

§ 130.18. RM-P Planned Restricted Light Industrial District.

130.18.1. Purpose. To provide opportunities for a wide range of light industrial, automotive-oriented, commercial, PROFESSIONAL OFFICE, PLANNED MOBILE HOME PARK DEVELOPMENTS and TWO-FAMILY and MULTIFAMILY DWELLINGS in an undeveloped area of the TOWNSHIP where the APPLICATION of PLANNED DEVELOPMENT procedures will contribute to the quality and efficiency of design. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.2. AUTHORIZED USES.

130.18.2.1. PERMITTED USES BY RIGHT.

130.18.2.1.1. PRINCIPAL USES. **[Amended 7-6-93 by Ord. No. 1585]**130.18.2.1.1.1. Antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.18.2.1.1.2. AUTHORIZED MIXED USES: Antennas permitted as an AUTHORIZED MIXED USE with any other PRINCIPAL USE authorized by this Chapter on the LOT or SITE. **[Added 7-6-93 by Ord. No. 1585]**

130.18.2.1.1.3. PUBLIC UTILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.18.2.1.1.4. PUBLIC UTILITY FACILITY. **[Added 4-6-98 by Ord. No. 1761]**

130.18.2.1.1.5. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.18.2.1.2. ACCESSORY USES.

130.18.2.1.2.1. Air conditioners.

130.18.2.1.2.2. Dumpsters.

130.18.2.1.2.3. FENCES and PRIVACY FENCES. **[Amended 10-1-90 by Ord. No. 1453]**

130.18.2.1.2.4. SIGNS. See Article V.

130.18.2.1.2.5. STORAGE STRUCTURES.

130.18.2.1.2.6. REVERSE VENDING MACHINES. **[Added 10-1-90 by Ord. No. 1453]**

130.18.2.1.2.7. SMALL COLLECTION FACILITIES. **[Added 10-1-90 by Ord. No. 1453]**

130.18.2.1.2.8. Towers, spires and antennas. **[Added 7-6-93 by Ord. No. 1585]**

130.18.2.1.2.9. RESIDENTIAL ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.18.2.1.2.10. BUILDING-MOUNTED AND GROUND-MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEMS. **[Added 4-1-13 by Ord. No. 2088]**

130.18.2.2. CONDITIONAL USES. The following CONDITIONAL USES are permitted subject to the express standards and criteria in § 130.18.3.2. below.

130.18.2.2.1. PRINCIPAL USES.

130.18.2.2.1.1. PUBLIC UTILITY FACILITIES. **[Amended 4-6-98 by Ord. No. 1761]**

130.18.2.2.1.2. PLANNED MOBILE HOME PARK DEVELOPMENTS, including and limited to the following USES:

130.18.2.2.1.2.1. MOBILE HOMES.

130.18.2.2.1.2.2. COMMUNITY CLUBS, including SWIMMING POOLS and TENNIS COURTS.

130.18.2.2.1.3. PLANNED OFFICE CENTER DEVELOPMENTS, PLANNED SHOPPING CENTER DEVELOPMENTS, PLANNED INDUSTRIAL PARK DEVELOPMENTS and PLANNED DEVELOPMENTS containing AUTHORIZED MIXED USES, limited to the following USES: **[Amended 9-7-93 by Ord. No. 1599]**

130.18.2.2.1.3.1. EMPLOYEE DINING FACILITIES.

130.18.2.2.1.3.2. SUPERMARKETS.

130.18.2.2.1.3.3. Any CONDITIONAL USE otherwise permitted in the RM ZONING DISTRICT . See §130.17.2.2.

130.18.2.2.1.4. HOSPITALS. **[Added 4-5-82 by Ord. No. 990]**

130.18.2.2.1.5. LONG-TERM CARE NURSING FACILITY. **[Added 4-5-82 by Ord. No. 990; Amended 10-1-90 by Ord. No. 1453]**

130.18.2.2.1.6. MAJOR PERSONAL CARE HOMES. **[Added 10-1-90 by Ord. No. 1453]**

130.18.2.2.1.7. SEMIPUBLIC USES. **[Added 4-5-82 by Ord. No. 990; Amended 4-6-98 by Ord. No. 1761]**

130.18.2.2.1.8. ADVERTISING SIGNS. See Article V. **[Added 12-5-88 by Ord. No. 1357]**

130.18.2.2.1.9. LARGE COLLECTION FACILITY. **[Added 10-1-90 by Ord. No. 1453]**

130.18.2.2.1.10. LIGHT PROCESSING FACILITY. **[Added 10-1-90 by Ord. No. 1453]**

130.18.2.2.1.11. Incinerator, consisting of furnaces for the burning of waste, operated by a municipality, municipal authority, or the Commonwealth of Pennsylvania. **[Added 9-7-93 by Ord. No. 1599]**

130.18.2.2.1.12. Junkyard, consisting of the USE of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof, operated by a municipality, municipal authority, or the Commonwealth of Pennsylvania. **[Added 9-7-93 by Ord. No. 1599]**

130.18.2.2.1.13. Landfill, consisting of a disposal site operated by means of compacting and covering solid waste and denoted by the term “municipal waste landfill” in Title 25 §271.1 of the DEP regulations, operated by a municipality, municipal authority or the Commonwealth of Pennsylvania. **[Added 9-7-93 by Ord. No. 1599]**

130.18.2.2.1.14. HEAVY PROCESSING FACILITY operated by a municipality, municipal authority or the Commonwealth of Pennsylvania. **[Added 9-7-93 by Ord. No. 1599]**

130.18.2.2.1.15. ESSENTIAL SERVICES. **[Added 4-6-98 by Ord. No. 1761]**

130.18.2.2.1.16. Additional USES by PLANNED RESIDENTIAL DEVELOPMENT **[Added 10-7-02 by Ord. No. 1869]**

130.18.2.2.1.16.1. TWO-FAMILY DWELLINGS **[Added 10-7-02 by Ord. No. 1869]**

130.18.2.2.1.16.2. MULTIFAMILY DWELLINGS **[Added 10-7-02 by Ord. No. 1869]**

130.18.2.2.1.17 OIL AND GAS DRILLING OPERATIONS. **[Added 11-8-10 by Ord. No. 2042]**

130.18.2.2.1.18. DISTRIBUTED ANTENNA SYSTEMS (DAS) **[Added 6-1-15 by Ord. No. 2136]**

130.18.2.2.2. ACCESSORY USES.

130.18.2.2.2.1. Any ACCESSORY USE PERMITTED BY RIGHT.

130.18.2.2.2.2. PARKING AREAS.

130.18.2.2.2.3. LOADING BERTHS.

130.18.2.2.2.4. Freestanding chimneys, towers, antennae.

130.18.2.2.2.5. Mechanical equipment.

130.18.2.2.2.6. Any other ACCESSORY USE not specified but customarily incidental to any AUTHORIZED USE in the ZONING DISTRICT.

130.18.2.3. USES BY SPECIAL EXCEPTION: None.

130.18.3. Requirements for PERMITTED USES BY RIGHT and CONDITIONAL USES.

130.18.3.1. General requirements.

130.18.3.1.1. Procedure. The procedure for review and approval of PLANNED OFFICE CENTER DEVELOPMENT, PLANNED SHOPPING CENTER DEVELOPMENT, PLANNED MOBILE HOME PARK DEVELOPMENT, PLANNED INDUSTRIAL PARK DEVELOPMENT and PLANNED DEVELOPMENT containing AUTHORIZED MIXED USES is the procedure for PLANNED DEVELOPMENTS as set forth in Article VI, §130.37. The procedure for all other CONDITIONAL USE APPLICATIONS FOR DEVELOPMENT shall be as set forth in Article VIII §130.55. **[Amended 10-1-90 by Ord. No. 1453]**

130.18.3.1.2. DWELLING UNIT DENSITY: PLANNED RESIDENTIAL DEVELOPMENTS containing TWO-FAMILY and MULTIFAMILY DWELLING UNITS - Ten (10) units per acre; other PLANNED DEVELOPMENTS - Sixteen (16) units per acre. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.3. Minimum SITE size.

130.18.3.1.3.1. PLANNED RESIDENTIAL DEVELOPMENT containing TWO-FAMILY and MULTIFAMILY DWELLINGS and PLANNED MOBILE HOME PARK DEVELOPMENTS: Ten (10) acres. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.3.2. PLANNED DEVELOPMENTS containing HOSPITALS: Ten (10) acres. **[Added 4-5-82 by Ord. No. 990¹]**

130.18.3.1.3.3. PLANNED DEVELOPMENTS containing LONG-TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES or SEMIPUBLIC USES: One (1) acre. **[Added 4-5-82 by Ord. No. 990; Amended 10-1-90 by Ord. No. 1453; 4-6-98 by Ord. No. 1761]**

130.18.3.1.3.4. All other PLANNED DEVELOPMENTS and junkyard: Five (5) acres. **[Amended 9-7-93 by Ord. No. 1599]**

130.18.3.1.4. Minimum LOT WIDTH.

130.18.3.1.4.1. PUBLIC UTILITY FACILITY: One hundred ten (110) feet. **[Amended 4-6-98 by Ord. No. 1761]**

¹ Editor's Note: This ordinance also redesignated former Subsection 130.18.3.1.3.2. as Subsection 3.1.3.4.

130.18.3.1.4.2. GASOLINE STATION: One hundred twenty (120) feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.18.3.1.4.3. MOBILE HOME: Sixty (60) feet.

130.18.3.1.4.4. TWO-FAMILY DWELLINGS and MULTIFAMILY DWELLINGS: One hundred (100) feet. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.5. Minimum FLOOR AREA OF BUILDING of DWELLING UNITS: Seven hundred (700) square feet; except for TWO-FAMILY and MULTIFAMILY DWELLINGS by PLANNED RESIDENTIAL DEVELOPMENT. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.6. Maximum LOT COVERAGE: Twenty-five percent (25%).

130.18.3.1.7. Maximum GROUND COVERAGE **[Added 10-7-02 by Ord. No. 1869]**

130.18.3.1.7.1. Maximum GROUND COVERAGE TWO-FAMILY DWELLINGS: Same as R3 ZONING DISTRICT. See §130.10.4.1.10.1. **[Added 10-7-02 by Ord. No. 1869]**

130.18.3.1.7.2. Maximum GROUND COVERAGE MULTIFAMILY DWELLINGS: Same as R5 ZONING DISTRICT. See §130.12.4.1.11.2 and §130.12.4.1.11.3. **[Added 10-7-02 by Ord. No. 1869]**

130.18.3.1.8. Maximum HEIGHT OF STRUCTURE.

130.18.3.1.8.1. PRINCIPAL STRUCTURES other than PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Amended 12-5-88 by Ord. No. 1357; 6-6-94 by Ord. No. 1631]**

130.18.3.1.8.2. TWO-FAMILY DWELLINGS: Same as R3 ZONING DISTRICT. See §130.10.4.1.5.1.1. MULTIFAMILY DWELLINGS: Same as R5 ZONING DISTRICT. See §130.12.4.1.6.1.2. All other PRINCIPAL BUILDINGS: Three and one-half (3½) STORIES which may not exceed forty-five (45) feet in total height. **[Added 6-6-94 by Ord. No. 1631; Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.8.2.1. The maximum HEIGHT OF BUILDING may be exceeded by chimneys, spires, towers, antennae,

masts, smoke stacks, flagpoles, tanks, skylights, elevator shafts, or by a penthouse or STRUCTURE required for enclosure of stairs and equipment necessary to the operation of the BUILDING or any such projection provided that any such projections do not have an aggregate area greater than twenty-five percent (25%) of the total roof area and shall not exceed fifteen (15) feet above the maximum allowable HEIGHT OF BUILDING to which it is attached. **[Added 6-6-94 by Ord. No. 1631]**

130.18.3.1.8.3. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: **[Amended 12-5-88 by Ord. No. 1357; 9-5-95 by Ord. No. 1681; 10-6-97 by Ord. No. 1750]**

130.18.3.1.8.3.1. Exterior light pole and fixture: Twenty-eight (28) feet. **[Added 9-5-95 by Ord. No. 1681]**

130.18.3.1.8.3.2. All other ACCESSORY STRUCTURES and BUILDINGS: One (1) STORY which may not exceed fifteen (15) feet in total height. **[Added 9-5-95 by Ord. No. 1681, Amended 10-6-97 by Ord. No. 1750]**

130.18.3.1.9. YARD requirements for PRINCIPAL STRUCTURES.

130.18.3.1.9.1. Interior YARDS for PLANNED MOBILE HOME PARK DEVELOPMENTS.

130.18.3.1.9.1.1. FRONT YARD: Thirty (30) feet.

130.18.3.1.9.1.2. REAR YARD: Thirty (30) feet.

130.18.3.1.9.1.3. SIDE YARD: Ten (10) feet.

130.18.3.1.9.2. PERIMETER SETBACK for PLANNED MOBILE HOME PARK DEVELOPMENTS.

130.18.3.1.9.2.1. Abutting a residential ZONING DISTRICT: One hundred (100) feet provided that PARKING AREAS and DRIVEWAYS are permitted within required PERIMETER SETBACKS, except that portion of a YARD which measures thirty-five (35) feet from a residential ZONING DISTRICT which is to be maintained as a BUFFER AREA.

130.18.3.1.9.2.2. All other PERIMETER SETBACKS: Fifty (50) feet, provided that PARKING AREAS and DRIVEWAYS are permitted within required PERIMETER SETBACKS, except for that portion of a PERIMETER SETBACK which measures fifteen (15) feet from an existing STREET.

130.18.3.1.9.3. **[Added 4-5-82 by Ord. No. 990²; Amended 10-1-90 by Ord. No. 1453]** PERIMETER SETBACK for PLANNED DEVELOPMENTS containing HOSPITALS, LONG-TERM CARE NURSING FACILITIES and MAJOR PERSONAL CARE HOMES:

130.18.3.1.9.3.1. Abutting a residential ZONING DISTRICT: Two hundred (200) feet, provided that PARKING AREAS and DRIVEWAYS are permitted within required PERIMETER SETBACKS except that portion of a YARD which measures thirty-five (35) feet from a residential ZONING DISTRICT which is to be maintained as a BUFFER AREA.

130.18.3.1.9.3.2. All other PERIMETER SETBACKS: One hundred (100) feet, provided that PARKING AREAS and DRIVEWAYS are permitted within required PERIMETER SETBACKS, except for that portion of PERIMETER SETBACK which measures fifteen (15) feet from an existing STREET.

130.18.3.1.9.4. ADVERTISING SIGNS: See Article V.

130.18.3.1.9.5. All other PLANNED DEVELOPMENTS: Same as SB ZONING DISTRICT. See §130.13.3.1.5.1.

130.18.3.1.9.6. Special YARD requirements: Same as SB ZONING DISTRICT. See §130.13.3.1.5.2.

130.18.3.1.9.7. Permitted projections into required YARDS and PERIMETER SETBACKS: Same as permitted projections into required YARDS, R1 ZONING DISTRICT. See § 130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

² Editor's Note: This ordinance also redesignated former Subsection 130.18.3.1.8.3. and 8.4. as Subsection 3.1.8.4. and 8.5.

130.18.3.1.9.8. YARD requirements for TWO-FAMILY and MULTIFAMILY DWELLINGS: Same as R3 ZONING DISTRICT. See §130.10.4.1.8. [**Added 10-7-02 by Ord. No. 1869**]

130.18.3.1.9.9. PERIMETER SETBACKS for TWO-FAMILY and MULTIFAMILY DWELLINGS: Fifty (50) feet, except for TWO-FAMILY and MULTIFAMILY DWELLINGS having a maximum of three (3) STORIES, which may not exceed forty-five (45) feet in total HEIGHT OF BUILDING, the PERIMETER SETBACK shall be one hundred-fifty (150) feet. [**Added 10-7-02 by Ord. No. 1869**]

130.18.3.1.10. YARD requirements for ACCESSORY STRUCTURES.

130.18.3.1.10.1. FRONT YARD: Fifty (50) feet.

130.18.3.1.10.2. All others: Fifteen (15) feet.

130.18.3.1.10.3. Permitted projections into required YARDS: Same as R1 ZONING DISTRICT. See §130.8.3.1.6.5. [**Added 10-1-90 by Ord. No. 1453**]

130.18.3.1.10.4. Special YARD requirements: Same as SB ZONING DISTRICT. See §130.13.3.1.5.2.

130.18.3.1.11. Parking requirements.

130.18.3.1.11.1. Minimum PARKING SPACES. See §130.7.3. and §130.7.6.

130.18.3.1.11.2. Minimum PARKING SPACES for PLANNED MOBILE HOME PARK DEVELOPMENTS.

130.18.3.1.11.2.1. MOBILE HOMES: Two (2) per DWELLING UNIT.

130.18.3.1.11.2.2. COMMUNITY CLUB: As determined by the BOARD OF COMMISSIONERS after a parking needs analysis based on permitted occupancy. [**Amended 10-1-90 by Ord. No. 1453**]

130.18.3.1.11.2.3. SWIMMING POOLS, other than accessory to an individual DWELLING UNIT: Same as §130.18.3.1.11.2.2. [**Amended 10-1-90 by Ord. No. 1453**]

130.18.3.1.11.2.4. TENNIS COURTS, other than accessory to an individual DWELLING UNIT: Seven tenths (7/10) space per one thousand (1,000) square feet. **[Amended 10-1-90 by Ord. No. 1453]**

130.18.3.1.11.3. Minimum PARKING SPACES for all other PLANNED DEVELOPMENTS. **[Amended 9-7-93 by Ord. No. 1599]**

130.18.3.1.11.3.1. SUPERMARKETS: Same as other RETAIL USES. See C1 ZONING DISTRICT, §130.14.3.1.7.1.3.

130.18.3.1.11.3.2. Other RM, Restricted Light Industrial USES: Same as RM ZONING DISTRICT. See §130.17.3.1.7..

130.18.3.1.11.4. Minimum PARKING SPACES for HOSPITALS, incinerators, landfills, junkyards, and HEAVY PROCESSING FACILITIES: As determined by the BOARD OF COMMISSIONERS upon recommendations by the PLANNING COMMISSION following a parking needs analysis. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.1.11.5. Minimum PARKING SPACES for LONG TERM CARE NURSING FACILITIES, MAJOR PERSONAL CARE HOMES, and SEMIPUBLIC USES: Same as for SEMIPUBLIC USES in the R1 ZONING DISTRICT. See §130.8.3.1.7.3. **[Added 9-7-93 by Ord. No. 1599; Amended 4-6-98 by Ord. No. 1761]**

130.18.3.1.11.6. Minimum PARKING SPACES for LARGE COLLECTION FACILITIES: Same as RM ZONING DISTRICT. See §130.17.3.1.7.6. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.1.11.7. Minimum PARKING SPACES for LIGHT PROCESSING FACILITIES: Same as RM ZONING DISTRICT. See §130.17.3.1.7.8. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.1.11.8. PARKING SPACES FOR HANDICAPPED PERSONS: Same as RM ZONING DISTRICT. See §130.17.3.1.7.10. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.1.11.9. PARKING AREA and DRIVEWAY requirements: See General Regulations, §130.7.

130.18.3.1.11.10. Minimum PARKING SPACES for TWO-FAMILY and MULTIFAMILY DWELLINGS: Same as R3 ZONING DISTRICT. See §130.10.4.1.12. **[Added 10-7-02 by Ord. No. 1869]**

130.18.3.1.12. LOADING BERTH requirements: Same as RM ZONING DISTRICT. See §130.17.3.1.8.

130.18.3.1.13. SIGNS. See Article V.

130.18.3.1.14. FENCES: Same as C1 ZONING DISTRICT. See §130.14.3.1.10.

130.18.3.1.15. Screening and landscaping: TWO-FAMILY and MULTIFAMILY DWELLINGS: Same as R3 ZONING DISTRICT. See §130.10.3.1.12. All other USES and STRUCTURES: Same as SB ZONING DISTRICT. See §130.13.3.1.10. **[Amended 10-7-02 by Ord. No. 1869]**

130.18.3.1.16. Minimum FRONT LOT LINE: Thirty (30) feet. **[Added 12-3-84 by Ord. No. 1110]**

130.18.3.1.17. Storage: Same as SB ZONING DISTRICT. See §130.13.3.1.12. **[Added 10-1-90 by Ord. No. 1453]**

130.18.3.1.18. ACCESSORY BUILDINGS must be constructed of the same type, size, and color of material as the PRINCIPAL BUILDING. **[Added 10-1-90 by Ord. No. 1453]**

130.18.3.1.19. Standards for REVERSE VENDING MACHINES and SMALL COLLECTION FACILITIES: Same as C1 ZONING DISTRICT. See § 130.14.3.1.15. **[Added 10-1-90 by Ord. No. 1453]**

130.18.3.2. Express standards and criteria for granting CONDITIONAL USES. All CONDITIONAL USES are subject to the general requirements of §130.18.3.1. and to the following express standards and criteria:

130.18.3.2.1. PLANNED MOBILE HOME PARK DEVELOPMENTS.

130.18.3.2.1.1. The PLANNED MOBILE HOME PARK DEVELOPMENT must meet all the applicable provisions of the BUILDING CODE and other pertinent county, state and federal laws.

130.18.3.2.1.2. The PLANNED MOBILE HOME PARK DEVELOPMENT must be served by PUBLIC or PRIVATE IMPROVEMENTS adequate to handle the ultimate size of the PLANNED DEVELOPMENT in accordance with the TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE³.

130.18.3.2.1.3. Not less than ten percent (10%) of the PLANNED MOBILE HOME PARK DEVELOPMENT SITE must be devoted to recreational DEVELOPMENT by the DEVELOPER for both passive and active recreation. Recreation areas may include space for COMMUNITY CLUBS and community USE facilities of a non-commercial and nonprofit nature, such as indoor recreation areas, SWIMMING POOLS, hobby shops and service BUILDINGS for community USE. Such USE is limited to the residents of the PLANNED MOBILE HOME PARK DEVELOPMENTS.

130.18.3.2.2. HOSPITALS. [**Added 4-5-82 by Ord. No. 990**⁴]

130.18.3.2.2.1. Adequate open space shall be provided for outdoor recreational activity, if the HOSPITAL is other than a surgical HOSPITAL.

130.18.3.2.2.2. Outdoor lighting must be shielded from adjacent LOTS and STREETS.

130.18.3.2.2.3. The LOT must be landscaped. A BUFFER AREA at least ten (10) feet in width must be provided where the LOT adjoins residential LOTS.

130.18.3.2.2.4. The facility must be licensed by the Commonwealth of Pennsylvania.

130.18.3.2.2.5. Adequate security for the facility must be provided.

130.18.3.2.2.6. No HOSPITAL may be located within one thousand (1,000) feet of a manufacturing establishment.

130.18.3.2.3. ADVERTISING SIGNS. See Article V. [**Added 12-5-88 by Ord. No. 1357**]

³ Editor's Note: See Ch. 99, Public Improvements: Procedures and Specifications.

⁴ Editor's Note: This ordinance also redesignated former Subsection 130.18.3.2.2. as Subsection 3.2.3.

130.18.3.2.4. Incinerators and landfills. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.2.4.1. Incinerators and landfill operations must be located at least one thousand (1,000) feet from any LOT LINE adjoining a residential USE or ZONING DISTRICT and at least five hundred (500) feet from a LOT LINE adjoining any other ZONING DISTRICT.

130.18.3.2.4.2. Operations must be within an area enclosed on all sides by a PRIVACY FENCE or wall not less than eight (8) feet in height and landscaped on all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE or wall.

130.18.3.2.4.3. Evidence of compliance with all regulations and permit requirements of the Pennsylvania Department of Environmental Protection (DEP) and other State and Federal agencies with jurisdiction over such operations must be submitted with the APPLICATION FOR DEVELOPMENT.

130.18.3.2.4.4. The owners/operators of any approved incinerator or landfill must apply annually for recertification of their approval from the TOWNSHIP. The incinerator or landfill must be recertified if the facility is operating in accordance with all of the standards and conditions of the original approval. A suspension or revocation of the DEP permit shall be an automatic suspension or revocation of all TOWNSHIP permits and approvals.

130.18.3.2.4.5. If a change of ownership occurs, the new owner must submit a new APPLICATION for CONDITIONAL USE approval. Approval of the new APPLICATION shall not be granted until a permit is issued to the new owner by DEP.

130.18.3.2.4.6. The TOWNSHIP ENGINEER, or any other official designated by the BOARD OF COMMISSIONERS, shall make inspections of the facility at least once every six (6) months, or upon complaint, to determine whether the operation is being conducted according to approved PLANS and permits. The cost of such inspections shall be paid by the facility owner. Upon citizen complaint and at the discretion of the TOWNSHIP MANAGER, said official may make inspection of the facility.

130.18.3.2.4.7. Access roads to the incinerator or landfill must be constructed according to DEP permit requirements. The TOWNSHIP shall require a bond to be posted of sufficient amount

to cover the cost of maintenance, repair, and reconstruction of any TOWNSHIP roads over which the collection and disposal vehicles may travel to the approved SITE. The bond shall be reviewed periodically to determine whether the amount is sufficient to cover any maintenance or repair costs.

130.18.3.2.4.8. Operations shall not create nuisances such as visual blight, noise, odors, blowing debris and dust.

130.18.3.2.4.9. The BOARD OF COMMISSIONERS may regulate access to the facility, storage of vehicles or materials on the premises, hours of operation and other such matters as they deem necessary to insure that there is no adverse impact upon surrounding properties.

130.18.3.2.4.10. Any outdoor lighting shall be shielded and/or reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.

130.18.3.2.5. Junkyards. **[Added 9-7-93 by Ord. No. 1599]**

130.18.3.2.5.1. The property must be so maintained so as to not constitute a nuisance or a menace to public health and safety.

130.18.3.2.5.2. No garage, organic waste, petroleum products or hazardous waste shall be stored, buried or disposed of on the SITE.

130.18.3.2.5.3. Stored junk must be arranged and maintained with aisles of a minimum width of twenty-five (25) feet between rows, in order to facilitate access for fire fighting and to prevent the accumulation of stagnant water. The proposed layout of the junkyard must be indicated on the PLAN submitted with the APPLICATION FOR DEVELOPMENT.

130.18.3.2.5.4. No junk may be stored or accumulated and no STRUCTURE may be constructed within fifty (50) feet of any DWELLING UNIT or within twenty-five (25) feet of any LOT LINE.

130.18.3.2.5.5. Operations must be within an area enclosed on all sides by a PRIVACY FENCE or wall not less than eight (8) feet in height and landscaped on all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE or wall.

130.18.3.2.5.6. The BOARD OF COMMISSIONERS may regulate access to the facility, storage of vehicles or materials on the premises, hours of operation and other such matters as they deem necessary to insure that there is no adverse impact upon surrounding properties.

130.18.3.2.5.7. Any outdoor lighting shall be shielded and/or reflected away from adjoining properties so that no direct beam of light, but only diffuse or reflected light, enters adjoining properties.

130.18.3.2.6. HEAVY PROCESSING FACILITIES. [Added 9-7-93 by Ord. No. 1599]

130.18.3.2.6.1. Facility must be located at least one hundred-fifty (150) feet from property zoned for residential USE.

130.18.3.2.6.2. Processors shall operate:

130.18.3.2.6.2.1. In a wholly enclosed BUILDING except for incidental storage, or;

130.18.3.2.6.2.2. Within an area enclosed on all sides by a PRIVACY FENCE or wall not less than eight (8) feet in height and landscaped on all STREET frontages to provide visual breaks in the view of the PRIVACY FENCE or wall.

130.18.3.2.6.3. Power-driven processing is permitted, if all noise level requirements are met. HEAVY PROCESSING FACILITIES are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated RECYCLABLE MATERIALS, and repairing of reusable materials.

130.18.3.2.6.4. A HEAVY PROCESSING FACILITY may accept used motor oil for recycling so long as it does so in accordance with applicable State and Federal laws.

130.18.3.2.6.5. All exterior storage of materials must be in sturdy containers or enclosures which are covered, secured, and maintained in good condition, or must be baled or pelletized. Storage containers for flammable material shall be constructed of non-flammable material. Oil storage must be in containers approved by the TOWNSHIP. No storage, excluding truck TRAILERS and overseas containers, may be visible above the height of the fencing.

130.18.3.2.6.6. The property must be maintained free of litter and any other undesirable materials, be cleaned of loose debris on a daily basis and be secured from unauthorized entry and removal of materials when attendants are not present.

130.18.3.2.6.7. Noise levels may not exceed sixty (60) dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed seventy (70) dBA.

130.18.3.2.6.8. If the facility is located within five hundred (500) feet of property zoned for residential use, it may not be in operation between 7:00 p.m. and 7:00 a.m. The facility must be administered by on-site personnel during the hours the facility is open.

130.18.3.2.6.9. Any containers provided for after-hours donation of RECYCLABLE MATERIALS must be at least fifty (50) feet from any property zoned for residential USE; shall be of sturdy, rustproof CONSTRUCTION; have sufficient capacity to accommodate materials collected; and be secure from unauthorized entry or removal of materials.

130.18.3.2.6.10. The containers must be clearly marked to identify the type of material that may be deposited. Facility must display a notice stating that no material may be left outside the recycling containers.

130.18.3.2.6.11. No dust, fumes, smoke, vibration or odor above ambient level may be detectable on neighboring properties.

130.18.3.2.7. All other USES: Same as RM ZONING DISTRICT. See §130.17.3.2. in its entirety. **[Amended 11-5-84 by Ord. No. 1104]**

130.18.3.2.8. ESSENTIAL SERVICES. **[Entire Section Added 4-6-98 by Ord. No. 1761]**

130.18.3.2.8.1. No storage of equipment or material is permitted outside a STRUCTURE.

130.18.3.2.8.2. All lights must be shielded and reflected away from abutting LOTS.

130.18.3.2.8.3. Such USE may be located no closer than one hundred (100) feet to a LOT in any residential ZONING DISTRICT.

130.18.3.2.8.4. Such USE may not be located on a CORNER LOT abutting the intersection of an ARTERIAL STREET with a COLLECTOR STREET.

130.18.3.2.8.5. The BOARD OF COMMISSIONERS shall consider whether or not such USE will be a detriment to the surrounding LOTS because of such nuisance factors as traffic generated, emission of noise, vibration, odor, smoke, fumes, glaring light and storage of flammable or explosive materials.

130.18.3.2.8.6. No electrical disturbance adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance is permitted.

130.18.3.2.8.7. No vibration which is discernible to the human sense of feeling for three (3) minutes or more in duration is permitted in any hour of the day between 7:00 a.m. and 7:00 p.m. or for thirty (30) seconds or more between the hours of 7:00 p.m. and 7:00 a.m.

130.18.3.2.8.8. No activities producing heat, cold, dampness or movement of air which shall produce any material effect on the temperature, motion or humidity of the atmosphere at the LOT LINE or beyond are permitted.

130.18.3.2.8.9. No USE which, by its nature, operation or activity, produces noise of objectionable character or volume is permitted.

130.18.3.2.8.10. No emission of odorous gases or other odorous matter in such quantities as to be detectable to the human sense of smell when measured at the LOT LINE is permitted.

130.18.3.2.8.11. No direct or sky-reflected glare, whether from floodlights or from high temperature processes, such as combustion or welding or otherwise which is detectable from any point on the LOT LINE is permitted. This restriction does not apply to SIGNS or floodlights otherwise permitted by TOWNSHIP ordinance.

130.18.3.2.8.12. All activities shall comply with county, state, and federal environmental laws and regulations.

130.18.3.2.9. OIL AND GAS DRILLING OPERATIONS: same as R1,
130.8.3.2.4. [Added 11-8-10 by Ord. No. 2042]

130.18.3.2.10. DISTRIBUTED ANTENNA SYSTEMS (DAS): Same as R1, 130.8.3.2.5. [Added 6-1-15 by Ord. No. 2316]

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