than 5 feet from the wall up to 10 square feet in size; or
    - iii. Directional sign.
    - iv. Freestanding signs: the allowable sign area calculation is provided in § 370-709.L.(1). The allowable sign height calculation is provided in § 370-709.L.(2). No more than one such sign shall be erected on a premises held in single and separate ownership unless such premises fronts on more than one street, in which case one such sign may be erected on each street frontage.
    - v. Freestanding sign for a shopping center with multiple businesses: the allowable sign area calculation is provided in § 370-709.L.(1). The maximum sign area may be increased, provided that:
      - a) That there shall be only one such sign per frontage.
      - b) The area and height of any freestanding sign(s) shall not exceed 100 percent of the amounts specified in § 370-709.L.(2).
    - vi. Electronic Message sign. Must be part of a freestanding sign.
  - c. Awning sign.
  - d. Directory signs, including a directory of tenants, of an apartment building or development, office building, or other permitted use shall be permitted only when such premises fronts onto State Route 0611 or State Route 0132 which are four lanes.
  - e. Marquee sign.
  - f. Menu sign.
  - g. Monument sign. Shall be displayed only on a frontage of 100 feet or more or shall not be closer than 100 feet to any other monument sign.
  - h. Upper-level building sign.
  - i. Wall signs. One per street elevation or elevation facing a parking lot, size of each such sign not to exceed 16 square feet. Copy on such signs is restricted to the name, address, and/or suitable graphic element designed to identify the premises. In addition, the name and specialty of each professional occupant may be displayed, provided the copy area of each such name and specialty does not exceed 2 square feet.
- (2) Off-premises (none).

Table 13. BZ Business Zone District Sign Regulations

BZ		Area and Dimensional Requirements		
Sign Type	Max. Number Permitted <sup>7</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Directional	1 per use	6	6	Yes
Directory	1	6	6	Yes
Electronic Message	1	1/3 of the total area of freestanding sign	-	Yes
Freestanding	1	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Freestanding - Shopping Center	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Marquee	1	50 per side	Eave line <sup>8</sup>	-
Menu	-	2	-	-
Monument	1	1.5 per 1 ft. of linear frontage	6	Yes
Projecting	1	10	Eave line <sup>8</sup>	Yes
Upper-Level Building	1	1.5 per 1 ft. of linear frontage	Eave line <sup>8</sup>	-
Wall	-	16	Eave line <sup>8</sup>	Yes
Window	1 per use	40 percent window area	-	Yes

G. WV Warrington Village District signs. In the WV Warrington Village District, the following standards shall govern.

(1) Permitted on-premises signs

- a. Awning sign.
- b. Banner sign.
- c. Directional sign.
- d. Freestanding signs shall be permitted in accordance with the following limitations:
  - i. Such signs shall be limited to one, except for a premises which fronts on two or more streets, in which case a sign may be permitted in each yard fronting on a street; and except for a use which contains more than 500 lineal feet of front footage, in which case one freestanding sign will be permitted for each additional 500 feet of front footage or

<sup>7</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>8</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.

portion thereof, provided that the maximum allowable sign area has not been exceeded as specified in § 370-709.L.(1). A single freestanding sign may advertise any number of businesses, provided the maximum sign area per business and the total maximum sign are not exceeded.

- ii. For a shopping center with multiple businesses the allowable sign area calculation is provided in § 370-709.L.(1). The maximum sign area may be increased, provided that:
  - a) That there shall be only one such sign per frontage.
  - b) The area and height of any freestanding sign(s) shall not exceed 100 percent of the amounts specified in § 370-709.L.(2).
- e. Limited duration sign.
- f. Menu sign.
- g. Portable signs.
- h. Projecting signs located under canopies.
  - i. Such signs shall have a copy no greater than 8 square feet per side and a minimum clearance of 10 feet from the sidewalk and shall be mounted as nearly as possible perpendicular to the building face.
  - ii. One such sign may be permitted for each entrance to a facility served by a canopy or other pedestrian walkway, provided that they do not exceed 8 square feet in area.
- i. Temporary sign.
- j. Time and temperature signs.
  - i. Time and temperature signs shall be displayed only as a part of a freestanding or a wall sign, subject to all regulations applying to those signs.
  - ii. Any such device with alternating messages shall display each message for not less than 5 seconds and shall not use red or green displays.
- k. Wall, projecting, and permanent window signs shall be permitted in accordance with the following limitations:
  - i. One sign which shall be limited to the name of the firm, building, or business may be erected on each individual use in accordance with one of the following:
    - a) Either one window sign consisting of individual letters or symbols not to exceed 40 percent of the window area, for all such signs and must be located on the ground floor; or
    - b) One projecting sign extending not more than 5 feet from the wall up to 10 square feet in size; or
    - c) One wall sign up to 12 square feet.

Table 14. WV Warrington Village District Sign Regulations

WV		Area and Dimensional Requirements		
Sign Type	Max. Number Permitted <sup>9</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Banner	1 per use	24	-	-
Directional	-	4	5	-
Freestanding	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Freestanding - Shopping Center	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Limited Duration	1	10 per side	6	-
Menu	1	2	4.5	-
Portable	1 per use	7	3.5	-
Projecting	1 per use	10	Eave line <sup>10</sup>	-
Projecting - Under Canopy	1 per entrance	8 per side	Eave line <sup>10</sup>	Yes
Temporary	1 per 1,000 ft.	12	6	-
Time & Temperature	1 per freestanding or wall sign	1/3 of freestanding or wall sign	-	Yes
Wall	-	12	Eave line <sup>10</sup>	-
Window	1 per use	40 percent window area	-	Yes

H. CBD Central Business District signs. In the CBD District the following standards shall govern.

(1) Permitted on-premises signs.

- a. Awning sign.
- b. Banner sign.
- c. Directional signs. Signs within the parking lots and associated travel lanes shall be permitted for directional purposes. Such signs shall not exceed 4 square feet in area and may not contain any matter of any advertising nature other than the name of a particular business establishment. These signs shall not be considered in computing total permitted sign area on the premises.
- d. Directory sign. Such sign shall not exceed 40 square feet per side and shall only identify the name of the center and/or the names of the various businesses or firms located within such center or park. Not more than one such sign shall be erected on any property held in single

<sup>9</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>10</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.

- and separate ownership, unless such premises fronts upon more than one street, in which event one such sign may be erected on each street frontage from which access is taken.
- e. Electronic message center sign in accordance with the following standards:
    - i. Shall be displayed only as a part of a freestanding or a wall sign, subject to all regulations applying to those signs.
    - ii. Shall not exceed one third of the total proposed area of the wall or freestanding sign.
    - iii. Any such device with alternating messages shall display each message for not less than 5 seconds.
  - f. Freestanding sign
    - i. For a shopping center with multiple businesses the allowable sign area calculation is provided in § 370.709.L.(1). The maximum sign area may be increased, provided that:
      - a) That there shall be only one such sign per frontage.
      - b) The area and height of any freestanding sign(s) shall not exceed 100 percent of the amounts specified in § 370-709.L.(2)
  - g. Limited duration sign, nonresidential and residential use.
  - h. Marquee sign.
  - i. Menu sign.
  - j. Portable sign, nonresidential and residential use.
  - k. Time and temperature signs. Time and temperature signs must be part of a freestanding or wall sign.
  - l. Upper-level building sign. A maximum of two upper-level building signs are permitted per building.
  - m. Wall, projecting, and permanent window signs shall be permitted in accordance with the following limitations:
    - i. One sign which shall be limited to the name of the firm, building, or business may be erected on each individual use in accordance with one of the following:
      - a) Either one window sign consisting of individual letters or symbols not to exceed 40 percent of the window area, for all such signs; or
      - b) One wall sign up to 12 square feet.
      - c) Projecting sign. One projecting sign extending not more than 5 feet from the wall up to 10 square feet in size.
- (2) Off-premises signs (none).

Table 15. CBD Central Business District Sign Regulations

CBD	Area and Dimensional Requirements			
Sign Type	Max. Number Permitted <sup>11</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Banner	1 per use	24	4	-
Directional	1 per use	4	5	Yes
Directory	1	40	-	Yes
Electronic Message Sign	1 per use	1/3 of the total area of wall or freestanding sign	-	Yes
Freestanding	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Freestanding - Shopping Center	1 per frontage	See § 370-709.L.(1)	See § 370-709.L.(2)	Yes
Limited Duration - Nonresidential	1 per use	-	-	-
Limited Duration - Residential	1	4	3.5	-
Marquee	1 per use	50 per side	Eave line <sup>12</sup>	-
Menu	1 per use	-	Eave line <sup>12</sup>	-
Portable - Nonresidential	1	7	-	-
Portable - Residential	1	4	3.5	-
Projecting	1 per use	50	-	-
Time and Temperature	1 per use	-	-	Yes
Upper-Level Building	1 per use	-	Eave line <sup>12</sup>	Yes
Wall	-	12	-	-
Window	1 per use	40 percent window area	-	-

I. Industrial District signs. For signs permitted in the PI-1 Planned Industrial – 1, PI-1A Planned Industrial – 1A, PI-2 Planned Industrial – 2, J Junkyard, and Q Quarry districts the following standards shall govern.

(1) Permitted on-premises signs.

- a. Awning sign.
- b. Directional sign.
- c. Freestanding sign.
- d. Monument sign
- e. Upper-level building sign

<sup>11</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>12</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.



- f. Wall sign
- (2) Permitted off-premises signs.
  - a. An off-premises outdoor advertising sign is permitted only in the PI-1 and PI-2 districts.
  - b. Area and heights.
    - i. No sign shall be permitted to exceed a maximum copy area of 50 square feet, including border and trim, but excluding supports. A sign having two sides back-to-back or a V-shaped sign with a horizontal angle not greater than 90 degrees is permitted one on each side or a total maximum area of 100 square feet.
    - ii. No sign shall exceed 25 feet in height.
- J. Setbacks.
  - (1) Street line. No sign or any part thereof shall be erected or maintained within 50 feet of the street line of a public street.
  - (2) Side or rear yards. No sign or any part thereof shall be erected or maintained within 100 feet of any side or rear property line nor within 100 feet of a residence.
  - (3) No such sign shall be erected within 50 feet of any other such sign or freestanding sign.

Table 16. PI-1 Planned Industrial – 1, PI-1A Planned Industrial – 1A, PI-2 Planned Industrial – 2, J Junkyard and Q Quarry District Sign Regulations

PI-1, PI-1A, PI-2, J, and Q	Area and Dimensional Requirements			
Sign Type	Max. Number Permitted <sup>13</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Directional	-	4	5	-
Freestanding	1 per use	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Monument	1 per use	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Outdoor Advertisement	1	50	25	Yes
Upper-Level Building	1 per use	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Wall	-	See § 370-709.L.(1)	See § 370-709.L.(2)	-

- K. Signs permitted in the OI Office Industrial and IST Industrial Science Technology districts. For signs permitted in the OI and IST districts the following standards shall govern.
  - (1) Permitted on-premises signs.
    - a. Awning sign.
    - b. Directional sign.

<sup>13</sup> Maximum number permitted standard unit of measurement – signs per property

- c. Freestanding sign: One freestanding sign which identifies the multiple occupancy, including but not limited to, industrial park or office park and may serve as a directory sign for uses in the development in which it may be erected.
  - i. Such sign shall not exceed 40 square feet per side and shall only identify the name of the center or park and/or the names of the various businesses or firms located within such center or park. Not more than one such sign shall be erected on any property held in single and separate ownership, unless such premises fronts upon more than one street, in which event one such sign may be erected on each street frontage from which access is taken.
- d. Monument sign.
- e. Upper-level building sign.
- f. Wall, projecting, and permanent window signs shall be permitted in accordance with the following limitations:
  - i. One sign which shall be limited to the name of the firm, building, or business may be erected on each individual use in accordance with one of the following:
    - a) Either one window sign consisting of individual letters or symbols not to exceed 40 percent of the window area, for all such signs; or
    - b) One projecting sign extending not more than 5 feet from the wall up to 10 square feet in size; or
    - c) One wall sign up to 12 square feet.

Table 17. OI Office Industrial and IST Industrial Science Technology District Sign Regulations

OI and IST	Area and Dimensional Requirements			
Sign Type	Max. Number Permitted <sup>14</sup>	Max. Area (sq. ft.)	Max Height (ft.)	Additional Regulations
Awning	1	1.5 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign height	Lowest edge shall be 8 ft. above finished grade	-
Directional	1	4	5	-
Freestanding	1	40	20	Yes
Monument	1	1.5 per 1 ft. of linear frontage	6	-
Projecting	1	10	Eave line <sup>15</sup>	-
Upper-Level Building	2 per building	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Wall	-	See § 370-709.L.(1)	See § 370-709.L.(2)	-
Window	1	40 percent window area	Eave line <sub>2</sub>	-

- L. Sign Calculations. The calculations for sign area and sign height in §§ 709.L.(1) and 709.L.(2) shall be applied in addition to the general standards and area and dimensional requirements herein.

(1) Calculation for sign area.

- a. The maximum square area for a sign is calculated through the following equation:

<sup>14</sup> Maximum number permitted standard unit of measurement – signs per property

<sup>15</sup> The sign shall be no higher than the eave line of the building or the bottom of the second-floor windowsill, whichever is lower.

- i.  $\text{Area} = 20 \text{ sq. ft.} + [0.0625 \times \text{length of frontage (50 sq. ft. maximum)}]$
    - ii. This calculation applies to all properties in the WV Warrington Village, BZ Business Zone, and CBD Central Business District zoning districts that do not front on State Route 0611 or State Route 0132.
  - b. The maximum square area for a sign on a property that has frontage on State Route 0611 or State Route 0132, and is located in the WV Warrington Village, BZ Business Zone, or CBD Central Business District zoning districts, is calculated through the following equation:
    - i.  $\text{Area} = 25 \text{ sq. ft.} + [0.09375 \times \text{length of frontage (100 sq. ft. maximum)}]$
- (2) Calculation for sign height.
- a. The maximum height for a sign is calculated through the following equation:
    - i.  $\text{Height} = 7 \text{ ft.} + [0.01 \times \text{length of frontage (15 ft. maximum)}]$
    - ii. This calculation applies to all properties in the WV Warrington Village, BZ Business Zone, and CBD Central Business District zoning districts that do not front on State Route 0611 or State Route 0132.
  - b. The maximum height for a sign on a property that has frontage on State Route 0611 or State Route 0132, and is located in the WV Warrington Village, BZ Business Zone, or CBD Central Business District zoning districts, is calculated through the following equation:
    - i.  $\text{Height} = 12 \text{ ft.} + [0.01 \times \text{length of frontage (20 ft. maximum)}]$

**§ 370-710. Regulations by sign type—Nonpermanent.**

- A. Limited duration signs.
  - (1) Limited duration signs may be permitted for a period not to exceed 180 days per any one limited duration sign per parcel unless an extended period is authorized by the Township. The applicant may receive no more than one permit per year.
  - (2) The size of any limited duration sign may not exceed the size permitted for any permanent sign of similar type in the district, but in any event shall be no larger than 10 square feet on one side.
  - (3) Any limited duration sign which is illuminated, or which contains any digital display must conform to the same requirements and standards which address illumination and electronic messaging center.
  - (4) Limited duration signs may not revolve, be animated or have flashing lights, or be affixed to or painted on a vehicle.
- B. Temporary signs.
  - (1) In residential zoning districts or on properties with residential uses in nonresidential zoning districts the following standards apply:
    - a. No temporary sign shall be displayed for a period exceeding 20 days or more than five days after the cessation of the event or occurrence being advertised, whichever is less. A temporary sign for an event or occurrence may only be displayed once in a 12-month period.
    - b. There shall be no more than two temporary signs in any calendar year.
    - c. Except as otherwise provided in this § 370-710., temporary signs in residential districts shall not exceed 6 square feet in size.
  - (2) In nonresidential zoning districts with nonresidential uses the following standards apply:
    - a. No temporary sign may be displayed for a period exceeding 30 days.
    - b. No temporary sign may use flashing or revolving lights.
    - c. No property shall have more than two temporary signs in any calendar year.
    - d. Signs shall not exceed 12 square feet.
    - e. Signs may not be displayed earlier than 30 days before the function for which they are erected. The signs must be removed within five days after the function for which they were displayed, but in no case later than 30 days from the day they were displayed.

- f. No more than one sign shall be displayed for each 1,000 feet of road frontage.
  - g. Banners shall not exceed 8 feet in length and 3 feet in width.
  - h. Bunting and banner signs are permitted to announce the opening of a new business or industry provided that such signs do not extend into, or over, a street line. All such signs must be removed after seven days of the opening day of the first day of business.
  - i. Not more than one such sign shall be placed on any property held in single and separate ownership, unless such property fronts upon more than one public street, in which event, one such sign may be erected on each street frontage.
- C. Portable signs.
  - (1) General provisions.
    - a. Illumination of any portable sign is prohibited.
    - b. Any sign mounted to a vehicle or trailer is prohibited.
    - c. Hours of display.
      - i. Signs may only be displayed on any premises during normal business hours. However, all portable signs must be taken in during hours of non-operation of the business being advertised.
      - II. All portable signs should be taken in during inclement weather
  - (2) Sandwich board, wind, or A-frame signs. Sandwich board signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property.
    - a. Number: One sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.
    - b. Area: Each sign shall have a maximum area of 7 square feet per sign face.
    - c. Height: Signs shall have a maximum height of 3.5 feet.
    - d. Sign placement.
      - i. If a sign is located on a public or private sidewalk, a minimum of 3 feet of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.
      - ii. The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.
      - iii. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
    - e. Changeable copy.
      - i. Changeable copy signs are permitted when integrated into a sandwich board sign.
      - ii. Commercial messages must advertise only goods and services available on the premises.



**Article VIII**  
**Supplemental Regulations Applicable to All Districts and Uses.**

**§ 370-801. Nonconformities.**

- A. Continuation. Any lawful use of a building or structure or the lawful use of any land as existing and lawful on the effective date of this Ordinance, or in the case of an amendment to this Ordinance at the time of such amendment, may be continued even though such use does not conform to the provisions of this Ordinance or subsequent amendments.
- B. Extensions.
  - (1) A nonconforming use of a building may be extended an additional 25 percent of floor area in a building if no structural alterations are made therein; such extension may include structural alterations when authorized as a special exception, except as provided for in the WV Warrington Village and BZ Business Zone districts.
  - (2) A nonconforming structure may be extended upon a lot occupied by such structure and held in single and/or separate ownership at the effective date of this Ordinance when authorized as a special exception; provided, that such extension does not replace a conforming structure, and does not violate the minimum yard, height, and coverage requirements of the zone in which the nonconforming structure exists.
- C. Multiple nonconforming lots. No nonconforming lot shall be reduced in size. An owner of two or more contiguous nonconforming lots at the same time of and subsequent to the effective date of this Ordinance which, when combined, would create a lot of conforming size or which could be consolidated to minimize the nonconformity, shall be required to combine such lots.
- D. Single nonconforming lot. One or more nonconforming lots, which are contiguous to a conforming lot and in single ownership, shall be used in combination with the conforming lot. In any replotting or replatting, the conforming lot shall not be reduced in area or dimension less than the minimum requirements of this Ordinance.
- E. Restoration.
  - (1) A nonconforming structure that has been damaged or destroyed by fire, windstorm, lightning, or a similar cause deemed to be no fault of the owner may be rebuilt when authorized as a special exception. Request for special exception must be submitted within one year from the date of damage or destruction or the nonconforming structure shall not be restored.
  - (2) No rebuilding shall be undertaken as provided herein until plans for rebuilding have been presented and approved by the Zoning Officer. Approval shall be for the same use unless relief is granted by the Zoning Hearing Board.
  - (3) Any reconstructed building shall not exceed in height, area, and volume the building destroyed or condemned.
- F. Abandonment.
  - (1) If a nonconforming use of a building structure or land ceases for a period of one year or more, subsequent use of such building or land shall be in conformity with the provisions of this Ordinance; provided, however, the time spent on active duty with the Armed Forces of the United States by the owner of record of the land shall not be determined to be a part of the one-year-period.
  - (2) Abandonment regulations shall not apply to agricultural uses.
- G. Building permits. In a case where a building permit has been issued prior to the effective date of this Ordinance, and the proposed use of land and/or building does not conform with this Ordinance, said proposed use shall be regulated by the nonconforming use requirements of this Ordinance and shall be considered the same as a lawful nonconforming use provided construction other than excavation and foundations is undertaken within a period of 30 calendar days after the issuance date of said

building permit and construction thereof is complete within 12 calendar months from the issuance date of the building permit. Permits shall last no more than two years beyond the initial building permit issuance unless an extension is approved by the Zoning Hearing Board.

- H. Nonconforming use of open land. All nonconforming signs, billboards, junk storage areas, storage areas, and similar nonconforming uses of open land, when discontinued for a period of 90 days or damaged to an extent of 60 percent or more of replacement costs, shall not be continued, repaired, or reconstructed.

**§ 370-802. Conditional uses.**

- A. The Board of Supervisors shall have the power to approve conditional uses at a public hearing following public notice for any of the uses for which this Ordinance requires the obtaining of such approvals. Application to the Board of Supervisors shall be made on the form approved by the Board of Supervisors and shall be accompanied by the fee set by the Board of Supervisors.
- B. In granting a conditional use, the Board of Supervisors shall make findings of fact consistent with the provisions of this Ordinance. The Board shall not grant a conditional use except in conformance with the conditions and standards outlined in this Ordinance.
- C. All applications for conditional use for which a subdivision or land development approval will be granted and a building permit issued should be submitted to Warrington Township Planning Commission for review. The Planning Commission will issue advice as it sees appropriate to the Board of Supervisors as the case may be.
- D. General requirements and standards applicable to all conditional uses. The Board shall grant a conditional use only if it finds adequate evidence that any proposed use submitted for a conditional use will meet all of the following general requirements as well as any proposed use. The Board shall among other things require that any proposed use and location be:
  - (1) In accordance with the Warrington Township Comprehensive Plan and consistent with the spirit, purpose, and intent of this Ordinance.
  - (2) The best interest of the Township, the convenience of the community, the public welfare and be a substantial improvement to property in the immediate vicinity.
  - (3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.
  - (4) In conformance with all applicable requirements of this Ordinance.
  - (5) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect major streets from undue congestion and hazard.
- E. Criteria requirements.
  - (1) Compatibility criteria. The proposed conditional use shall:
    - a. Be compatible with the existing area uses and those established or allowed by this Ordinance or the Comprehensive Plan in the area proposed.
    - b. Be screened from adjacent differing uses. Where sufficient screening area or existing materials are unavailable, the Township shall require additional screening area or materials be provided.
    - c. Not to be permitted such that it creates a nuisance or hazard to adjoining properties by noise, glare, congestion, storage, odor, fire, explosion, radiation, or other similar causes.
    - d. For any outside industrial, commercial, or residential storage, including, but not limited to, junkyards, not be located on land with a slope in excess of 5 percent or within 100 feet of an adjacent industrial, commercial, or residential use of a public street line.
    - e. For all public buildings or uses, in addition to all applicable Township requirements, demonstrate conformance with all applicable county, state and federal regulations.

- (2) The applicant shall demonstrate the impact of the proposed conditional use on:
  - a. The Township transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the proposed conditional use. Included in this section should be an assessment of the adequacy for site parking, ingress and egress, internal circulation, and off-site improvements.
  - b. The Township's municipal services with particular emphasis being put on the ability of these municipal services to provide services to the proposed conditional use. A detailed estimate of additional municipal services facilities which will be needed to provide service to the proposed use must be included.
  - c. Municipal services including but not limited to sewage disposal and collection systems, water supply and circulation systems and storm drainage facilities and systems must be included in this statement of impact.
  - d. The Township's abilities to provide fire protection to the proposed conditional use.
  - e. The Township's recreation facilities including estimates of additional facilities which will be needed to serve the proposed conditional use.
- (3) Economic. The applicant may be required to provide a cost revenue analysis which shall identify the net costs of the proposed conditional use to the Township and to the Central Bucks School District. The net costs shall be the difference between the governmental expenditures which will be required to service the proposed conditional use and the revenues that it will generate. The cost analysis shall clearly identify whether a net gain or a net loss is anticipated and shall itemize the measurements used in the evaluation.
- (4) Need. The applicant shall demonstrate an existing need for the proposed conditional use.
- (5) Environmental criteria. The applicant may be required to prepare an environmental impact assessment which shall indicate their ability to meet the environmental restriction standards specified in this Ordinance and other applicable Township code chapters, as amended. The assessment shall address each of the restricted land categories listed in the above referenced section.
- (6) Time limits on conditional use approvals.
  - a. Approved application. Approval of a conditional use application by the Board of Supervisors shall expire one year after said approval unless the applicant has applied for and has been granted a building permit and construction has commenced. This expiration date may be extended by the Supervisors upon good cause shown.
  - b. Abandonment. If a conditional use approved by the Board of Supervisors is discontinued or terminated for a period of one year or more, then the same shall be deemed abandoned, and said use may not be resumed without a new conditional use approval by the Board of Supervisors.

**§ 370-803. Roadside stands.**

- A. Temporary roadside stands may be erected for the sale of garden products and garden commodities produced on the same property where offered for sale; provided, no building or structure other than a portable stand shall be constructed for such sale; such stand shall be removed during seasons when such products are not being offered for sale, and in no case remain longer than for a period of six months of any one year; such stand shall not be placed closer than 25 feet to any lot line.
- B. Farm stands erected in the RA Residential Agricultural District are exempt from the regulations found herein.



**§ 370-804. Building heights.**

- A. Height regulations shall not apply to spires, belfries, cupolas, or domes not used for human occupancy, or to chimneys, ventilators, skylights, water tanks, bulkheads, utility poles or towers, radio and television antennas, silos, and ornamental or necessary mechanical appurtenances. Any structure designed to have a height of 150 feet or more above ground level must be approved by the Federal Aviation Agency and a written statement of approval must accompany the permit application. These height exceptions shall not apply to any non-tower wireless communications facilities or tower-based wireless communications facilities.
- B. No dwelling shall be less than 15 feet in height, except during a reasonable period of construction not to exceed a 24-month-period from the date of issuance of the zoning permit. This time period may be extended by the Zoning Hearing Board.

**§ 370-805. Building exterior construction.**

- A. All exterior surfaces shall present a finished decorative appearance. Exposed concrete, concrete block, foundation walls and cinder block shall not be permitted on any exterior surface higher than 2 feet above ground level, except for shot formed or patterned concrete which provides a finished split faces or patterned block on nonresidential buildings.

**§ 370-806. Buffering, screening, and planting strip requirements.**

- A. Buffering.
  - (1) Wherever a residential use is adjacent to a nonresidential use, a buffer zone with a minimum width of 50 feet shall be provided.
  - (2) Wherever another dwelling unit type is adjacent to a mid-rise apartment, a buffer zone with a minimum width of 35 feet plus 1 foot for each foot that the mid-rise is over 35 feet in height shall be provided.
  - (3) The buffer zones noted above shall be landscaped as specified in the Subdivision and Land Development Ordinance.
  - (4) All development in the RA Residential Agricultural District, other than agricultural uses, shall contain a deed restricted buffer zone as part of the open space with a minimum width of 50 feet in accordance with the following design standards:
    - a. A dense planting of evergreens and deciduous trees shall be planted around the perimeter of the residential use defining a boundary between the agricultural use and the residential uses.
- B. Screening.
  - (1) All outdoor storage, parking and/or loading areas of industrial uses shall be screened from view from any residential or commercial development or public street line by a landscape screen or other visual barrier with plantings. The screening shall be placed immediately surrounding the area between any industrial parcel and a contiguous residential and/or commercial zoning district. See Chapter 305, Subdivision and Land Development.
  - (2) All outdoor industrial use operations, mechanical equipment, and other functional accessories of each building, such as elevator, penthouse, ventilation pipes and ducts, water pressure tanks, heating, air conditioning and power supply units, shall have an architectural building material screen or covering which is an integral part of the building envelope and/or which is harmonious with the building design.
- C. Plant strip.
  - (1) Along each side or rear property line where a nonresidential use adjoins an existing residence or residential district, a planting strip of not less than 30 feet shall be provided.
  - (2) Along each street line where a nonresidential use adjoins an existing residence or residential district, a 15-foot-wide planting strip shall be provided, which shall include a 5-foot-wide sidewalk.

**§ 370-807. Outdoor storage and outdoor display of goods.**

- A. All outdoor storage and outdoor display of goods must be shown on the site plan or an approved land development plan.
- B. Outdoor storage and outdoor display of goods shall not be located within an existing required parking space, within 20 feet of the curb of the fronting highway or within the sight triangle of any driveway to the premises.
- C. Outdoor storage and outdoor display of goods may occupy reserve parking spaces.

**§ 370-808. Swimming pools.**

- A. Private swimming pools. Private swimming pools shall comply with the following conditions and requirements:
  - (1) The pool is intended solely for the enjoyment of the occupants of a principal use of the property on which it is located.
  - (2) It may be located only in the rear yard or side yard of the property on which it is an accessory use.
  - (3) In-ground pools including accessory structures may not be located any closer than 5 feet from the rear or side yard setback, and not in any easement or drainage swale.
  - (4) The swimming pool area or the entire property on which it is located shall be so walled or fenced or otherwise protected as to prevent uncontrolled access by children from the street or from adjacent properties. Said barrier shall conform to all current applicable building code(s).
- B. Public swimming pools. Public swimming pools shall comply with the conditions set forth in the Commonwealth of Pennsylvania, Title 28, Chapter 18, Public Swimming and Bathing Places, as amended.

**§ 370-809. Minimum yards and projections into required yards.**

The following projections into required yards shall be permitted:

- A. Cornices, eaves, belt courses, sills or other similar architectural features, exterior stairways, fire escapes, rain leaders and chimneys may extend or project into a required yard by not more than 2 feet.
- B. An arbor, open trellis, flagpole, recreational structures such as a jungle gym, swings and sandboxes and clothes drying lines shall be permitted as a projection into the required side and rear yards provided that they meet all minimum setback requirements for accessory structures within the subject zoning district. Nothing contained herein shall prevent walkways to be constructed to the property line.
- C. Patios, porches, decks, or similar structures shall be permitted in the side or rear yard subject to the following conditions:
  - (1) A masonry, brick, macadam or wood patio, porch, deck, and the like shall be considered a structure. A building permit, together with an as-built survey plan of the lot prepared by a registered surveyor or professional engineer shall be required unless a field inspection or existing survey is found to be satisfactory for this purpose by the Township Zoning Officer or their duly authorized representative.
  - (2) No patio, porch, deck, or the like shall be located closer to the side or rear lot line than one half of the required side or rear yard setback and shall not be located in a required buffer yard area per this Ordinance.
  - (3) The finished floor height of patios, porches, decks, or the like shall not be higher than the first-floor level of the subject dwelling when authorized by this section.
  - (4) A patio, porch, deck or the like that projects into a required yard as provided by this section shall not be enclosed or roofed. Sunshade lattice work or a pergola is permitted. A pergola is permitted but shall not have side screening or side panels.

- (5) If a patio, porch, deck or the like extends into a required side or rear yard pursuant to this section, no other accessory structure may be located closer to the patio, porch, deck, or lot line than the permitted setback for said accessory structure.
- D. No patio, porch, deck, or the like shall be constructed in any easement or required buffer yard area, or in such a manner that would block any drainage way or swale, or so that it blocks the flow of stormwater onto or from the site.
- E. Where the provisions of the Ordinance do not establish minimum yard requirements applicable to existing one- or two-family residential uses, then a minimum side setback of 5 feet and a minimum rear setback of 20 feet shall be maintained except for any projections permitted by this subsection.
- F. Generators and central air units shall only be permitted in the rear yard.

**§ 370-810. Front yard exception.**

- A. In any use district when 50 percent or more of the frontage of a block containing a lot upon which a proposed building is to be located is already improved with buildings having front yards of less depth than required for that particular use district, the average of such front yards shall establish the minimum front yard depth for the remainder of the frontage; provided, however, that in no case shall such front yard have a depth less than 20 feet.
- B. In any use district when 50 percent or more of the frontage of a block containing a lot upon which a proposed building is to be located is already improved with buildings that have observed a front yard greater in depth than that required for the particular use district, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings; provided, however, that in no case shall the depth of such front yard be required to exceed such minimum depth by more than 15 feet.

**§ 370-811. Traffic visibility and site triangle.**

- A. On a corner lot, no fence, structure, planting, sign, or other obstruction higher than 2 feet above the curb or street line shall be permitted within 25 feet of the intersection of the street line.
- B. At each point where a private access drive or way intersects a public or private road or street, a clear-sight triangle of 10 feet measured from the point of intersection of the edge of the private access drive or way and the edge-of-cart way line shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than 2 feet above the street/cartway grade.

**§ 370-812. Animals and animal shelters.**

- A. In all zoning districts, the keeping and sheltering of small household pets, including dogs, cats, guinea pigs, pot-bellied pigs, rabbits, ducks, mice, rats, turtles, gerbils, hamsters, chinchillas, snakes, iguana, gecko, ferret, hermit crabs, and small birds (3 months of age and older), is limited to no more than four of each type of animal, provided that the total number of animals may not exceed six animals.
  - (1) If the animal(s) require an outside shelter or exercise area, the facility must be maintained, enclosed, and located in the rear or side yard at least 10 feet from any lot line and shall be no closer than 50 feet to the nearest dwelling other than that of the owner.
  - (2) Kennels and boarding of animals associated with a veterinarian practice, as defined in various residential and nonresidential zoning districts, are not governed by this section.
  - (3) If the required setbacks or dimensions in any zoning district differ from those listed above, the more restrictive setbacks shall be applied.
  - (4) Ostrich, emu, and peafowl (peacock) are limited to three fowl per acre on a minimum lot area of 3 acres and are only permitted in the RA Residential Agricultural District.
  - (5) In the RA Residential Agriculture District, the following provisions apply:
    - a. Livestock is limited to one head of livestock or 10 poultry per 40,000 square feet of lot area.

- b. Animal structures shall not be permitted in the front yard.
- (6) In any zoning district where it is permitted, fowl up to a total of 10 per acre may be maintained only in the rear yard on a noncommercial basis and strictly as an incidental use. The area in which the fowl are kept shall be enclosed by a fence that will contain them, all parts of which are at least 50 feet from any lot line and at least 100 feet from the nearest dwelling other than that of the owner.
  - a. No roosters may be kept on a residential property at any time.
- B. In any zoning district where it is permitted, up to two saddle horses may be maintained. No building, corral, fence, or stable enclosing them shall be less than 100 feet from any lot line or 100 feet from the nearest existing dwelling other than that of the owner, unless stricter requirements apply. No such structure shall be attached to or be part of any principal building.
- C. The keeping or sheltering of wild animals is prohibited.

**§ 370-813. Minimum lot frontage/legal access.**

- A. All lots shall have access to a public street that has been improved to Township standards of at least a 50-foot width except drives that provide access to multifamily uses (including condominium-type ownership buildings) which may have access to a deed restricted parking area and access road but shall be accessible from a public and improved street. Lots where the front and rear property lines abut streets shall be prohibited except in the case of reverse frontage along major thoroughfares.
- B. Street includes avenue, boulevard, road, highway, freeway, parkway, lane viaduct, and any other ways used or intended to be used by vehicular traffic and to provide access to lots.

**§ 370-814. Environmental performance standards.**

- A. Erosion and sediment control. All construction shall protect streams and water bodies, including lakes, ponds, and wetlands, from sedimentation and shall control erosion in accordance with 25 Pa. Code Chapter 102, Erosion and Sediment Control, as amended from time to time, and in accordance with the requirements of the Bucks County Conservation District.
- B. All construction shall limit stormwater runoff volumes and rates of discharge as required by Chapter 288, Stormwater Management. All stormwater management plans must comply with Chapter 288, Stormwater Management, and the Stormwater Management Act (Act 167) and meet the requirements of Pennsylvania Dam Safety Act (Act 325 and 25 Pa. Code, Chapter 105). Procedures and requirements for stormwater management facilities shall be in accordance with standards set forth in Chapter 288, Stormwater Management, and Chapter 305, Subdivision and Land Development.
- C. Noise.
  - (1) Maximum permissible sound levels by receiving land use. No person or business operation shall operate or cause to be operated on public or private property any source of continuous sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in Table 18 when measured at or beyond the property boundary of the generating land use.
  - (2) A noise disturbance is characterized as a continuous sound which:
    - a. Endangers or injures the safety and health of humans
    - b. Annoys or disturbs a reasonable person of normal sensitivities
    - c. Endangers or injures personal or real property
    - d. Exceeds the applicable maximum permissible sound levels as they appear in Table 18 below.

Table 18. Continuous Sound Levels by Generating Land Use

Noise-Origination Zoning District	Day/Time	Sound Level Limit (dBA)
RA, OS/P, CE	At any time	50
R1, R1-C, R2, R2-I, R3, MR, EV, CR	7 AM - 10 PM	55
	10 PM - 7 AM (plus Sundays and Legal Holidays)	45
CBD, BZ, WV, IU	7 AM - 10 PM	65
	10 PM - 7 AM (plus Sundays and Legal Holidays)	55
J, Q	7 AM - 10 PM	65
	10 PM - 7 AM (plus Sundays and Legal Holidays)	60
IST, PI-1, PI-1A, PI-2, OI	7 AM - 10 PM	55
	10 PM - 7 AM (plus Sundays and Legal Holidays)	50
Any property abutting Route 611 or Route 132	At any time	75

- (3) Terminology. All technical terminology used in this section not defined in Article II Glossary of Terms shall be in conformance with applicable publications of the American National Standards Institute (ANSI), its latest approval revisions thereof, or its successor body.
  - (4) Standards. For the purposes of measuring sound in accordance with the applicable provisions of these regulations, test equipment methods and procedures shall conform to the latest approved standards as published by ANSI, or its approved equivalent.
  - (5) Standards for measurement. The sound meter shall be operated in accordance with the manufacturer's instructions. The sound meter shall be calibrated with each use. The sound meter shall be operated using the "A" weighting and fast response settings. Readings shall be taken at locations that eliminate traffic noise as a factor in the reading.
  - (6) Exceptions. The maximum permissible sound levels by receiving land use established in § 370-814.C.(1) above shall not apply to any of the following noise sources:
    - a. The emission of sound for the purpose of alerting persons to the existence of an emergency.
    - b. Emergency work to provide electricity, water, or other public utilities when public health or safety is involved.
    - c. Domestic power tools, between the hours of 7:00 a.m. and 9:00 p.m.
    - d. Explosives, firearms, and similar devices, providing a permit has first been obtained pursuant to established procedures.
    - e. Construction operations, providing a permit has first been obtained pursuant to established procedures.
    - f. Agriculture.
    - g. Motor vehicle operations.
    - h. Noise of aircraft flight operations.
    - i. Public celebrations specifically authorized by the Township.
    - j. The unamplified human voice.
    - k. In all zoning districts, the maximum allowable noise level generated by alternative energy facilities shall be 55 dBA at all times at or beyond the property boundary of the generating land use.
- D. Dust, fumes, vapors, and gases.
- (1) The emission of dust, dirt, fly ash, fumes, vapors, or gases which can cause damage to human health, animals, vegetation, or other forms of property, or soiling or staining of persons or property, at any point beyond the lot line of the use creating the emission, is prohibited.

- (2) No emission of liquid or solid particles from any chimney or other source shall exceed 0.3 grains per cubic foot of the covering gas at any point beyond the lot line of the use creating the emission. For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500 degrees Fahrenheit. and 50 percent excess air in stack at full load.
- (3) This section shall not apply to emissions from residential fireplaces and wood stoves.
- E. Heat. No use shall produce heat perceptible beyond the lot lines.
- F. Odor.
  - (1) No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond its lot lines. The guide for determining such quantities of offensive odors shall be 50 percent response level of Table 1 (Odor Thresholds in Air), Research on Chemical Odors: Part 1, Odor Thresholds for 53 Commercials, October 1968, Manufacturing Chemists Association, Inc., Washington, D.C.
  - (2) § 370-814.F.(1) above shall not apply to odors normally created as part of an agricultural or horticultural use except that no animal waste produced on the property shall be stockpiled unless processed to eliminate all offensive odors.
- G. Glare. No use shall produce a strong light or a reflection of a strong light greater than 0.35 footcandle beyond its lot lines.
- H. Vibrations. No use shall cause earth vibrations or concussions detectable beyond its lot lines without the aid of instruments with the exception of vibration produced by construction.

**§ 370-815. Fences.**

- A. Fences in residential districts.
  - (1) Fences in front yards prohibited. No fence or wall shall be allowed forward of the front building setback line. Two exceptions to this rule are as follows:
    - a. Where the yard on the side of the house (i.e., perpendicular to the main entrance of the house) is defined by this Ordinance as a front yard due to abutting road frontage, a fence may be erected within this yard perpendicular to the main entrance along the rear lot line to a height not to exceed 6 feet.
    - b. Except as provided in the EV Eureka Village and WV Warrington Village districts.
  - (2) Fences in side and rear yards. Fences may be installed along the side lot lines between the rear lot line and the building setback line and along the rear lot line to a height not exceeding 6 feet.
  - (3) Materials and construction.
    - a. If the fence is wood cover or wood frame, the framework must face the interior of the lot.
    - b. If the fence is open metal mesh supported by posts or frames of either pipe or wood, the posts and frame must face the interior of the lot.
    - c. If the fence is of masonry construction, a finished surface must be provided on the exterior side.
  - (4) Fences on corner lots. Fences installed on corner lots shall also be subject to the provisions of § 370-811.
  - (5) Buffering/screen planting. Fences visible and within 300 feet of a major or minor arterial road shall have a screen planting along the arterial street side of the fence. The screened side should be of suitable plants located at intervals of not less than 8 feet along the fence.
  - (6) Berms. Berms, where required, should be 2 to 6 feet high and should be used to shield and buffer uses such as parking areas or residential areas abutting a major/minor arterial road.
  - (7) Hedges. Hedges shall be 3 feet in from the inside edge of the sidewalk; 18 inches from the side lines and rear line.
- B. Fences in commercial and industrial districts.

- (1) Fences in front yard prohibited.
- (2) Fences in side and rear yards. Fences of wood, metal or masonry may be erected to a height not exceeding 8 feet along the side lot line between the building setback line and the rear lot line and along the rear lot line.
- (3) Fences on corner lots. Fences installed on corner lots shall also be subject to the provisions of § 370-811.
- (4) Excavations and quarries. Every quarry, gravel pit and similar permanent excavation which is hazardous to children or to passersby shall be enclosed by a sturdy fence at least 10 feet in height and shall include three strands of barbed wire at a 45-degree angle facing outward on the top of the fence.
- (5) Construction.
  - a. Every fence shall be constructed in a neat and orderly manner of materials which are not intrinsically unsightly.
  - b. No electrified or barbed wire fence shall be erected or maintained with the following exceptions: Barbed wire may be used on fences required by this section to be erected and maintained. Electrified fences operating on no more than 6 volts of electricity and barbed wire fences may be used on farms for the restraint of livestock.
- (6) Buffering/screen planting. Fences visible and within 300 feet of a major or minor arterial road shall have a screen planting along the arterial street side of the fence. The screened side should be of suitable plants located at intervals of not less than 8 feet along the fence.
- C. Easements and drainage ways. Fences shall not be placed within the area of a managed, constructed drainage way or a naturally occurring surface drainage way (swale, shallow ditch).
- D. Permits. No fence shall be installed or erected without first obtaining a permit from the Warrington Township Zoning Officer. Failure to obtain a permit shall result in fines and penalties per Township code.

**§ 370-816. Exceptions to minimum lot size.**

- A. The provisions of this Ordinance shall not prevent the construction of a detached dwelling on any lot that was lawful when created and which, prior to the effective date of this Ordinance, was in separate ownership duly recorded by plan or deed provided that:
  - (1) Such lot is not less than 1 acre in the RA District and not less than 80 percent of the minimum lot area in all other districts.
  - (2) Those lots not served by public water and sewers shall meet all requirements of the Bucks County Health Department.
  - (3) The percentage of lot area covered by the detached dwelling shall not exceed 15 percent of the lot area.
  - (4) The aggregate dimension of the front and rear yards shall be at least 60 percent of the total lot depth or meet the normal requirements of the district in which the lot is located, but in no case shall either side yard be less than 12 feet.
  - (5) The aggregate dimension of side yards shall be at least 40 percent of the total lot width or meet the normal requirements of the district in which the lot is located but in no case shall either side yard be less than 12 feet.
- B. This exception shall not apply to any two or more vacant contiguous lots in a single ownership as of or subsequent to the effective date of this Ordinance. These lots shall be consolidated to minimize the nonconformity.
- C. In the R2 Medium Density Residential District only, if the minimum lot area of a property does not conform to the current zoning standards for such provisions, but the property is shown with a non-

conforming lot area at the time of creation of the lot on the record plan, it shall otherwise be considered conforming as long as it meets all other current zoning ordinance standards.

**§ 370-817. Impervious surface of existing single-family dwellings.**

- A. In a residential zoning district where the maximum impervious surface ratio for use B1 Single-Family Detached Dwelling is 25 percent or less, there may be allowed an increase to the impervious surface ratio on existing developed residential lots by the lesser of 4,000 square feet or 5 percent of that area of a lot determined by deducting from the net buildable site area any area within the ultimate street right-of-way, any area required as open space under this Ordinance, and the area of any existing and proposed above-ground stormwater management facilities. In no case may the total impervious area permitted using this procedure exceed either the maximum allowable impervious area plus 5 percent of the lot area as determined above or the maximum allowable impervious area plus 4,000 square feet, whichever is less. The increase shall be permitted only if the lot owner shall mitigate all the additional stormwater runoff generated by the increase in impervious surfaces, without exemption, and provided that the following requirements are met:
- (1) The provision shall also apply to residential lots where the existing impervious surface ratio already exceeds the allowable permitted impervious surface amount provided that the total impervious area does not exceed the limits described above.
  - (2) The applicant shall submit a plot plan that shows existing and proposed impervious surface calculations.
    - a. The site plan shall be prepared by a professional engineer or professional land surveyor.
    - b. The site plan shall be drawn to the scale of 1-inch equals 20, 30, 40, 50, or 100 feet.
    - c. The site plan shall contain the following information:
      - i. The zoning district and the maximum permitted impervious surface ratio of that zoning district.
      - ii. A north arrow.
      - iii. Property lines with bearings, distances, arc radii, and arc lengths.
      - iv. Existing and proposed grading with spot elevations.
      - v. The location of existing buildings, structures, and all other sources of impervious surface on the property.
      - vi. The locations of existing swales and all existing stormwater appurtenances.
      - vii. A calculation of existing and proposed impervious surface area based on a table by type of surface, including sidewalks, pavement, roofs, driveway areas, pavers, gravel, crushed stone, or any other impervious surface that prevents the infiltration of water as defined by this Ordinance.
      - viii. The location of the proposed changes to buildings, structures, and all other sources of proposed impervious surface on the property.
      - ix. The date of completion.
      - x. Location, dimensions, and details or proposed structural stormwater Best Management Practices.
      - xi. Best Management Practices design calculations.
  - (3) The applicant shall provide a Stormwater Management Plan acceptable to the Township Engineer for all impervious surface area greater than the maximum impervious area ratio allowed by the zoning ordinance. The Stormwater Management Plan shall be prepared in accordance with Chapter 288 Stormwater Management of the Township Code.
  - (4) The applicant shall execute and record a Stormwater Management Agreement in a form prepared by the Township Solicitor. All expenses associated with preparing and recording the Stormwater Management Agreement shall be borne by the applicant.



- (5) Any earth disturbance in excess of 1,000 square feet shall be in compliance with the regulations of the Bucks County Conservation District.

**§ 370-818. Special regulations relating to retail stores.**

- A. Retail stores with a floor area of more than 20,000 square feet shall meet the following additional requirements:
  - (1) Retail stores in excess of 20,000 square feet are only permitted within the CBD Central Business District. If there is a conflict between the provisions of this section and those of § 305-329 of the Subdivision and Land Development Ordinance, the provisions of this section shall apply.
  - (2) Outdoor collection stations shall be provided for garbage and trash removal. These stations shall be located to the rear of the structure and shall be screened from view and landscaped in accordance with Township Subdivision and Land Development Ordinance requirements.
  - (3) Building design. Buildings shall be designed in accordance with the design standards in § 305-329 of the Subdivision and Land Development Ordinance.
  - (4) The use shall be designed to accommodate safe pedestrian and vehicular traffic. Continuous pedestrian connections shall be provided throughout the site, inclusive of pad sites, and pedestrian connections shall be provided to adjacent sidewalks. No pedestrian connection may cross the vehicular path of a drive-up window. Sidewalks are required along any façade of the building that has a public entrance, abuts a parking area and/or abuts a public street. Minimum sidewalk width shall be 8 feet and all sidewalks shall be placed a minimum of 6 feet from the building façade and that area shall be utilized for foundation landscaping over at least 70 percent of its length. All primary pedestrian walkways shall be required to provide landscaping for not less than 50 percent of the length of such walkways and shall be designed in accordance with § 325 of the Subdivision and Land Development Ordinance. Benches and trash containers shall be provided at a minimum of one per every 100 feet along the walkway.
  - (5) The plan shall provide for shopping cart corrals if shopping carts are to be used. Cart corrals shall be provided in addition to the required parking spaces.
  - (6) The applicant must submit as part of the preliminary land development or subdivision plan an economic impact study based upon a 10-year horizon and indicating the market for the proposed facility and the area from which patrons will be attracted. The economic impact study shall evaluate the projected costs and benefits to the community resulting from the project including:
    - a. Projected costs to the Township arising from the demand for and required improvements to public services and infrastructure, including roads;
    - b. Value of improvements to public services and infrastructure to be provided by the project;
    - c. Projected tax revenues to be generated by the project;
    - d. Projected impact of the project on surrounding land values and the potential loss or increase in municipal tax revenues resulting from such increase or decrease (the project shall be designed to minimize any negative impacts to adjoining property values);
    - e. Short-term and long-term projection of increased Township revenues and costs resulting from the proposed project;
    - f. The estimated net impacts to local employment, wages and salaries, retained profits, and the local income tax. The change in the estimated number of employees, employment types, and estimated wages generated by the project for purposes of determining this impact, the applicant must identify the number of jobs displaced or created, the quality of the jobs, whether the jobs are temporary or permanent, and the employment sector in which the lost or gained jobs are located;
    - g. Estimate of how much revenue generated by the project will be retained and re-directed back into the economy of Warrington;

- h. The impacts (including displacement of existing retailers) on business within the Township;
  - i. Any measures available that will mitigate any materially adverse economic impacts, if any, identified by the applicant, if necessary;
  - j. Establishing the market and financial feasibility of the project, including any market studies prepared for the project and any plans for phased construction;
  - k. Demonstration of the applicant's financial ability to complete the project and to achieve long-term financial stability;
  - l. Whether prior efforts to establish a retail store larger than 20,000 square feet within Warrington Township have been unsuccessful or whether the proposed use will have an adverse impact or economic benefit on grocery or retail shopping centers in the Township;
  - m. Whether any restrictions exist on the subsequent use of the property on which the retail store is proposed to be located, including the provisions of a lease if applicable, which, in the event the owner or operator of the retail store vacates the premises, would require the premises to remain vacant for a significant amount of time; and
  - n. A proposal addressing plans for the reuse of the site in the case that the applicant abandons the large-scale building. The plan shall include design features that demonstrate availability of flexible features such as partitions and multiple entryways to facility reuse by multiple tenants if the building is abandoned. The plan for reuse shall be reviewed and adopted by the Board of Supervisors.
- (7) Retail stores with a floor area of more than 15,000 square feet shall include a public amenity, such as an outdoor plaza, patio seating area, water feature, clock tower, or other amenity that will enhance the character of the area. The scale of the public amenities shall be in proportion to the size of the proposed store.
- (8) Parking. Only 50 percent of required parking spaces may be located between the front façade and the main road frontage. The remainder of the parking shall be distributed on other sides of the building or separated by means of intervening buildings, amenities, or other site features. All sides of the building that abut parking areas must have a customer entrance.
- (9) Loading docks shall be in the rear of the building and shielded from view and shall not be visible from adjacent residential districts or from public streets.
- (10) No deliveries or trash pick-up may occur between 9:00 PM and 6:00 AM when this use abuts a residential property.

**§ 370-819. Flag lots.**

- A. Flag lots may be permitted as conditional uses only in the RA, R-1, and MR zoning districts. Flag lots are prohibited in all other zoning districts.
- B. The staff frontage width shall be between 30 and 49 feet and must have direct access to a street that has been improved to Township standards.

**§ 370-820. Transfer of development rights.**

- A. General.
  - (1) Pursuant to the enabling legislation contained in § 619.1 of the PaMPC, 53 P.S. § 10619.1, transferable development rights ("TDRs") were previously created and those in existence can be utilized in accordance with the provisions of this section. TDRs were severable from the land itself and are separately conveyable from the estate in fee simple to which they were applicable.
  - (2) Transferable development rights were created and conveyed by a deed and conservation easement duly recorded in the office of the Recorder of Deeds of Bucks County, Pennsylvania, which deed and conservation easements were subject to the review and approval of the Board of Supervisors of Warrington Township.

- (3) No transferable development rights shall be recognized beyond the boundaries of Warrington Township.
  - (4) Transferable development rights, if and after approval, were deemed to run with the land.
  - (5) Warrington Township administer this provision consistent with the language and intent of this Ordinance and with the Warrington Township Comprehensive Plan, as revised.
  - (6) No additional TDRs shall be created after the date of Ord. No. 2018-O-07.
  - (7) TDRs may not be used in conservation residential developments and TDRs may not accrue to any conservation area lands.
- B. Residential. In order to determine the number of TDRs required to achieve the density permitted for residential development using transferable development rights under this section, a developer must first calculate the base density. The base density shall be calculated by determining the maximum density per gross buildable site area for single-family detached dwellings (not served by public water and sewer) in the underlying zoning district. The difference between the base density and the density permitted by the use of TDRs shall determine the number of TDRs that are required to be utilized to achieve the density proposed in the TDR subdivision.
  - C. Nonresidential. Specific development rights associated with specific tracts within the Township can be viewed at the Warrington Township administration office.
  - D. Existing TDRs may be transferred to nonresidential developments in accordance with and subject to the limits provided in the February 10, 1997 Settlement Agreements in the matters of Warrington Investments Inc., P. Richard Stauffer, Ted Kalman and Marshall Friedenberg V. Warrington Township Board of Supervisors, and Richard Urwiler, Arthur Powley, Toni Poolin, Ernst Illg and Magdalene Illg V. Warrington Township Board of Supervisors. This shall be applicable whether or not the correct owner of the TDRs was a party to that agreement.

**ARTICLE IX**  
**Wireless Communications Facilities****§ 370-901. Short title.**

- A. This Article shall be known as the "Warrington Township Wireless Communications Facilities Ordinance."

**§ 370-902. Purposes.**

- A. This Article establishes uniform standards for the siting, design, permitting, maintenance, and use of wireless communications facilities in Warrington Township. While the Township recognizes the importance of wireless communications facilities in providing high-quality communications service to its residents and businesses, the Township also recognizes that it has an obligation to protect public safety and to minimize the adverse visual effects of such facilities through the standards set forth in the following provisions.
- B. By enacting this Article, the Township intends to:
- (1) Promote the health, safety, and welfare of Township residents and businesses with respect to wireless communications facilities. Wireless communications facilities will be referred to as WCF throughout this Article.
  - (2) Provide for the managed development of WCF in a manner that enhances the benefits of wireless communication and accommodates the needs of both Township residents and wireless carriers in accordance with federal and state laws and regulations.
  - (3) Establish procedures for the design, siting, construction, installation, maintenance, and removal of both tower-based and non-tower-based WCF in the Township, including facilities both inside and outside the public rights-of-way. Rights-of-way will be referred to as ROW throughout this Article.
  - (4) Address new wireless technologies, including, but not limited to, distributed antenna systems, data collection units, cable Wi-Fi and other WCF.
  - (5) Encourage the co-location of WCF on existing structures rather than the construction of new tower-based structures.
  - (6) Protect Township residents from potential adverse impacts of WCF and preserve, to the extent permitted under law, the visual character of established communities and the natural beauty of the landscape.
  - (7) Update the Township's wireless facilities regulations to incorporate changes in federal and state laws and regulations.

**§ 370-903. General requirements for all tower-based WCF.**

- A. Standard of care. Any tower-based WCF shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including, but not limited to, the most recent editions of the applicable American National Standards Institute (ANSI) standards, National Electrical Safety Code, National Electrical Code, Pennsylvania Uniform Construction Code as well as the accepted and responsible workmanlike industry practices of the National Association of Tower Erectors. Any tower-based WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.
- B. Wind. Any tower-based WCF structures shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute (ANSI) as prepared by the engineering departments of the Pennsylvania Uniform Construction Code (PUCC). Such structures

must be designed to withstand wind blows required by the PUC.

- C. Height. Any tower-based WCF shall be designed at the minimum functional height. All tower-based WCF applicants must submit documentation to the Township justifying the total height of the structure. The maximum total height of any tower-based WCF shall not exceed 150 feet, which height shall include all subsequent additions or alterations.
- D. Public safety communications. No tower-based WCF shall interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
- E. Maintenance. The following maintenance requirements shall apply:
  - (1) Any tower-based WCF shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair.
  - (2) Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents.
  - (3) All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.
- F. Radio frequency emissions. No tower-based WCF may, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including, but not limited to, the FCC Office of Engineering Technology Bulletin 65, entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
- G. Historic buildings or districts. No tower-based WCF may be located on a building or structure that is listed on either the National or Pennsylvania Register of Historic Places or the official historic structures and/or historic districts list maintained by the Township or which has been designated by the Township as being of historic significance.
- H. Signs. All tower-based WCFs shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency.
- I. Lighting. Tower-based WCFs shall not be artificially lighted, except as required by law. Towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.
- J. Noise. Tower-based WCFs shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the Township Code, except in emergency situations requiring the use of a backup generator, where such noise standards may be exceeded on a temporary basis only.
- K. Aviation safety. Tower-based WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
- L. Retention of experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the tower-based WCF and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of this Article. The applicant and/or owner of the WCF shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities.
- M. Timing of approval. Within 30 calendar days of the date that an application for a tower-based WCF is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. All applications for tower-based WCFs shall be acted upon within 150 days of the receipt of a fully completed application for the approval of such tower-based WCF, and the Township shall advise the applicant in writing of its decision. If additional information

was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the 150-day review period.

- N. Nonconforming uses. Nonconforming tower-based WCFs which are hereafter damaged or destroyed due to any reason or cause may be repaired and restored at their former location but must otherwise comply with the terms and conditions of this Article.
- O. Removal. In the event that use of a tower-based WCF is planned to be discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCFs or portions of WCFs shall be removed as follows:
  - (1) All unused or abandoned tower-based WCFs and accessory facilities shall be removed within six months of the cessation of operations at the site unless a time extension is approved by the Township.
  - (2) If the WCF and/or accessory facility is not removed within six months of the cessation of operations at a site, or within any longer period approved by the Township, the WCF and accessory facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the WCF.
  - (3) Any unused portions of tower-based WCFs, including antennas, shall be removed within six months of the time of cessation of operations. The Township must approve all replacements of portions of a tower-based WCF previously removed.
- P. Permit fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a tower-based WCF, as well as related inspection, monitoring, and related costs. The fees are specified in a resolution adopted annually by the Board of Supervisors.
- Q. FCC license. Each person that owns or operates a tower-based WCF shall submit a copy of its current FCC license, including the name, address, and emergency telephone number for the operator of the facility.
- R. Insurance. Each person that owns or operates a tower-based WCF shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$5,000,000 per occurrence and property damage coverage in the minimum amount of \$5,000,000 per occurrence covering the tower-based WCF.
- S. Indemnification. Each person that owns or operates a tower-based WCF shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the tower-based WCF. Each person that owns or operates a tower-based WCF shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance, or removal of a tower-based WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.
- T. Engineer signature. All plans and drawings for a tower and antenna shall contain a seal and signature of a professional structural engineer, licensed in the Commonwealth of Pennsylvania.
- U. Conditional use authorization required. Tower-based WCF are permitted via conditional use at a height necessary to satisfy their function in the WCF applicant's wireless communications system. As part of the conditional use process, the applicant shall demonstrate the proposed facility satisfies all applicable requirements, and complies with all pertinent regulations, in the Township Zoning Code.
- V. Replacement of WCF on existing wireless support structures or within existing compounds may be

performed without obtaining building or zoning permits from the Township pursuant to the Wireless Broadband Collocation Act. However, any applicant proposing the replacement, collocation or modification of a WCF shall submit an application to the Township which will be reviewed to determine conformance with Township Ordinances and the Wireless Broadband Collocation Act.

W. Design regulations. Wireless telecommunication antennae, related facilities and structures shall incorporate architectural treatments and advanced industry screening techniques to mitigate its visual impacts. Appropriate and innovative design solutions, stealth design, concealment and location that blend with the natural environments are encouraged. The uses of artificial trees, rocks or any other artificial technique used as a disguise of natural feature is discouraged.

(1) Roof-mounted facilities design rules & guidelines.

- a. Roof-mounted antennas shall not be placed in direct line of sight from major traffic corridors and commercial centers unless they incorporate appropriate stealth techniques such as designing them to appear as rooftop vents, or architectural features. Installation of new parapet walls or adding roof enclosures may also be considered.
- b. All roof-mounted antennas and equipment shall be located to minimize visibility from public ROW. Antennas and equipment shall be located as far back from the roof edge as feasible to minimize the visual impact from the public ROW, unless adequate stealth or screening techniques are used (parapets, roof enclosure, etc.).
- c. All equipment and wiring should be located within an enclosure.

(2) Façade-mounted facilities.

- a. Façade-mounted antennas shall be painted and textured to match the existing structure, unless incorporated as a design element of the building.
- b. Antennas and the associated mountings shall not project beyond a maximum of 18 inches from the face of a building, unless they are considered to be an architectural element of the overall building design. No exposed cabling is permitted.
- c. Façade-mounted antennas should be camouflaged by incorporating the antennas as part of the dominant design element of the building.
- d. When façade-mounted antennas are used as a design element, additional faux elements may be required to be installed in order to retain the architectural design continuity of the building.
- e. Proposed façade antennas should be located in a symmetrical, balanced design consistent with the building design. Antennas should be no longer or wider than the façade on which they would be located.

(3) Ground-mounted facilities.

- a. Equipment cabinets and wireless facilities located on the ground shall be placed in areas least visible from public ROW, and have minimal impacts to existing landscape removal.
- b. Equipment cabinets and wireless facilities located on the ground and visible from a public ROW shall be screened from public view. Screening techniques may include an enclosure, and/or landscaping. In areas where visibility cannot be screened architectural treatment compatible with existing buildings, an underground vault, or reproduction of a typical streetside appurtenance such as a mailbox, may be required.
- c. Wherever possible, equipment cabinets and wireless facilities on the ground should be located away from open spaces and required yard setbacks.

(4) Monopoles.

- a. Freestanding monopoles should be stealth or camouflaged to blend into the surrounding environment. Simple or single "radome" or "slimline" poles may be considered sufficiently stealth in parking lots, street ROW, and in heavy industrial settings.
- b. All cables must be routed directly from the ground up through the pole. Equipment enclosures

shall completely enclose or hide cabling. No exposed cabling is allowed.

- c. Monopoles shall not be located in a front or side yard setback unless designed as a stealth structure that might otherwise be permitted in the setback, such as a flagpole or sign structure.

(5) Facilities in the ROW.

- a. Installations on existing utility poles must use all design techniques possible to minimize visual impacts. Due to the potential visual impacts associated with ROW installations, applicants should consider using Distributed Antenna Systems (DAS) or Small Cell facilities.
- b. Antennas and pole-mounted equipment should be screened or disguised with shrouding and/or located behind existing traffic signs.
- c. Minimize the quantity and size of equipment placed on poles. Long and narrow equipment, as opposed to wide and bulky equipment should be used. Equipment should be clustered as much as possible and located toward the top end of the pole.
- d. There shall be no flashing lights or unnecessary, distracting, non-essential or poorly placed warning stickers, unless required by law.
- e. There shall be no exposed cables or wiring. Cables shall be concealed within a sleeve between the bottom of the antenna and the mounting bracket.
- f. Exterior panel antennas should not exceed the height of the pole.
- g. Wireless metering shaped in a small disc or “puck” style electric smart meters should be utilized to the greatest extent possible.
- h. Avoid installations with wide offsets from the pole. Equipment should not project more than 12 inches from the pole.
- i. Avoid poles that are directly in front of dwelling units or businesses. Poles near street corners, landscaped areas, or in alleys should be considered for installation first.
- j. Equipment should be minimally visible through the use of an underground vault. If not feasible, above ground cabinets must be designed and located in an area with minimal visual impact installation to reduce visual impact.
- k. In no case shall equipment block the sidewalk or pedestrian pathway. All installations must maintain accessibility requirements and standards.
- l. Equipment shall be painted with graffiti-resistant paint to match pole color and surroundings.
- m. All disturbed pavement and landscaping shall be replaced and areas of bare or disturbed soils must be re-vegetated. If replacement landscaping is determined to be infeasible the Township may accept mitigation funds to use elsewhere within ROWs.

(6) Colors and materials design rules and guidelines.

- a. Colors and materials for antennas and equipment cabinets shall be chosen to minimize the visibility of the wireless facility and be compatible with the surrounding environment. Muted colors, earth tones, and subdued hues, such as light green, brown, gray, or light blue, or a color that is more compatible with the surrounding architecture or environment as approved by the Township shall be used. All associated structures, such as equipment enclosures, shall be of earth tone colors and non-reflective.
- b. Antennas shall be painted and textured to match the existing structures, unless used consistently as a design element to add visual interest to the building.
- c. Ground-mounted facilities shall be painted with non-reflective matte finish paint using color shades that are compatible or blend with surrounding natural elements such as soil, trees, or grasslands.
- d. All roof-mounted facilities shall be painted with non-reflective matte finish paint using an appropriate color that blends with the backdrop and/or building.
- e. Equipment, cables, and antennas mounted on an existing structure shall be painted or



otherwise designed to match the existing pole and any other equipment mounted on the pole, or shall be concealed within the pole.

**§ 370-904. Tower-based facilities outside the ROW.**

**A. Development regulations.**

- (1) Prohibited in residential zones. No tower-based WCF shall be located in a district zoned residential or within 500 feet of a lot in residential use or a residential district boundary except on tax map parcel numbers 50-10-20, 50-10-116, 50-21-133, 50-29-20.
- (2) Gap in coverage. An applicant for a tower-based WCF must demonstrate that a significant gap in wireless coverage exists with respect to all wireless operators in the applicable area and that the type of WCF being proposed is the least intrusive means by which to fill that gap in wireless coverage. The existence or nonexistence of a gap in wireless coverage shall be a factor in the Township's decision on an application for approval of tower-based WCFs.
- (3) Sole use on a lot. A tower-based WCF is permitted as a sole use on a lot, subject to the minimum lot area and yards complying with the requirements for the applicable zoning district.
  - a. Setback. The tower-based WCF shall be set back from any residential property line by at least 500 feet and from any other property line by at least 50 feet.
- (4) Combined with another use. A tower-based WCF may be permitted on a property with an existing use, or on a vacant parcel in combination with another industrial, commercial, institutional or municipal use, subject to the following conditions:
  - a. The existing use on the property may be any permitted use in the applicable district and need not be affiliated with the communications facility.
  - b. Minimum lot area. The minimum lot area shall comply with the requirements for the applicable district and shall be the area needed to accommodate the tower-based WCF and guy wires, the equipment building, security fence, and buffer planting.
  - c. Minimum setbacks. The tower-based WCF and accompanying equipment building shall comply with the requirements for the applicable zoning district, provided that no tower-based WCF shall be located within 500 feet of a lot in residential use or a residential district boundary or within 50 feet from any other property line.

**B. Notice.** Upon receipt of an application for a tower-based WCF, the Township shall mail notice thereof to the owner or owners of every property zoned residential on the same street within 1,000 linear feet of the site of the proposed facility and of every property zoned residential not on the same street within 500 feet of the proposed facility.

**C. Collocation.** An application for a new tower-based WCF shall not be approved unless the Township finds that the wireless communications equipment planned for the proposed tower-based WCF cannot be accommodated on an existing or approved structure or building. Any application for approval of a tower-based WCF shall include a comprehensive inventory of all existing towers and other suitable structures within a two-mile radius from the point of the proposed tower, unless the applicant can show to the satisfaction of the Township that a different distance is more reasonable, and shall demonstrate conclusively why an existing tower or other suitable structure cannot be utilized.

**D. Design regulations.**

- (1) The WCF shall employ the most current stealth technology available in an effort to appropriately blend into the surrounding environment and minimize aesthetic impact. The application of the stealth technology chosen by the WCF applicant shall be subject to the approval of the Township.
- (2) Any height extensions to an existing tower-based WCF shall require prior approval of the Township.
- (3) Any proposed tower-based WCF shall be designed structurally, electrically, and in all respects to

- accommodate both the WCF applicant's antennas and comparable antennas for future users.
- E. Surrounding environs.
- (1) The WCF applicant shall ensure that the existing vegetation, trees and shrubs located within proximity of the WCF structure shall be preserved to the maximum extent possible.
  - (2) The WCF applicant shall submit a soil report to the Township complying with the standards of Appendix I: Geotechnical Investigations, ANSI/EIA 222-E, as amended, to document and verify the design specifications of the foundation of the tower-based WCF, and anchors for guy wires, if used.
- F. Fence/screen.
- (1) A security fence having a maximum height of 8 feet shall completely surround any tower-based WCF, guy wires, or any building housing WCF equipment located at grade.
  - (2) An evergreen screen that consists of a hedge planted three feet on center maximum, or a row of evergreen trees planted 10 feet on center maximum, shall be located along the perimeter of the security fence. Existing vegetation shall be preserved to the maximum extent possible.
- G. Accessory equipment.
- (1) Ground-mounted equipment associated with, or connected with, a tower-based WCF shall be underground or screened from public view using stealth technologies, as described above.
  - (2) All utility buildings and accessory structures shall be architecturally designed to blend into the environment in which they are situated and shall meet the minimum setback requirements of the underlying zoning district.
- H. Additional antennas. As a condition of approval for all tower-based WCFs, the WCF applicant shall provide the Township with a written commitment that it will allow other service providers to co-locate antennas on tower-based WCFs where technically and economically feasible. The owner of a tower-based WCF shall not install any additional antennas without obtaining the prior written approval of the Township.
- I. Access road. An access road, turnaround space and parking shall be provided to ensure adequate emergency and service access to a tower-based WCF. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and minimize soil erosion. Where applicable, the WCF owner shall present documentation to the Township that the property owner has granted an easement for the proposed facility. The easement shall be a minimum of 20 feet in width and shall be improved to a width of at least 10 feet with a dust-free, all-weather surface compacted gravel or asphalt.
- J. Parking. For each tower-based WCF, there shall be at least 1 off-street parking space.
- K. Bond. Prior to the issuance of a permit, the owner of a tower-based WCF outside the ROW shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a bond or other form of security acceptable to the Township Solicitor, in an amount of \$100,000, to assure the faithful performance of the terms and conditions of this Article. The bond shall provide that the Township may recover from the principal and surety any and all compensatory damages incurred by the Township for violations of this Article, after reasonable notice and opportunity to cure. The owner shall file the bond with the Township.
- L. Visual or land use impact. The Township reserves the right to deny an application for the construction or placement of any tower-based WCF based upon visual and/or land use impact.
- M. Inspection. The Township reserves the right to inspect any tower-based WCF to ensure compliance with the provisions of this Article and any other provisions found within the Township Code or state or federal law. The Township and/or its agents shall have the authority to enter the property upon which a WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.

**§ 370-905. Tower-based facilities in the ROW.**

- A. Location and development standards.
  - (1) Tower-based WCF in the ROW shall not exceed 35 feet in height and are prohibited in, and within 75 feet of, areas in which all utilities are located underground.
  - (2) Tower-based WCF in the ROW shall not be located directly in front of the front façade area of any structure.
  - (3) Tower-based WCF shall be permitted along collector roads and arterial roads throughout the Township with conditional use authorization from the Township Board, regardless of the underlying zoning district, provided that they are not situated within 50 feet of an area in which utilities are underground.
- B. Gap in coverage. An applicant for a tower-based WCF must demonstrate that a significant gap in wireless coverage exists with respect to all wireless operators in the applicable area and that the type of WCF being proposed is the least intrusive means by which to fill that gap in wireless coverage. The existence or nonexistence of a gap in wireless coverage shall be a factor in the Township's decision on an application for approval of tower-based WCFs in the ROW.
- C. Notice. Upon receipt of an application for a tower-based WCF, the Township shall mail notice thereof to the owner or owners of every property zoned residential on the same street within 1,000 linear feet of the site of the proposed facility and of every property zoned residential not on the same street within 500 feet of the proposed facility.
- D. Collocation. An application for a new tower-based WCF in the ROW shall not be approved unless the Township finds that the proposed wireless communications equipment cannot be accommodated on an existing structure, such as a utility pole or traffic light pole. Any application for approval of a tower based WCF shall include a comprehensive inventory of all existing towers or other suitable structures within a one-mile radius from the point of a proposed tower, unless the applicant can show to the satisfaction of the Township that a different distance is more reasonable, and shall demonstrate conclusively why an existing tower or other suitable structure cannot be utilized.
- E. Time, place and manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all tower-based WCFs in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.
- F. Equipment location. Tower-based WCFs and accessory equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists, or to otherwise inconvenience public use of the ROW as determined by the Township. In addition:
  - (1) In no case shall ground-mounted equipment, walls, or landscaping be located within 18 inches of the face of the curb.
  - (2) Ground-mounted equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
  - (3) Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
  - (4) Any graffiti on the tower or on any accessory equipment shall be removed at the sole expense of the owner within 10 business days of notice of the existence of the graffiti.
  - (5) Any underground vaults related to tower-based WCFs shall be reviewed and approved by the Township.
- G. Design regulations.
  - (1) The WCF shall employ the most current stealth technology available in an effort to appropriately

- blend into the surrounding environment and minimize aesthetic impact. The application of the stealth technology chosen by the WCF applicant shall be subject to the approval of the Township.
- (2) Any height extensions to an existing tower-based WCF shall require prior approval of the Township and shall not increase the overall height of the tower-based WCF to more than 75 feet. The Township reserves the right to deny such requests based upon aesthetic and land use impact, or any other lawful considerations related to the character of the Township.
- (3) Any proposed tower-based WCF shall be designed structurally, electrically, and in all respects to accommodate both the WCF applicant's antennas and comparable antennas for future users.
- H. Visual or land use impact. The Township reserves the right to deny the construction or placement of any tower-based WCF in the ROW based upon visual and/or land use impact.
- I. Additional antennas. As a condition of approval for all tower-based WCFs in the ROW, the WCF applicant shall provide the Township with a written commitment that it will allow other service providers to co-locate antennas on tower-based WCFs where technically and economically feasible. The owner of a tower-based WCF shall not install any additional antennas without obtaining the prior written approval of the Township.
- J. Relocation or removal of facilities. Within 60 days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a tower-based WCF in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any WCF when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall determine that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
- (1) The construction, repair, maintenance or installation of any Township or other public improvement in the ROW.
- (2) The operations of the Township or other governmental entity in the ROW.
- (3) Vacation of a street or road or the release of a utility easement.
- (4) An emergency as determined by the Township.
- K. Compensation for ROW use. In addition to permit fees as described in § 370-1103, every tower-based WCF in the ROW is subject to the Township's right to fix annually a fair and reasonable compensation to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs, including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising and other ROW management activities by the Township. The owner of each tower-based WCF shall pay an annual fee to the Township to compensate the Township for the Township's costs incurred in connection with the activities described above. The annual ROW management fee for tower-based WCFs shall be determined by the Township and authorized by resolution of the Township Board of Supervisors and shall be based on the Township's actual ROW management costs as applied to such tower-based WCF.
- L. Bond. Prior to the issuance of a permit, the owner of a tower-based WCF in the ROW shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a bond, or other form of security acceptable to the Township Solicitor, in an amount of \$100,000 to assure the faithful performance of the terms and conditions of this Article. The bond shall provide that the Township may recover from the principal and surety any and all compensatory damages incurred by the Township for violations of this Article, after reasonable notice and opportunity to cure. The owner shall file a copy of the bond with the Township.

**§ 370-906. General requirements for all non-tower WCF.**

- A. The following regulations shall apply to all non-tower WCF that do not substantially change the physical dimensions of the wireless support structure to which they are attached:

- (1) Permitted in all zones subject to regulations. Non-tower WCFs are permitted in all zones subject to the restrictions and conditions prescribed below and subject to the prior written approval of the Township.
- (2) Standard of care. Any non-tower WCF shall be designed, constructed, operated, maintained, repaired, modified, and removed in strict compliance with all current applicable technical, safety and safety-related codes, including, but not limited to, the most recent editions of the PUC standards, National Electrical Safety Code, and National Electrical Code. Any WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.
- (3) Wind. Any non-tower WCF structures shall be designed to withstand the effects of wind according to the standard designed by the PUC.
- (4) Public safety communications. No non-tower WCF shall interfere with public safety communications or the reception of broadband, television, radio, or other communication services of nearby properties.
- (5) Aviation safety. Non-tower WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
- (6) Radio frequency emissions. No non-tower WCF may, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including, but not limited to, the FCC Office of Engineering Technology Bulletin 65, entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
- (7) Removal. In the event that use of a non-tower WCF is discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCFs or portions of WCFs shall be removed as follows:
  - a. All abandoned or unused WCFs and accessory facilities shall be removed within three months of the cessation of operations at the site unless a time extension is approved by the Township.
  - b. If the WCF or accessory facility is not removed within three months of the cessation of operations at a site, or within any longer period approved by the Township, the WCF and/or associated facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the WCF.
- (8) Timing of approval. Within 30 calendar days of the date that an application for a non-tower WCF or for a small wireless facility is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. Within the number of calendar days specified below after receipt of a complete application, the Township shall make its final decision on whether to approve the application and shall advise the applicant in writing of such decision.
  - a. Collocate a small wireless facility on an existing structure: 60 days.
  - b. Collocate a facility other than a small wireless facility using an existing structure: 90 days.
  - c. Batch applications. If a single application seeks authorization for the following deployments the respective review time shall apply:
    - i. Multiple deployments of small wireless facilities on existing structures: 60 days.
    - ii. Multiple deployments of a mix of small wireless facilities on existing and new structures: 90 days.
  - d. If the Township notifies the applicant for a small wireless facility on or before the tenth day after submission of an incomplete application the shot clock date shall restart at zero.
- (9) Permit fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a non-

tower wireless facility:

- a. Small Wireless Facilities \$500 per facility up to five facilities, with an additional \$100 for each Small Wireless Facility beyond five,
  - b. \$270 per Small Wireless Facility per year for all recurring fees, including any possible ROW access fee or fee for attachment to municipally-owned structures in the ROW,
  - c. \$1,000 for nonrecurring fees for a new pole intended to support one or more Small Wireless Facilities.
  - d. Fees for other wireless facilities are specified in the Township fee schedule.
- (10) Conditional use authorization required. Conditional use authorization is required for non-tower facilities that are not subject to the Pennsylvania Wireless Broadband Collocation Act. Non-tower WCF shall be located on utility poles and traffic signal structures when technologically feasible. If such placement is not possible, non-tower WCF are permitted by conditional use in all zones subject to the restrictions and conditions prescribed in this Article and subject to applicable permitting by the Township.
- (11) Notification of replacement. Warrington Township acknowledges that the Pennsylvania Department of Transportation (PennDOT) requires issuance of a permit for all WCF attached to a traffic signal structure. Therefore, all applications submitted that propose the attachment of WCF to a traffic signal structure shall be accompanied by proof of approval by PennDOT.
- (12) Replacement of WCF on existing wireless support structures or within existing compounds may be performed without obtaining building or zoning permits from the Township pursuant to the Wireless Broadband Collocation Act. However, any applicant proposing the replacement, collocation, or modification of a WCF shall submit an application to the Township which will be reviewed to determine conformance with Township Ordinances and the Wireless Broadband Collocation Act.
- B. The following regulations shall apply to all non-tower WCF that substantially change the wireless support structure to which they are attached:
- (1) Permitted in all zones subject to regulations. Non-tower WCFs are permitted in all zones subject to the restrictions and conditions prescribed below and subject to the prior written approval of the Township. Non-tower WCFs shall not be located on any dwelling unit.
  - (2) Standard of care. Any non-tower WCF shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including, but not limited to, the most recent editions of PUEC standards, National Electrical Safety Code, and National Electrical Code. Any WCF shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.
  - (3) Compliance with Township building code. Any applicant proposing non-tower WCFs to be mounted on a building or other structure shall submit evidence from a professional engineer, licensed in the Commonwealth of Pennsylvania, that the proposed installation will not exceed the structural capacity of the building or other structure. The applicant must further provide detailed construction and elevation drawings indicating how the non-tower WCFs will be mounted on the structure for review by the Township Engineer for compliance with the Warrington Township Building Code and other applicable laws and regulations.
  - (4) Wind. Any non-tower WCF structures shall be designed to withstand the effects of wind according to the standard designed by the PUEC. Such structures shall be able to withstand wind gusts of up to 100 miles per hour.
  - (5) Public safety communications. No non-tower WCF shall interfere with public safety communications or the reception of broadband, television, radio or other communication services

enjoyed by occupants of nearby properties.

- (6) Historic buildings. No tower-based WCF may be located on a building or structure that is listed on either the National or Pennsylvania Register of Historic Places or the official historic structures and/or historic districts list maintained by the Township or has been designated by the Township as being of historic significance.
- (7) Aviation safety. Non-tower WCFs shall comply with all federal and state laws and regulations concerning aviation safety.
- (8) Maintenance. The following maintenance requirements shall apply:
  - a. The non-tower WCF shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair.
  - b. Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents.
  - c. All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.
- (9) Radio frequency emissions. No non-tower WCF may, by itself or in conjunction with other WCFs, generate radio frequency emissions in excess of the standards and regulations of the FCC, including, but not limited to, the FCC Office of Engineering Technology Bulletin 65, entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
- (10) Removal. In the event that use of a non-tower WCF is discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned WCFs or portions of WCFs shall be removed as follows:
  - a. All abandoned or unused WCFs and accessory facilities shall be removed within three months of the cessation of operations at the site unless a time extension is approved by the Township.
  - b. If the WCF or accessory facility is not removed within three months of the cessation of operations at a site, or within any longer period approved by the Township, the WCF and/or associated facilities and equipment may be removed by the Township and the cost of removal assessed against the owner of the WCF.
- (11) Timing of approval. Within 30 calendar days of the date that an application for a non-tower wireless facility is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. Within 60 calendar days of receipt of a complete application, the Township shall make its final decision on whether to approve the application and shall advise the applicant in writing of such decision. The Township shall notify the applicant as to completeness of the WCF application within 30 days of receipt. This timing requirement applies only to applications for facilities that fall under the Pennsylvania Wireless Broadband Collocation Act.
- (12) Retention of experts. The Township may hire any consultant(s) and/or expert(s) necessary to assist the Township in reviewing and evaluating the application for approval of the WCF and, once approved, in reviewing and evaluating any potential violations of the terms and conditions of this Article. The applicant and/or owner of the WCF shall reimburse the Township for all costs of the Township's consultant(s) in providing expert evaluation and consultation in connection with these activities.
- (13) Bond. Prior to the issuance of a permit, the owner of a non-tower WCF shall, at its own cost and expense, obtain from a surety licensed to do business in Pennsylvania and maintain a bond, or other form of security acceptable to the Township Solicitor, in an amount of \$25,000 to assure the faithful performance of the terms and conditions of this Article. The bond shall provide that the Township may recover from the principal and surety any and all compensatory damages

incurred by the Township for violations of this Article, after reasonable notice and opportunity to cure. The owner shall file a copy of the bond with the Township.

- (14) Permit fees. The Township may assess appropriate and reasonable permit fees directly related to the Township's actual costs in reviewing and processing the application for approval of a non-tower WCF, as well as related inspection, monitoring and related costs.
- (15) Insurance. Each person that owns or operates a non-tower WCF shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the non-tower WCF.
- (16) Indemnification. Each person that owns or operates a non-tower WCF shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the non-tower WCF. Each person that owns or operates a non-tower WCF shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance, or removal of a non-tower WCF. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.
- (17) Engineer signature. All plans and drawings for a non-tower WCF shall contain a seal and signature of a professional structure engineer, licensed in the Commonwealth of Pennsylvania.

**§ 370-907. Non-tower wireless facilities outside the ROW.**

The following additional regulations shall apply to non-tower WCF located outside the ROW that substantially change the wireless support structure to which they are attached:

- A. Development regulations. Non-tower WCFs shall be collocated on existing structures, such as existing buildings or tower-based WCFs, subject to the following conditions:
  - (1) Non-tower WCFs shall not be located on any dwelling unit.
  - (2) Such WCF does not exceed a maximum height of 150 feet.
  - (3) If the WCF applicant proposes to locate the communications equipment in a separate building, the building shall comply with the minimum requirements for the applicable zoning district.
    - a. An 8-foot-high security fence shall surround any separate communications equipment building located at grade. Vehicular access to the communications equipment building shall not interfere with the parking or vehicular circulations on the site for the principal use.
  - (4) Antennae located on the façade of a building shall complement the architecture of the building in terms of color, architectural style, and material. Associated wireless equipment shall be located inside a building when possible.
  - (5) Roof-top wireless telecommunications facilities shall be appropriately screened from view with a facade which complements the architecture of the building in terms of color, architectural style, and material. Associated rooftop equipment buildings or enclosures shall be architecturally consistent with the building where the rooftop antennas are located, such as having similar exterior style and finish. If the equipment can be screened by placing the equipment below existing parapet walls, no additional screening is required where facilities are placed on the rooftop access shall be restricted.
- B. Design regulations.



- (1) Non-tower WCFs shall employ stealth technology and be treated to match the supporting structure in order to minimize aesthetic impact. The application of the stealth technology chosen by the WCF applicant shall be subject to the approval of the Township.
  - (2) Non-tower WCFs which are mounted to a building or similar structure may not exceed a height of 15 feet above the roof or parapet, whichever is higher, unless the WCF applicant obtains a variance.
  - (3) All non-tower WCF applicants must submit documentation to the Township justifying the total height of the non-tower structure. Such documentation shall be analyzed in the context of such justification on an individual basis.
  - (4) Antennas, and their respective accompanying support structures, shall be no greater in diameter than any cross-sectional dimension that is reasonably necessary for their proper functioning.
  - (5) Noncommercial usage exemption. Township citizens utilizing satellite dishes and antennas for the purpose of maintaining television, phone and/or internet connections at their respective residences shall be exempt from the design regulations enumerated in § 370-907.B. of this Article.
- C. Removal, replacement, modification.
- (1) The removal and replacement of non-tower WCFs and/or accessory equipment for the purpose of upgrading or repairing the WCF is permitted.
  - (2) Any material modification to a wireless telecommunication facility shall require a prior amendment to the original permit or authorization.
- D. Visual or land use impact. The Township reserves the right to deny an application for the construction or placement of any non-tower WCF based upon visual and/or land use impact.
- E. Inspection. The Township reserves the right to inspect any WCF to ensure compliance with the provisions of this Article and any other provisions found within the Township Code or state or federal law. The Township and/or its agents shall have the authority to enter the property upon which a WCF is located at any time, upon reasonable notice to the operator, to ensure such compliance.

**§ 370-908. Non-tower wireless facilities in the ROW.**

- A. Co-location. Non-tower WCFs in the ROW shall be co-located on existing poles, such as existing utility poles or light poles.
- B. Design requirements.
- (1) WCF installations located above the surface grade in the public ROW, including, but not limited to, those on streetlights and joint utility poles, shall consist of equipment components that are no more than 6 feet in height and that are compatible in scale and proportion to the structures upon which they are mounted. All equipment shall be the smallest and least visibly intrusive equipment feasible.
  - (2) Antennas and all support equipment shall be treated to match the supporting structure. WCFs and accompanying equipment shall be painted, or otherwise coated, to be visually compatible with the support structure upon which they are mounted.
- C. Compensation for ROW use. In addition to permit fees as described above, every non-tower WCF in the ROW is subject to the Township's right to fix annually a fair and reasonable compensation to be paid for use and occupancy of the ROW. Such compensation for ROW use shall be directly related to the Township's actual ROW management costs, including, but not limited to, the costs of the administration and performance of all reviewing, inspecting, permitting, supervising and other ROW management activities by the Township. The owner of each non-tower WCF shall pay an annual fee to the Township to compensate the Township for its costs incurred in connection with the activities described above. The annual ROW management fee for non-tower WCFs shall be determined by the Township and authorized by resolution of the Township Board and shall be based on the Township's actual ROW management costs as applied to such non-tower WCF.

- D. Time, place, and manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all non-tower WCFs in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place, and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.
- E. Equipment location. Non-tower WCFs and accessory equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Township. In addition:
  - (1) In no case shall ground-mounted equipment, walls, or landscaping be located within 18 inches of the face of the curb.
  - (2) Ground-mounted equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
  - (3) Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
  - (4) Any graffiti on the tower or on any accessory equipment shall be removed at the sole expense of the owner within 10 business days of notice of the existence of the graffiti.
  - (5) Any underground vaults related to non-tower WCFs shall be reviewed and approved by the Township.
- F. Relocation or removal of facilities. Within 60 days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an emergency, an owner of a WCF in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any WCF when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall have determined that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
  - (1) The construction, repair, maintenance or installation of any Township or other public improvement in the ROW.
  - (2) The operations of the Township or other governmental entity in the ROW.
  - (3) Vacation of a street or road or the release of a utility easement.
  - (4) An emergency as determined by the Township.
- G. Visual or land use impact. The Township retains the right to deny an application for the construction or placement of a non-tower WCF based upon visual and/or land use impact.

**§ 370-909. Violations applicable to all wireless facilities.**

- A. Penalties. Any person violating any provision of this Article shall be subject, upon finding by a Magisterial District Judge, to a penalty not exceeding \$500 for each and every offense, together with attorneys' fees and costs. A separate and distinct violation shall be deemed to be committed each day on which a violation occurs or continues to occur. In addition to an action to enforce any penalty imposed by this Article and any other remedy at law or in equity, the Township may apply to a federal district court for an injunction or other appropriate relief at law or in equity to enforce compliance with or restrain violation of any provision of this Article.
- B. Determination of violation. In the event a determination is made that a person has violated any provision of this Article, such person shall be provided written notice of the determination and the reasons therefor. Except in the case of an emergency, the person shall have 30 days to cure the violation. If the nature of the violation is such that it cannot be fully cured within such time period, the Township may, in its reasonable judgment, extend the time period to cure, provided the person has commenced to cure and is diligently pursuing its efforts to cure. If the violation has not been cured

within the time allowed, the Township may take any and all actions authorized by this Article and/or federal and/or Pennsylvania law and regulations.

**§ 370-910. Temporary facilities.**

- A. Temporary Wireless Facilities may be permitted by the Zoning Officer for a term not to exceed 90 days. Once granted, a temporary Wireless Facility permit may be extended for an additional 90 days upon evidence of need presented by the applicant. In cases of emergency (e.g., storm damage to an existing tower or other circumstances resulting in interruption of existing service) the Zoning Officer review shall be expedited to the extent feasible.
  - (1) The installation of a temporary wireless facility and the installation site shall comply with all applicable laws, statutes, requirements, rules, regulations, and codes, including, but not limited to, the Uniform Fire Prevention and Building Code and National Electrical Code.
  - (2) All temporary wireless facilities and related appurtenances shall be completely removed from the installation site within 30 days of the date of the end of the emergency as determined by the Board of Supervisors.

**ARTICLE X****Alternative and Emerging Energy Facilities****§ 370-1001. Purpose and objectives.**

- A. Warrington Township seeks to provide opportunities for alternative and emerging energy facilities constructed to serve a permitted or existing principal use on the same lot while regulating the use of potentially intrusive facilities, equipment, and machinery.
- B. The purpose of this Article is to establish provisions for the design, permitting, construction, operation, and decommissioning of alternative and emerging energy facilities within Warrington Township that will protect the public health, safety and/or general welfare of the community.

**§ 370-1002. Applicability and permitted uses.**

- A. § 370-1003 of this Article shall apply to all alternative and emerging energy facilities that are proposed to be constructed after the effective date of this Article.
- B. Alternative and/or emerging energy facilities constructed prior to the effective date of this Article shall not be required to meet the requirements specified under this Article. Any physical modification to an existing alternative or emerging energy facility that alters the size, type and generating capacities of the facilities shall require a permit and shall comply with the applicable provisions specified under this Article.
- C. Alternative and/or emerging energy facilities may be utilized as the primary energy source by the principal use of the lot on which they are located. Surplus energy may be exchanged, transferred and/or sold to a public or private utility company, provided that such surplus energy is exchanged, transferred and/or sold in accordance with the provisions established by the Public Utility Commission and the laws of the Commonwealth of Pennsylvania.
- D. Private energy and utility providers, as defined and described in this Article, shall comply with all provisions established by the Public Utility Commission and the laws of the Commonwealth of Pennsylvania.
- E. Compliance with the conditions set forth in § 305-330. Alternative energy facilities: design, transport, and installation requirements of the Subdivision and Land Development Ordinance.

**§ 370-1003. Land use and dimensional requirements.**

- A. The following provisions shall specifically apply to wind turbines or wind energy facilities:
  - (1) Windmills, wind turbines or wind energy facilities shall be permitted by special exception, provided that such facilities are located in an RA District only, with a minimum lot size of three acres, in accordance with all other applicable provisions of this Ordinance. Any such facility may not be located on any parcel that has utilized Transfer of Development Rights (TDRs).
  - (2) Windmills, wind turbines or wind energy facilities that are designed and permitted as an attached or freestanding alternative energy facility shall comply with the height requirements specified by this Ordinance.
  - (3) All windmills, wind turbines or wind energy facilities shall be located, designed and installed as per the manufacturer's specifications as well as all zoning, building code and utility requirements.
  - (4) All windmills, wind turbines or wind energy facilities shall be set back from all occupied buildings located on a nonparticipating landowner's property a distance of not less than 5 times the turbine height, as measured from the center line of the wind turbine base to the nearest point of the occupied building(s). All such wind energy facilities shall comply with the building and lot coverage requirements of the zoning district on which they are located.
  - (5) All windmills, wind turbines or wind energy facilities shall be set back from the nearest property line or public road a distance of not less than the normal setback requirements for that zoning

classification or 1.1 times the turbine height, whichever is greater. The required setback distance shall be measured from the center line of the wind turbine base to the property line.

- (6) All windmills, wind turbines or wind energy facilities shall be located behind the front facade of the building occupying the permitted use. No wind turbine shall be permitted in the front yard of the lot on which it is located. Spacing between adjacent turbines, and to any occupied building on the participating landowner property, shall be not less than 1.1 times the turbine height.
  - (7) The minimum height of a windmill or turbine shall be 15 feet, as measured from the ground surface to the turbine rotor plane at its lowest turning movement.
  - (8) The maximum height of a windmill or turbine shall be 55 feet, as measured from the ground surface to the turbine rotor plane at its highest turning movement.
  - (9) A nonparticipating landowner shall not intentionally block, interfere with or disrupt the functional operation of an existing wind resource of an alternative energy facility. If such action or event should occur, the matter shall be resolved as a civil dispute between the landowners, and Warrington Township shall not be held responsible.
  - (10) All windmills, wind turbines, or wind energy facilities shall be completely enclosed by a fence, suitably labeled to indicate "DANGER" or "HIGH VOLTAGE," as appropriate.
  - (11) All windmills, wind turbines, and wind energy facilities shall meet requirements for aircraft safety regulations imposed by the Federal Aviation Administration.
- B. The following provisions shall specifically apply to solar energy systems:
- (1) Roof-mounted solar energy systems shall be permitted by right for dwellings, industrial buildings, and commercial buildings in all applicable zoning districts. All other solar energy systems shall be permitted by special exception, provided that such facilities are located on a lot with a permitted use in accordance with the applicable provisions of this Ordinance.
  - (2) Solar energy systems designed and permitted as an attached alternative energy facility, provided that all structural components of the solar energy system do not exceed the permitted building height requirements of the zoning district on which they are located. The building height shall be measured from the average ground elevation of the building to the highest point of the solar panel(s) or other structural components of the solar energy facilities.
  - (3) Solar energy systems designed and permitted as a freestanding alternative energy facility shall be located at least 15 feet from a property line or public road and shall not exceed 15 feet in height, as measured from the ground surface to the highest extended point of the structure. All such solar energy systems shall comply with the building and lot coverage requirements of the zoning district on which they are located.
  - (4) Solar energy systems shall be located, designed, and installed as per the manufacturer's specifications as well as all zoning, building code and utility requirements.
  - (5) Freestanding solar energy systems shall be located behind the front facade of the building occupying the permitted use. No solar energy system shall be permitted in the front yard of the lot on which it is located.
  - (6) A nonparticipating landowner shall not intentionally block, interfere with or disrupt the functional operation of an existing solar energy system. If such action or event should occur, the matter shall be resolved as a civil dispute between the landowners, and Warrington Township shall not be held responsible.
  - (7) Solar energy panels shall be designed and located in order to minimize glare towards any occupied residential use and prevent glare toward any public road.
  - (8) All freestanding solar energy systems shall be completely enclosed by a fence, suitably labeled to indicate "DANGER" or "HIGH VOLTAGE", as appropriate.
- C. The following provisions shall specifically apply to geothermal energy systems:

- (1) Geothermal energy systems are permitted provided that a permit is obtained, and such facilities are limited to heating and cooling of buildings and located on a lot with a permitted use in accordance with the applicable provisions of this Ordinance.
  - (2) Geothermal energy systems shall be located, designed, and installed as per the manufacturer's specifications as well as all zoning, building code and utility requirements.
  - (3) Geothermal energy systems may be located on a lot with a permitted use, provided that all structural components comply with the building setback requirements and lot coverage requirements of the zoning district on which they are located.
  - (4) A nonparticipating landowner shall not intentionally block, interfere with or disrupt the functional operation of a geothermal system. If such action or event should occur, the matter shall be resolved as a civil dispute between the landowners, and Warrington Township shall not be held responsible.
  - (5) Any special exception application for a geothermal energy system must meet the requirements for water wells as required by this Ordinance, the Bucks County Health Department and Chapter 353, Water, of the Code of the Township of Warrington, as well applicable regulations of the DRBC Groundwater Protection Area, Commonwealth of Pennsylvania and USDEP NPDES requirements.
- D. The following provisions shall specifically apply to emerging energy facilities:
- (1) Emerging energy systems shall be permitted by special exception, provided that such facilities are located on a lot with a permitted use in accordance with the applicable provisions of this Ordinance.
  - (2) Emerging energy systems may be located on or attached to an occupied building, provided that the structural components of the emerging energy facilities do not exceed the permitted building height requirements of the zoning district on which they are located.
  - (3) Emerging energy systems may be located on a lot with a permitted use, provided that all structural components comply with the building setback requirements and lot coverage requirements of the zoning district on which they are located.
  - (4) Emerging energy systems may be located on a lot, provided that it is located, designed, and installed considering the health, safety and general welfare of the adjacent property owners. As part of the special exception application, the Zoning Hearing Board may attach reasonable conditions and safeguards.
  - (5) Wood-fired boilers, outdoor wood-fired furnaces, outdoor wood-burning appliances, or outdoor hydronic heaters as defined by the Pennsylvania Department of Environmental Protection, shall be prohibited as an alternative or emerging energy facility serving any permitted use.
  - (6) Anaerobic digesters, as defined by the United States Environmental Protection Agency, shall be prohibited as an alternative or emerging energy facility serving any permitted use.

**§ 370-1004. Basis of permitting.**

- A. The following energy resource protection provisions shall apply to alternative or renewable energy resource protection:
- (1) The landowner shall provide documentation of the land and airspace on his property which must remain open to assure adequate solar access and/or wind to the renewable energy system, as well as demonstrate no impact to wetlands. Warrington Township may request a study of wind turbine effects on migratory birds or bats should sufficient reason exist to suspect such impacts. All such documentation shall be considered as part of the permit application or special exception application.
  - (2) The landowner shall provide the Zoning Officer with any other permits that have been obtained from agencies with jurisdiction in order to locate the alternative or renewable energy resource system on his property.

- (3) Alternative energy facilities shall comply with the design, transport, and installation requirement standards set forth in the Subdivision and Land Development Ordinance, which are incorporated by reference. In such cases, the applicant must obtain zoning approval and all applicable building permits as well as all other permits that may be required by federal, state, and county agencies.
- B. The following setback modifications may be considered for alternative and/or emerging energy facilities as part of a zoning variance application:
  - (1) A landowner may obtain a modification of the setback requirements specified under other parts of this Ordinance (occupied buildings on nonparticipating landowner's property) by having a modification agreement executed between the adjoining landowners which sets forth the applicable setback provision(s) and the proposed changes.
  - (2) The written modification agreement shall notify the property owner(s) of the setback required by this section of this Article, describe how the proposed alternative and emerging energy facility is not in compliance, and provide written evidence that consent is granted for the alternative or emerging energy facility not to be set back as required by this section of this Article or by applicable sections of this Ordinance.
  - (3) Any such modification agreement shall be recorded in the Bucks County Recorder of Deeds' office. The modification agreement shall describe the properties benefited and burdened and inform all subsequent purchasers that the modified setback shall run with the land and may forever burden the subject property. The Zoning Officer may not issue any permits containing setback modifications without first receiving and placing into the Township records a fully executed, recorded copy of the modification agreement and proof of recording.
  - (4) Any modification pertaining to the dimensional setback requirements from public roads or street rights-of-way shall not be considered as part of any application.
  - (5) Any modification pertaining to the dimensional setback requirements from an adjacent property owner shall not be considered as part of any application.
- C. The following provisions shall apply to noise, shadow flickering and/or interference involving alternative and/or emerging energy facilities:
  - (1) Audible sound from any alternative and/or emerging energy facility shall not exceed 55 dBA, as measured at the applicant's property line. Warrington Township has the right to inspect, measure and record sound levels at the applicant's expense.
  - (2) The applicant shall make reasonable efforts to minimize shadow flicker at the property line.
  - (3) The applicant shall not disrupt radio, telephone, television, or similar communication signals and shall mitigate any harm caused by the alternative and/or emerging energy system.

**§ 370-1005. Permit and special exception application requirements.**

- A. No alternative or emerging energy facility shall be located, modified or constructed within Warrington Township unless a permit has been issued to the landowner in accordance with the provisions of this section of this Article. Geothermal energy systems are exempt from the permit application process, but not exempt from the special exception application process.
- B. The permit application and special exception application shall be accompanied with a fee in the amount specified by Warrington Township.
- C. The permit application and special exception application shall demonstrate that the alternative or emerging energy facility will comply with the provisions contained under this section of this Article. The following specific items shall be provided by the applicant:
  - (1) A complete narrative describing the proposed alternative or emerging energy facility, which shall include: a project overview; the project location; the number of the alternative or emerging energy facilities; the area and height of the alternative or emerging energy facilities; the initial

- and potential generating capacities; the facility dimensions; and the manufacturer's specifications.
- (2) For commercial applications, an affidavit or similar evidence of agreement between the landowner and the facility owner/operator demonstrating that the facility owner/operator has the capabilities and permission of the landowner to apply for necessary permits for construction and operation of the alternative or emerging energy facility.
  - (3) The properties within 500 feet of that on which the proposed alternative or emerging energy facility will be located.
  - (4) A site plan showing the boundary lines of the property occupied by the alternative or emerging energy facility and the properties within 500 feet of that on which the proposed alternative or emerging energy facility will be located. The site plan shall also include: topographical and natural features; the planned location of the alternative or emerging energy facilities; the building setback lines; the access road and turnout locations; buildings and structures; and all public utilities.
  - (5) The existing and projected annual energy needs of the permitted use that will benefit from the alternative or emerging energy facility, including the amount of surplus energy that will be exchanged, transferred and/or sold to a public or private utility company.
  - (6) Documents related to the potential abandonment and/or decommissioning of the alternative or emerging energy facilities.
  - (7) Other relevant studies, reports, certifications, and approvals as may be reasonably requested by Warrington Township to ensure compliance with this section of this Article.
- D. As part of the permit or special exception application, Warrington Township may attach reasonable conditions and safeguards in order to consider the health, safety and general welfare of the applicant and the adjacent property owners. The permit must be prepared and signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania.
- E. The following provisions shall apply to emergency service requirements for an alternative or emerging energy facility:
- (1) The applicant shall provide a copy of the permit application to the local emergency response providers (police, fire, and ambulance) of Warrington Township.
  - (2) If required by the Zoning Officer, the applicant, in conjunction with the emergency service providers, shall establish an emergency response plan for the alternative or emerging energy facility.
- F. Pursuant to the time limitations specified for a permit application, Warrington. Township will determine whether the application is administratively complete and advise the applicant accordingly.
- G. Pursuant to the time limitations specified by the PaMPC and the Uniform Construction Code, as amended from time to time, Warrington Township shall consider the permit or special exception application. The applicant may be afforded an opportunity to present the project to the designated municipal officials, as well as answer questions about the project.
- H. Throughout the permit process, the applicant shall promptly notify Warrington Township of any changes to the information contained in the permit or special exception application.





**ARTICLE XI****Administration and Enforcement****§ 370-1101. The Zoning Officer.**

- A. The Zoning Officer. The provisions of this Ordinance shall be enforced by an agent to be appointed by the Board of Supervisors, who shall be known as the Zoning Officer.
- B. Deputy. The Board of Supervisors may designate an employee or employees of the Township as Deputy Zoning Officer, who may exercise all the powers of the Zoning Officer.
- C. Compensation. The compensation for the Zoning Officer and Deputy Zoning Officers shall be determined by the Board of Supervisors.
- D. Duties and responsibilities. The Zoning Officer shall have all the duties and powers conferred by this Ordinance in addition to those reasonably implied for that purpose.
- E. Issuance of permits. A zoning permit shall not be issued in connection with any contemplated erection, construction, alteration, repair, extension, replacement and/or use of any building, structure, sign and/or land, unless it first conforms with the requirements of this Ordinance, all other ordinances of the Township, the applicable laws of the Commonwealth of Pennsylvania, and applicable Code of Federal Regulations. A zoning permit will not be issued until all other required permits are issued. All permits required by the Uniform Construction Code must be signed by the building and zoning officers.
- F. The Zoning Officer and designated Deputy Zoning Officer(s) shall have the power to:
  - (1) Receive applications, process the same and issue zoning permits for the erection, construction, alteration, repair, extension, demolition, replacement and/or use of any building, structure, sign and/or use of any building, structure, sign and/or land in the Township, and/or a development as defined in this Ordinance.
  - (2) The Zoning Officer's and Deputy Zoning Officer(s) may examine all buildings, structures, signs, and/or land or portions thereof, for which an application has been filed for the erection, construction, alteration, repair, extension, replacement and/or use before issuing any zoning permit. Thereafter, they may make such inspections during the completion of work for which a zoning permit has been issued. Acceptance of zoning permit by owner shall constitute unrestricted consent for entry by such inspectors at such reasonable times. Upon completion of the building, structure, sign and/or change, a final inspection by building code enforcement shall be noted and the holder of the zoning permit shall be notified of any discrepancies.
  - (3) Keep a record of all applications, with accompanying plans and documents received, all zoning permits, and certificates issued, reports of inspection involving ordinance compliance and non-compliance, notices and orders issued, and the complete recording of all pertinent factors involved. They shall file and safely keep copies of all plans permitted, and the same shall form a part of the records of their office and shall be available for the use of the Board of Supervisors and other officials of the Township.
  - (4) Maintain a map showing the current zoning classifications of all land.
  - (5) Make the Warrington Township zoning ordinance, as amended, along with the zoning map, as amended, and the Warrington Township Comprehensive Plan Update, as amended, available to the public at the Township offices and on the Township website.

**§ 370-1102. Fees.**

- A. Fees for permits shall be paid in accordance with the Township Fee Schedule to be adopted from time to time by resolution of the Board of Supervisors, and all such fees shall be paid to the Township Treasury. Each applicant for an appeal, special exception, or variance shall, at the time of making application, pay a fee, in accordance with the aforementioned Fee Schedule, for the cost of advertising

and mailing notices as required by this Ordinance and the rules of the Zoning Hearing Board. The resolution establishing the Fee Schedule may provide that deposit shall be required upon the issuance of a zoning permit authorizing the erection, construction, or alteration of any building or portions thereof, which deposit shall be refunded to the holder of such permit upon certification by the Zoning Officer that the work has been inspected and approved as being in conformity with the zoning permit and the provisions of this and other applicable ordinances.

**§ 370-1103. Permits.**

- A. Requirements. It shall be unlawful to commence land clearance, land, or property improvements, such as land grading, the installation of fencing, patios, decks, swimming pools, generators, sheds, driveway extensions, or stormwater management practices, the excavation for or the construction or erection of any building, including an accessory building, or to commence the moving or alteration of any building, including an accessory building, until the Zoning Officer has issued a zoning permit for such work. A zoning permit shall not be required for repairs to or maintenance of any building, structure, or grounds, provided such repairs or maintenance do not change the use, change, or add to the building structurally or otherwise violate the provisions of this Ordinance. It shall also be unlawful to commence any development as defined in the Floodplain Management Ordinance (Chapter 181) on any property in Warrington Township, regardless of location in relationship to special hazard floodplain areas identified on Flood Insurance Rate Maps issued by the Federal Emergency Management Agency and updated from time to time, without first obtaining a permit from the Zoning Officer and/or floodplain administrator.
- B. Form of application. The application for a permit shall be submitted in such form as shall be prescribed by the Board of Supervisors and shall be accompanied by the required fee as hereinafter prescribed. Where the proposed activity also requires a building permit, the application shall be made on the joint zoning/building permit application form provided by the Township. Application for a permit shall be made by the owner or lessee of any building or structure, or the agent of either; provided, however, that if the application is made by a person other than the owner or lessee, it shall be accompanied by a written authorization of the owner or the qualified person making an application, that the proposed work is authorized by this owner. The full names and addresses of the owner, lessee, applicant, and of the responsible officer, if the owner or lessee is a corporate body, shall be stated in the application.
- C. Required documentation.
  - (1) Description of work. The application shall contain a general description of the proposed work, use and occupancy of all parts of the site, building, structure or sign and such additional information as may be required by the Zoning Officer. The application for the permit shall be accompanied by a plot plan of the proposed building, structure or sign drawn accurately to scale with sufficient clarity to show the nature and character of the work to be performed, including off-street parking and loading space if required, the location of new and existing construction, and the distances of same from the existing lot lines.
  - (2) Site plan. The construction documents submitted with the application shall be accompanied by a site plan, drawn accurately to scale, showing the size and location of new construction and improvements as well as existing structures on the site, distances from lot lines, the established street grades, and the proposed finished grades. The Zoning Officer, at their sole discretion, may require the site plan to be signed and sealed by a professional engineer or professional land surveyor licensed in the Commonwealth of Pennsylvania. The plan shall be drawn in accordance with an accurate boundary line survey.
    - a. In the case of applications for a new residential or nonresidential building, structure or additions to nonresidential buildings and structures, the site plan shall be prepared in three

- stages (plot plan, confirmation plan, and as-built plan) by a professional engineer or land surveyor, registered to practice in the Commonwealth of Pennsylvania. All plans shall be drawn to an accurate scale of not less than 50 feet to the inch with all elevations established by the builder or owner's engineer or land surveyor on the subdivision or land development plan. All elevations and contour lines shall be referenced to the 1988 National Geodetic Vertical Datum (NGVD 88).
- b. In addition to the general requirements listed in the Subdivision and Land Development Ordinance, plans shall show the following:
- i. Plot plan.
    - a) Location of property showing the nearest intersecting street and distance in feet and decimal parts thereof, of property therefrom, together with a north arrow.
    - b) Dimensions, bearings, and lot numbers as a plan of record.
    - c) The location of existing and proposed boundary monuments and pins.
    - d) Lot area in square feet or acres.
    - e) Building area in square feet.
    - f) Size and location of existing and proposed improvements.
    - g) All existing and proposed easements, restrictions, utility structures, land features, and surrounding properties.
    - h) Topographical information, at contour intervals of no less than 2 feet, referenced to NGVD 88.
    - i) Current zoning information, including name of district, minimum lot size, minimum setbacks, and maximum impervious surfaces.
    - j) Zoning restriction lines, including front, side, rear, and buffer yard setbacks.
    - k) The proposed method for discharge of rainwater and surface waters from the premises, including proposed grading.
    - l) In the case of a plot plan being prepared for a Zoning Hearing Board hearing, the plan shall show square foot area of each floor.
    - m) In the case of a plot plan being prepared for a Zoning Hearing Board hearing showing a building encroaching in a restricted area, the plan shall show the distance between front, side, or rear property lines and the encroaching building in feet and decimal parts thereof.
    - n) Proposed basement, garage and first floor elevation shall be indicated.
    - o) The plan shall be drawn to scale, dated, bear the job number, and be signed and sealed by the responsible registered professional. The plan shall bear the name of the person for whom the plan has been prepared, the address, tax parcel number, subdivision lot number, and name of the development.
    - p) For all buildings and structures with a footprint greater than 192 square feet, the applicant shall conduct soil exploration and submit the results simultaneously with the building permit application. Explorations shall consist of test pits and borings to a depth of at least 3 feet below the proposed bottom of building foundation (or deeper if required by a geotechnical engineer). Test pits/borings shall be performed within the general outline of the structure footprint. For structures with a building footprint less than 1,000 square feet, one testing location shall be required. For structures with a building footprint greater than 1,000 square feet, one test plus one additional test location for every 2,000 square feet, or portion thereof, in excess of 1,000 square feet shall be required. Parameters to be collected include UCS soil classification, USDA classification, estimated bearing capacity, and elevation of the top of the seasonal high-water table (SHWT). When stormwater infiltration is

proposed, the applicant shall provide results of two double ring infiltrometer tests in the approximate location of the infiltration Best Management Practice (BMP) at the approximate elevation of the bottom of the BMP. The elevation of the top of slab for the basement or lowest floor shall not be less than 2 feet above the SHWT nor less than 1 foot above the 100-year water surface elevation in any stormwater BMP tributary to the building, whichever results in the higher slab elevation.

- ii. Foundation location as built plan. After the building permit is issued, there shall also be filed a confirmation plan to be used to confirm the submitted plot plan or amend the plan as to the foundation, location, or various elevations to the actual basement, garage, and first floor elevations immediately following the building foundation construction. The plans shall include locations, elevations, reference points or benchmarks, and dates signed and sealed by the responsible registered professional.
    - iii. As-built survey. Prior to the issuance of a Certificate of Occupancy, an as-built survey, with all details required for plot plan and containing the approval of the Township Engineer shall be filed with the Zoning Officer.
  - c. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot plan.
  - d. In the case of residential additions, accessory buildings, structures and alterations, the Zoning Officer is authorized to waive or modify the requirement for a site plan. Such waiver or modification shall be at the sole discretion of the Zoning Officer and shall not be a vested right for the applicant.
- D. Time limit for applications. An application for a zoning permit for any proposed work shall be deemed to have been abandoned 12 months after the date of filing, unless such application has been diligently prosecuted, or a building permit shall have been issued; except that reasonable extensions of time for additional periods not exceeding 180 days each may be granted at the discretion of the Zoning Officer.
- E. Issuance of a zoning permit. Upon receiving the application, the Zoning Officer shall examine the same within a reasonable time after filing. If the application or plans do not conform to the provisions of all pertinent local laws and this Ordinance, the Zoning Officer shall reject such application in writing, stating the reasons therefor. The Zoning Officer shall inform the applicant of their right of appeal to the Zoning Hearing Board in the event such application is rejected. If satisfied that the proposed work and/or use conforms to the provisions of this Ordinance and all laws and ordinances applicable thereto, and that the certificate of use and occupancy as required herein has been applied for, they shall issue a zoning permit therefor as soon as practical. Such notification may be done electronically via e-mail or by mailing the notification through the United States Postal Service as determined by the Zoning Officer.
- F. Expiration of zoning permit. The permit shall expire after one year from the date of issuance; provided, however, that the same may be extended by the Zoning Officer every six months for a period not to exceed an additional one year.
- G. Revocation of zoning permit. The Zoning Officer may revoke a zoning permit or approval issued under the provisions of this Ordinance in case of any false statement or misrepresentation of fact in the application or on the plan on which the zoning permit or approval was based or for any other cause set forth in this Ordinance. Revocation of a zoning permit or approval by the Zoning Officer shall constitute a revocation of any other permit issued by the Township for that same work or activity.
- H. Posting of zoning permit. A true copy of the permit shall be posted and kept on the site of operations open to public inspection during the entire time of prosecution of the work or use and until the

completion of the same as defined on the application.

- I. Payment of fees. No permit to begin work for the erection, construction, alteration, repair, extension, replacement and/or use of any building, structure, sign and/or land for construction or use purposes shall be issued until the fees prescribed by the Board of Supervisors pursuant to resolution shall be paid to the Township. The payment of fees under this section shall not relieve the applicant or holder of said permit from payment of other fees that may be required by this Ordinance, or any other ordinance or law.
- J. Compliance with ordinance. The permit shall be a license to proceed with the work and should not be construed as authority to violate, cancel, or set aside any of the provisions of this Ordinance, except as stipulated by the Zoning Hearing Board.
- K. Compliance with permit and plot plan. All work or uses shall conform to the approved application and plans for which the permit has been issued as well as the approved plot plan.

**§ 370-1104. Demolition permits.**

- A. Requirement for demolition permit. No building or other structure may be demolished without first securing a demolition permit from the Township. It shall be unlawful for any person to commence the demolition of any building, structure, or portion thereof until a permit has been duly issued therefor.
- B. Application for demolition permit. An application for a demolition permit shall be made to the Township in writing on a form furnished by the Township, and any demolition permit fee adopted by resolution of the Board of Supervisors, which fee, may be amended from time to time by resolution of the Board of Supervisors, shall be paid to the Township.
- C. Issuance of demolition permit.
  - (1) The Zoning Officer may hold any application for a permit to demolish a building for a period not to exceed 30 days from the date of the application. During the 30 -day period, the applicant shall permit the Township and/or its duly authorized historical commission and/or such consultants as are experts in the fields of architectural restoration, structural engineering, and like fields as the Township or the historical commission sees fit, to enter upon and inspect the structure to be demolished to assess its historical significance. If the application is for a property which is found to be on the National Register of Historical Places or is found to be eligible for registration on the National Register of Historical Places or is listed on the official Township list of historic structures, buildings, places, and lots, the application shall be held for an additional 90 days to permit time to investigate how the property may be preserved.
  - (2) If historically significant features are discovered, e.g., stairways, decorative trim paneling, beams, etc., during the period the application is held, the applicant shall cooperate in permitting these features to be removed for preservation before the building is demolished.

**§ 370-1105. Certificate of Use and Occupancy.**

- A. Prior to the issuance of a Certificate of Use and Occupancy (as administered by the Zoning Officer/Building Code Official), pursuant to the Uniform Construction Code, the Zoning Officer shall review and approve the Certificate of Use and Occupancy under the provisions of this Ordinance and at the recommendation of the Township Engineer. A certificate shall be permission to use or occupy and shall not be considered as authority or setting aside any provisions of this Ordinance.

**§ 370-1106. Enforcement, penalty and remedy.**

- A. The construction, erection, demolition, replacement, alteration, repair, extension and/or use of any structure, building, sign and/or land or the change of any use, area of use, percentage of use or extension or displacement of use of any structure, building, sign and/or land without first obtaining

a zoning permit, or the failure to comply with or be in conformance with any other provisions of this Ordinance, are hereby declared to be violations of this Ordinance.

- B. Enforcement notice. The Zoning Officer shall send a written enforcement notice (via certified mail) to the owner of record of the lot on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that lot, and to any other person requested in writing by the owner of record.

(1) An enforcement notice shall state at least the following:

- a. The name of the owner of record and any other person against whom the Township intends to take action.
- b. The location of the property in violation.
- c. The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance.
- d. The date before which steps for compliance must be commenced and the date before which the steps must be completed.
  - i. The recipient of the notice may request an extension of time for commencement and/or completion.
  - ii. All such requests shall be in writing and shall state the reasons that justify or necessitate the extension and shall include the new dates requests for commencement and/or completion. In cases of dispute not regarding the submission of such a request, the burden of proof shall rest with the recipient of the notice.
  - iii. The granting and length of any such extension shall be in the sole discretion of the Zoning Officer.
  - iv. The filing of such a request for extension shall constitute an admission of the facts and existence of the violation as stated in the notice.
  - v. The filing of such a request shall not toll the time for commencement/compliance unless and until approval by the Zoning Officer.
  - vi. The filing of such a request shall not toll the running of the time to appeal to the Zoning Hearing Board specified herein.
- e. That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a prescribed period of time in accordance with procedures set forth in this Ordinance.
- f. That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

(2) See Chapter 38, Ordinance Enforcement Procedures, Article II, Tickets for Certain Offenses.

(3) In case any building, structure, landscaping or land is, or is proposed to be, erected, constructed, demolished, reconstructed, altered, converted, maintained or used in violation of this Ordinance, the Board of Supervisors, or with the approval of the Board of Supervisors, an officer of the Township, or any aggrieved owner or tenant of real property who shows that their property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, landscaping or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the Township at least 30 days prior to the time the action is begun by serving a copy of the complaint on the Board of Supervisors of the Township. No such action may be maintained until such notice has been given.

(4) Any person, partnership, or corporation who or which has violated or permitted the violation of the provisions of this Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by Warrington Township, pay a judgment of not more than \$500 plus

all court costs including reasonable attorney fees incurred by Warrington Township as a result thereof. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, Warrington Township may enforce the judgment pursuant to the applicable rules of civil procedure. All judgments, costs and reasonable attorneys' fees collected for the violation of zoning ordinances shall be paid to Warrington Township.

**§ 370-1107. Zoning Hearing Board.**

- A. Creation and membership. The Zoning Hearing Board created under previous ordinances shall continue, said members having been appointed by the Board of Supervisors. The Board shall consist of five members, each of which shall serve a term of five years, and up to three alternates, per PaMPC, Act of 1968, P.L.805, No.247, as amended. Terms shall be staggered so that one member's term shall expire on December 31 of each year. The members of the Board shall be removable for cause, by the Board of Supervisors, in accordance with the provisions in Act 247. Vacancies shall be filled by appointment of the Board of Supervisors for the unexpired term of any member whose term become vacant. The Board of Supervisors may also reappoint members of the Board whose terms have expired.
- B. General procedures. The Zoning Hearing Board shall be governed by the provisions of the PaMPC, Act of 1968, P.L.805, No.247, as amended and such other Commonwealth of Pennsylvania laws as may be applicable. As used in this Article, unless the context clearly indicates otherwise, the term "Board" shall refer to such Zoning Hearing Board, and "Act 247" shall refer to the PaMPC, as amended, as cited above.
- C. Officers. The Board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves.
- D. Meetings. Meetings shall be open to the public and held at the call of the Board Chairman and at such other times as the Board may determine.
- E. Hearings. Hearings will be held, and records will be kept in accordance with the PaMPC, Act of 1968, P.L. 805, No. 247, as amended.
- F. Powers. The Zoning Hearing Board shall have the following powers:
  - (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Ordinance or of any ordinance adopted pursuant hereto.
  - (2) Special exceptions. To hear and decide special exceptions authorized by this Ordinance. In granting a special exception, the Zoning Hearing Board may attach such reasonable conditions and safeguards in addition to those expressed in the Ordinance, as it may deem necessary to implement the purposes of this Ordinance. In any case where a special exception is granted, construction must commence within six months, unless an extension is granted by the Zoning Hearing Board or governing body, or if applicable, a land development or subdivision is in the process of construction. Otherwise, the special exception shall have deemed to have expired. The procedures shall be the same as those specified under this section. The following criteria and requirements also apply:
    - a. Application shall be made in writing indicating the section of this Ordinance under which an



- exception is sought. A reasonably exact dimensional sketch shall be furnished showing placement and use of the proposed buildings, details of parking, loading, lighting, sidewalks, and other pedestrian areas.
- b. Further, a description of the uses proposed shall be included in sufficient detail that the objectionable side effects, if any, can be determined.
  - c. In granting special exceptions, the Zoning Hearing Board shall, in addition to such other factors as it may deem relevant:
    - i. Give full consideration to the size, scope, extent, and character of the exception desired and assure itself that such request is consistent with the plan for future land use in the Township and with the spirit, purpose, and intent of this Ordinance.
    - ii. Consider the suitability of the property for the use desired and the extent to which the new expanded use is susceptible of regulation or restriction by appropriate conditions and safeguards.
    - iii. Consider the public interest in, or the need for the proposed use or change, and determine that the proposal will service the best interests of the Township, the convenience of the community (where applicable), and the public health, safety, morals, and general welfare, but shall not constitute a change of use to one not specifically permitted by exception in that district.
    - iv. Consider, where pertinent, the effects of the proposed change with respect to congestion on the roads or highways, the most appropriate use of land, conserving the value of buildings, safety from fire, panic and other dangers, adequacy of light and air, the prevention of overcrowding the land, congestion of population and the adequacy of public and community services.
    - v. Make certain that the proposed change is reasonable in terms of the logical efficient and economic extension of public services and facilities, such as public water, sewers, police and fire protection, transportation, and public schools.
    - vi. Take into consideration the character and type of development in the area surrounding the location for which the request is made and determine that the proposed change or modification, as permitted, will constitute an appropriate use in the area and will not substantially injure or detract from the use of surrounding property or from the character of the neighborhood.
- (3) Variances. To authorize, upon appeal, in specific cases such variance from the terms of this Ordinance as will not be contrary to public interest, where owing to special conditions a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, in order that the spirit of the Ordinance shall be observed, and substantial justice done.
- a. The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:
    - i. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
    - ii. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning

- ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- iii. That such unnecessary hardship has not been created by the appellant.
  - iv. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
  - v. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.
- b. Variances to the delineated 100-year floodplain line and elevations as specified in the Floodplain Management Ordinance located in the Floodplain Management Chapter, of the Code of the Township of Warrington.
  - c. In exercising the above-mentioned powers, the Zoning Hearing Board may, in conformity with the provisions of this Article, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as believed proper. Notice of such decision shall forthwith be given to all parties in interest.
  - d. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Ordinance and the PaMPC, Act of 1968, P.L.805, No.247, as amended.
- G. All applications for variances and special exception for which a subdivision or land development approval will be required and a building permit issued should be submitted to the Warrington Township Planning Commission for review. The Planning Commission will issue advice as it sees appropriate to the Board of Supervisors as the case may be.
  - H. Notice of public hearing. Upon receiving an appeal, the Board shall fix a reasonable time and place for a public hearing thereon and shall give the notice thereof:
    - (1) By advertising notice once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.
    - (2) By mailing due notices at least six days prior to the date of the hearing to the public in interest. Such parties shall be at least those persons adjoining or across public roads from the property in question.
    - (3) By posting said hearing notice conspicuously on the affected tract of land not more than 30 calendar days and not less than seven calendar days of the date of the first hearing.
  - I. Public hearing. The Zoning Hearing Board shall conduct a public hearing on such appeal at which hearing any party may appear in person, or by agent or attorney, and all of said parties so affected shall be given an opportunity to be heard. The hearing shall be held within 60 days from the date of the applicant's request unless the applicant has agreed in writing to an extension of time.
  - J. Decision of the Zoning Hearing Board. The Board shall decide the issue involved within 45 days after the hearing or, if said hearing is continued, within 45 days after said continued hearing. If the Zoning Hearing Board does not make a decision within 45 days after the hearing or continued hearing, it shall be deemed that such Board has decided in favor of the applicant.
  - K. Effect of Zoning Hearing Board's decision.
    - (1) If the variance is granted or the issuance of a permit is approved, or other action by the appellant is authorized, the necessary permit shall be secured and the authorized action begun within six months after the date when the variance is finally granted or the issuance of the permit is finally

approved, or the other action by the appellant is authorized; the building or alteration, as the case may be, shall be completed within 12 months of said date. For good cause the Board may, upon application in writing stating the reasons therefor, extend it for an additional six months.

- (2) Should the appellant or applicant fail to obtain the necessary permits within said six-month-period, or having obtained the permit should they fail to commence work thereunder within such six-month-period, it shall be conclusively presumed that the appellant or applicant has waived, withdrawn, or abandoned their appeal or their application, and all provisions, variances and permits granted to them shall be deemed automatically rescinded by the Board.
- (3) Should the appellant or applicant commence construction or alteration within said six-month-period, but should they fail to complete such construction or alteration within said 12-month-period, the Board may rescind or revoke the granted variance, or the issuance of the permit, or permits, or other action authorized to the appellant or applicant. If the Board finds that a good cause appears for the failure to complete within such 12-month-period, and if the Board further finds that conditions have so altered or changed in the interval since the granting of the variance, permit or action, that revocation or rescission of the action is justified.

#### **§ 370-1108. Amendments.**

The Board of Supervisors may, from time to time, after public notice and hearing as hereinafter prescribed, amend, supplement, change or repeal this Ordinance, including the Zoning Map. Any amendment, supplement, change or repeal may be initiated by the Planning Commission, the Board of Supervisors or by a petition to the Township Secretary and shall thereafter be refiled as part of the permanent records of the Township.

- A. Amendments initiated by the Planning Commission. When an amendment, supplement, change, or repeal is initiated by the Planning Commission, the proposal shall be presented to the Board of Supervisors, which shall then proceed in the same manner as with a petition to the Board of Supervisors which has already been reviewed by the Planning Commission.
- B. Amendments initiated by the Board of Supervisors. When an amendment, supplement, change, or repeal is initiated by the Board of Supervisors, it shall submit the proposal to the Planning Commission for review and recommendations.
- C. Challenges. A landowner who, on substantive grounds, desires to challenge the validity of an ordinance or map or any provision thereof which prohibits or restricts the use or development of land in which the landowner has an interest, the landowner shall follow the procedure in § 916.1, Validity of Ordinance; Substantive Questions., of the PaMPC, Act of 1968, P.L.805, No.247, as amended. A landowner curative amendment shall follow the procedure in § 609.1, Procedure for Landowner Curative Amendments., of the PaMPC, Act of 1968, P.L.805, No.247, as amended.
- D. Referral to the Planning Commission. After receipt of proposed amendments or petition to the Board of Supervisors, said amendments or petition shall be presented to the Planning Commission for review and recommendations at least 30 days prior to the public hearing. A report of said review, together with any recommendations, shall be given to the Board of Supervisors in writing within 30 days from the date of referral. If the Planning Commission shall fail to file such a report within the time and manner specified, it shall be conclusively presumed that the Planning Commission has approved the proposed amendment, supplement, change or repeal.
- E. Referral to professional consultants. In addition to review by the Planning Commission, the Board of Supervisors may submit proposed amendments to professional consultants for review and recommendations. A report of said review and recommendations must be given to the Board of Supervisors within 45 days from date of referral. If such a report is not filed within the time and

manner specified, it shall be concluded that the professional consultants are in agreement with the proposed amendment, supplement or change.

- F. Public hearing. The Board of Supervisors shall fix a time and place for a public hearing at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearings shall be published in one newspaper of general circulation in the Township once each week for two successive weeks, not more than 30 days and not less than seven days prior to the date of said hearings.
- G. Action by the Board of Supervisors. At the time and place specified, the Board of Supervisors shall conduct a hearing on said petition to amend, supplement, change or repeal this Ordinance or the Zoning Map of the Township and shall thereafter within a period of 30 days either reject the proposed change or adopt an ordinance implementing the proposed change. The Board of Supervisors may adjourn said hearing at its discretion to a time and place certain.
- H. Authentication of Official Zoning Map. Whenever there has been a change in the boundary of a zoning district or reclassification of the zoning district adopted in accordance with the above, the change on the Official Map shall be made, and shall be duly certified by the person or Township Official aggrieved or affected who is seeking relief. All actions of the Board shall be by resolution and a copy shall be furnished to the parties in interest and the Zoning Officer and said resolution shall be retained by the Zoning Officer as a public record.

