§ 130.8 R1 Single Family Residential District.

130.8.1. Purpose. To provide for single-family residential development and appropriate compatible and related USES authorized by CONDITIONAL USE or USE BY SPECIAL EXCEPTION in accordance with express standards and criteria.

130.8.2. AUTHORIZED USES.

130.8.2.1. PERMITTED USES BY RIGHT.

130.8.2.1.1. PRINCIPAL USE.

130.8.2.1.1.1. SINGLE-FAMILY DWELLINGS.

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

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

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

130.8.2.1.2. ACCESSORY USES.

130.8.2.1.2.1. Gardening or landscaping gardening, as an avocation. **[Amended 8-7-95 by Ord. No. 1677]**

130.8.2.1.2.2. FENCES, AND PRIVACY FENCES. **[Amended 10-1-90 by Ord. No 1453]**

130.8.2.1.2.3. Air-conditioning units including heat exchangers or heat pumps.

130.8.2.1.2.4. SHELTER FOR DOMESTIC PETS.

130.8.2.1.2.5. PRIVATE GARAGES or PARKING AREAS

130.8.2.1.2.6. Towers and spires **[Amended 10-6-97 by Ord. No. 1750]**

130.8.2.1.2.7. HOME OCCUPATION and HOME OCCUPATION, TEMPORARY. **[Amended 12-6-93 by Ord. No. 1605]**

130.8.2.1.2.8. SIGNS. See Article V.

130.8.2.1.2.9. STORAGE STRUCTURES.

130.8.2.1.2.10. SWIMMING POOLS accessory to individual DWELLING UNITS.

130.8.2.1.2.11. PUBLIC OR PRIVATE DAY CARE CENTERS, accessory to SEMIPUBLIC USES which have rooms and space appropriate and suitable for use as a DAY CARE CENTER and where no more than thirty percent (30%) of the FLOOR AREA of the BUILDING shall be devoted to the DAY CARE CENTER **[Added 8-2-82 by Ord. No. 988; Amended 10-1-90 by Ord. No. 1453]**

130.8.2.1.2.12. DAY CARE IN DWELLING. **[Added 12-6-93 by Ord. No. 1605; Amended 11-4-96 by Ord. No. 1724]**

130.8.2.1.2.13. BASKETBALL COURTS and multipurpose sports courts having no lighting or FENCES, and having a gross surface area of no greater than six hundred (600) square feet, provided the width between any two points on the surface is no greater than thirty (30) feet. **[Added 8-7-95 by Ord. No. 1677]**

130.8.2.1.2.14. Antennas as follows: **[Added 10-6-97 by Ord. No. 1750]**

130.8.2.1.2.14.1 No more than one (1) ground-mounted satellite earth station antenna over two (2) feet in diameter.

130.8.2.1.2.14.2. For all other antennas, no more than three (3) mounted on a DWELLING or ACCESSORY STRUCTURE.

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

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

130.8.2.2. CONDITIONAL USES. The following USES are permitted subject to the express standards and criteria in § 130.8.3.2. below. **[Amended 4-6-98 by Ord. No. 1761]**

130.8.2.2.1. PRINCIPAL USES.

130.8.2.2.1.1. AGRICULTURE and FARM operations.

130.8.2.2.1.2. PUBLIC parks, PUBLIC playgrounds, and other PUBLIC RECREATIONAL ENTERPRISES[1]. **[Amended 11-4-96 by Ord. No. 1724]**

130.8.2.2.1.3. SEMIPUBLIC USES.

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

130.8.2.2.1.5. SWIMMING POOLS, TENNIS COURTS, and other RECREATIONAL ENTERPRISES owned by a COMMUNITY CLUB.

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

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

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

130.8.2.2.2. ACCESSORY USES.

130.8.2.2.2.1 See § 130.7.5.

130.8.2.2.2.2. PUBLIC GARAGES or PARKING AREAS accessory to SEMIPUBLIC USES. **[Amended 10-1-90 by Ord. No 1453; 4-6-98 by Ord. No. 1761]**

130.8.2.2.2.3. Dumpsters, except as an ACCESSORY USE to a SINGLE-FAMILY DWELLING **[Added 10-1-90 by Ord. No. 1453]**

130.8.2.3. USES BY SPECIAL EXCEPTION. The following USES BY SPECIAL EXCEPTION are authorized subject to the express standards and criteria in § 130.8.3.3. below:

[1]Editor's Note: Former Subsection 130.8.2.2.1.2., which permitted nursing homes as conditional uses, was repealed 11.5.84 by Ord. No. 1104. Said ordinance also renumbered former Subsection 130.8.2.2.1.3. through .7 as Subsection 130.8.2.2.1.2. through 130.8.2.2.1.6., respectively.

130.8.2.3.1. PRINCIPAL USES: none.

130.8.2.3.2. ACCESSORY USES.

130.8.2.3.2.1. Private recreational structures accessory to individual DWELLING UNITS limited to TENNIS COURTS, BASKETBALL COURTS and multipurpose sports courts having a gross surface area greater than six hundred (600) square feet, and batting and pitching cages. **[Amended 3-6-95 by Ord. No. 1657; 8-7-95 by Ord. No. 1677]**

130.8.2.3.2.2. AIR-SUPPORTED STRUCTURES over SWIMMING POOLS or TENNIS COURTS.

130.8.2.4. USES BY PLANNED DEVELOPMENT.

130.8.2.4.1. PRINCIPAL USES.

130.8.2.4.1.1. SINGLE-FAMILY DWELLINGS.

130.8.2.4.1.2. Any USE authorized as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the R1 ZONING DISTRICT.

130.8.2.4.2. ACCESSORY USES. See § 130.7.5.

130.8.3. Requirements for PERMITTED USES BY RIGHT, CONDITIONAL USES and USES BY SPECIAL EXCEPTION.

130.8.3.1. General requirements.

130.8.3.1.1. Maximum DWELLING UNIT DENSITY; three (3) units per acre.

130.8.3.1.2. Maximum HEIGHT OF STRUCTURE.

130.8.3.1.2.1. ALL PRINCIPAL BUILDINGS: two and one-half (2½) STORIES which do not exceed thirty-five (35) feet in total height. **[Amended 6-6-94 by Ord. No. 1631]**

130.8.3.1.2.1.1 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]**

130.8.3.1.2.2. ACCESSORY STRUCTURES and ACCESSORY BUILDINGS: one (1) STORY which does not exceed fifteen (15) feet in total height**. [Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.3. Minimum LOT AREA.

130.8.3.1.3.1. SINGLE-FAMILY DWELLING: thirteen thousand (13,000) square feet.

130.8.3.1.3.2. AGRICULTURE and FARM: five (5) acres.

130.8.3.1.3.3. Vocational-technical schools, colleges and junior colleges: twenty-five (25) acres**. [Added 4-5-82 by Ord. No. 990[2]]**

130.8.3.1.3.4. All other schools: five (5) acres. **[Added 4-5-82 by Ord. No. 990]**

130.8.3.1.3.5. All other PRINCIPAL STRUCTURES: one (1) acre.

130.8.3.1.4. Minimum LOT WIDTH.

130.8.3.1.4.1. SINGLE-FAMILY DWELLINGS: ninety (90) feet.

130.8.3.1.4.2. PRINCIPAL STRUCTURES, other than DWELLINGS: one hundred ten (110) feet.

130.8.3.1.5. Maximum LOT COVERAGE.

130.8.3.1.5.1. PRINCIPAL STRUCTURES.

130.8.3.1.5.1.1. SINGLE-FAMILY DWELLING: eighteen percent (18%). **[Amended 1-3-94 by Ord. No. 1609]**

[2]Editor's Note: This ordinance also redesignated former Subsection 130.8.3.1.3.3. as Subsection 130.3.1.3.5.

130.8.3.1.5.1.2. Principal agricultural STRUCTURES: five percent (5%).

130.8.3.1.5.1.3. All other PRINCIPAL STRUCTURES: twenty percent (20%).

130.8.3.1.5.2. ACCESSORY STRUCTURES. Except for SWIMMING POOLS and TENNIS COURTS, ACCESSORY STRUCTURES may not occupy more than twenty-five percent (25%) of the required REAR YARD.

130.8.3.1.6. YARD requirements. **[Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.6.1. FRONT YARD of all LOTS. All PRINCIPAL and ACCESSORY STRUCTURES: fifty (50) feet. **[Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.6.2. SIDE YARD of all LOTS**. [Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.6.2.1. SINGLE-FAMILY DWELLINGS and all ACCESSORY STRUCTURES: fifteen (15) feet. **[Amended 6-2-86 by Ord. No. 1211]**

130.8.3.1.6.2.2. PRINCIPAL STRUCTURES other than DWELLINGS: thirty (30) feet. **[Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.6.3. REAR YARD of all LOTS. **[Amended 10-6-97 by Ord. No. 1750]**

130.8.3.1.6.3.1. All PRINCIPAL STRUCTURES: fifty (50) feet.

130.8.3.1.6.3.2. ACCESSORY STRUCTURES: fifteen (15) feet.

130.8.3.1.6.4. Special YARD requirements along U.S. Route 19. All PRINCIPAL STRUCTURES and ACCESSORY STRUCTURES except SIGNS, DRIVEWAYS, FENCES, PARKING AREAS, retaining walls and lighting fixtures: one hundred five (105) feet from the center line of U.S. Route 19 (Washington Road). **[Amended 4-4-83 by Ord. No. 1024; 10-1-90 by Ord. No. 1453]**

130.8.3.1.6.5. Permitted projections into required YARDS.

130.8.3.1.6.5.1. Typical architectural features, including but not limited to bay windows, window sills, cornices and eaves, are permitted to project into required YARDS no more than two (2) feet.

130.8.3.1.6.5.2. UNENCLOSED STRUCTURES, such as patios, decks and porches are permitted to project into required front and side yards no more than six (6) feet and into the required REAR YARD no more than twenty (20) feet. **[Amended 5-2-94 by Ord. No. 1626]**

130.8.3.1.6.5.3. Steps and open fire escapes are permitted to project into required YARDS no more than five (5) feet.

130.8.3.1.6.5.4. An enclosed foundation of a patio or porch attached to the front façade of a PRINCIPAL STRUCTURE is permitted to project into a required FRONT YARD no more than six (6) feet, provided neither the width of the portion of the PRINCIPAL STRUCTURE supported by the enclosed foundation nor the enclosed foundation itself is no greater than twenty (20) feet and that such enclosed foundation adds no habitable or storage areas to the PRINCIPAL STRUCTURE. **[Added 12-4-96 by Ord. No. 1724]**

130.8.3.1.6.6. Special YARD requirements for SHELTERS FOR DOMESTIC PETS. SHELTERS FOR DOMESTIC PETS must be at least sixty (60) feet from any LOT LINE abutting a STREET and at least twenty-five (25) feet from any other LOT LINE.

130.8.3.1.6.7. Special YARD requirements for PRIVATE GARAGES.

130.8.3.1.6.7.1. A PRIVATE GARAGE attached to the PRINCIPAL STRUCTURE is subject to the same YARD requirements as the PRINCIPAL STRUCTURE.

130.8.3.1.6.7.2. A detached PRIVATE GARAGE must be located within the BUILDABLE AREA OF LOT.

130.8.3.1.6.7.3. A CARPORT must be located within the BUILDABLE AREA OF LOT.

130.8.3.1.6.8. Special YARD requirements for FENCES and PRIVACY FENCES. **[Added 12-3-84 by Ord. No. 1110]**

130.8.3.1.6.8.1. FENCES are permitted in any required YARD.

130.8.3.1.6.8.2. PRIVACY FENCES are permitted in any required REAR YARD.

130.8.3.1.6.8.3. For LOTS other than CORNER LOTS having a FRONT YARD on two (2) or more STREETS, the FRONT YARD requirement for a FENCE or PRIVACY FENCE shall be thirty (30) feet for the YARD at the rear of the DWELLING provided that YARD is across a public STREET from or adjacent to a nonresidential district (SB, C1, C2, C3, RM, RMP, or PRT). Along the face or faces of the PRIVACY FENCE facing the STREET, landscape screening comprised at a minimum of trees, bush, and shrubs at least six (6) feet in height, in accordance with a LANDSCAPE PLAN, shall be installed. THE LANDSCAPE PLAN shall call for the installation of plantings that provide year round screening. Where existing vegetation is in place to suitably screen the FENCE, the ZONING ADMINISTRATOR may authorize waiver of additional landscaping. Additional screening measures may be required by the ZONING ADMINISTRATOR where topography or other circumstances so compel. **[Added 11-2-98 by Ord. No. 1784; Amended 3-1-99 by Ord. No. 1793]**

130.8.3.1.6.9**. [Amended 7-6-93 by Ord. No. 1585; 8-7-95 by Ord. No. 1677; 4-6-98 by Ord. No. 1761]** Special YARD requirements for satellite earth station antennas not erected on a PRINCIPAL STRUCTURE or ACCESSORY STRUCTURE that is part of an ESSENTIAL SERVICE use or on a LOT which accommodates an ESSENTIAL SERVICE use. The TOWNSHIP has found that due to aesthetics, satellite earth station antennas over two (2) feet in diameter impact upon the surrounding neighborhood to a greater extent than other antennas and are hereby regulated as follows:

130.8.3.1.6.9.1. Satellite earth station antennas over two (2) feet in diameter may not be erected on any part of a PRINCIPAL or ACCESSORY STRUCTURE nor in the

portion of the BUILDABLE AREA OF LOT between the FRONT YARD and a line parallel to the FRONT LINE OF BUILDING of the PRINCIPAL STRUCTURE on the LOT nor in the portion of the BUILDABLE AREA OF LOT between the SIDE YARD and the PRINCIPAL STRUCTURE on the LOT.

130.8.3.1.6.10. **[Added 8-7-95 by Ord. No. 1677; Amended 4-6-98 by Ord. No. 1761]** Special YARD and screening requirements for satellite earth station antennas that are erected on a PRINCIPAL STRUCTURE or ACCESSORY STRUCTURE that is part of an ESSENTIAL SERVICE use or on a LOT which accommodates an ESSENTIAL SERVICE use. Satellite earth station antennas over two feet in diameter are regulated as follows:

130.8.3.1.6.10.1. ALL YARDS: Fifty (50) feet.

130.8.3.1.6.10.2. Antennas must be screened by a structure or landscaping. Reasonable exception may be made so as to not obstruct the antenna reception window.

130.8.3.1.7. PARKING REQUIREMENTS

130.8.3.1.7.1. Minimum PARKING SPACES. See § 130.7.6.

130.8.3.1.7.2. Minimum requirements for Residential USES.

130.8.3.1.7.2.1. SINGLE-FAMILY DWELLINGS: two (2) spaces per DWELLING UNIT, one (1) of which must be in a PRIVATE GARAGE.

130.8.3.1.7.2.2. SWIMMING POOLS and TENNIS COURTS accessory to individual DWELLING UNITS: none required.

130.8.3.1.7.3. Minimum requirements for SEMIPUBLIC USES. **[Amended 4-6-98 by Ord. No. 1761]**

130.8.3.1.7.3.1. RELIGIOUS FACILITIES: as determined by the BOARD OF COMMISSIONERS upon recommendation of the PLANNING COMMISSION following a parking needs analysis based upon permitted occupancy. **[Amended 9-7-93 by Ord. No. 1599]**

130.8.3.1.7.3.2[3]. Libraries, museums and art galleries: one (1) space per six hundred (600) square feet of FLOOR AREA OF BUILDING.

130.8.3.1.7.3.3. Other PRINCIPAL BUILDINGS for SEMIPUBLIC USES: one (1) space per four hundred (400) square feet of FLOOR AREA OF BUILDING. **[Amended 4-6-98 by Ord. No. 1761]**

130.8.3.1.7.3.4[4]. Schools [**Amended 9-7-93 by Ord. No. 1599]**

130.8.3.1.7.3.4.1. Elementary and secondary schools: one (1) space per classroom plus one (1) space per staff. **[Amended 5-6-96 by Ord. No. 1712]**

130.8.3.1.7.3.4.2. Other types of schools: as determined by the BOARD OF COMMISSIONERS upon recommendation of the PLANNING COMMISSION following a parking needs analysis based upon permitted occupancy.

130.8.3.1.7.3.5. PUBLIC SWIMMING POOLS, parks, playgrounds and other RECREATIONAL ENTERPRISES: as determined by the BOARD OF COMMISSIONERS upon recommendation of the PLANNING COMMISSION following a parking needs analysis. **[Amended 10-1-90 by Ord. No. 1453; 9-7-93 by Ord. No. 1599]**

130.8.3.1.7.3.6. SWIMMING POOLS owned by COMMUNITY CLUBS: (same as 130.8.3.1.7.3.5.) **[Amended 10-1-90 by Ord. No. 1453]**

130.8.3.1.7.3.7. TENNIS COURTS, paddle tennis courts and racquetball courts: four (4) spaces per court. **[Amended 10-1-90 by Ord. No. 1453]**

[3] Editor's Note: Former Subsection 130.8.3.1.7.3.2., which established minimum requirements for hospitals, was repealed 4-5-82 by Ord. No. 990, which ordinance also redesignated former Subsection 130.8.3.1.7.3.3. through 130.8.3.1.7.3.9. as Subsection 130.8.3.1.7.3.2. through 130.8.3.1.7.3.8., respectively.

[4] Editor's Note: Former Subsection 130.8.3.1.7.3.4., which established minimum requirements for nursing homes, was repealed 4-4-83 by Ord. No. 1024, which ordinance also redesignated former Subsection 130.8.3.1.7.3.5. through 130.8.3.1.7.3.8. as Subsection 130.8.3.1.7.3.4. through 130.8.3.1.7.3.7.

130.8.3.1.7.3.8. For every fifty (50) PARKING SPACES required for SEMIPUBLIC USES, there must be one (1) additional PARKING SPACE FOR HANDICAPPED PERSONS, with a minimum requirement of one (1) PARKING SPACE FOR HANDICAPPED PERSONS**. [Amended 4-6-98 by Ord. No. 1761]**

130.8.3.1.7.4. Minimum requirements for COMMUNITY CLUBS. **[Added 9-7-93 by Ord. No. 1599]**

130.8.3.1.7.4.1. Minimum requirements for SWIMMING POOLS and other RECREATIONAL ENTERPRISES owned by COMMUNITY CLUBS: as determined by the BOARD OF COMMISSIONERS upon recommendation of the PLANNING COMMISSION following a parking needs analysis.

130.8.3.1.7.4.2. Minimum requirements for TENNIS COURTS, paddle tennis courts and racquetball courts owned by COMMUNITY CLUBS: four (4) spaces per court.

130.8.3.1.7.5. Minimum requirements for all other uses. Minimum requirements for all other uses: as determined by the BOARD OF COMMISSIONERS following a parking needs analysis. **[Added 9-7-93 by Ord. No. 1599]**

130.8.3.1.7.6[5]. PARKING AREA and DRIVEWAY requirements. See General regulations, § 130.7.17.

130.8.3.1.8. LOADING BERTH requirements.

130.8.3.1.8.1. Minimum LOADING BERTHS for SEMIPUBLIC USES. **[Amended 4-6-98 by Ord. No. 1761]**

FLOOR AREA OF BUILDING (Square feet)	LOADING BERTHS REQUIRED
Under 20,000	None
20,000 to 50,000	1
50,000 to 100,000	2

[5]Editor's Note: Former subsection 130.8.3.1.7.4. added 4-4-83 by Ord. No. 1024, which established minimum requirements for nursing homes, was repealed 11-5-84 by Ord. No. 1004. Said ordinance also redesignated former Subsection 130.8.3.1.7.5. as Subsection 130.8.3.1.7.4., which subsection had been redesignated as Subsection 130.8.3.1.7.5. 4-4-83 by Ord. No. 1024.

Over 100,000	2, plus 1 for each 100,000 square feet or fraction thereof

130.8.3.1.8.2. Design requirements.

130.8.3.1.8.2.1. All LOADING BERTHS must be located on the LOT of the PRINCIPAL STRUCTURE which is being served by the LOADING BERTH.

130.8.3.1.8.2.2. No LOADING BERTH for vehicles over a two-ton capacity may be closer than thirty (30) feet to any LOT in a residential ZONING DISTRICT unless completely enclosed by walls or a FENCE or any combination thereof not less than six (6) feet in height.

130.8.3.1.8.2.3. No LOADING BERTH may be located within thirty (30) feet of the nearest point of intersection of any two (2) STREETS.

130.8.3.1.8.2.4. No LOADING BERTH may be located in a required FRONT or SIDE YARD. Any LOADING BERTH located in a required REAR YARD shall be open to the sky and shall be located at least thirty (30) feet from any REAR LOT LINE which adjoins a residential USE or a LOT in a residential ZONING DISTRICT.

130.8.3.1.8.2.5. No motor vehicle repair work or service may be permitted in any LOADING BERTH.

130.8.3.1.8.2.6. The area used for LOADING BERTHS may not be used to satisfy the PARKING AREA requirements.

130.8.3.1.9. SIGNS. See Article V.

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

130.8.3.1.10.1. HEIGHT OF STRUCTURE.

130.8.3.1.10.1.1. FRONT YARD: Four (4) feet above the ground level upon which the FENCE is erected when permitted. FRONT YARD exception: For LOTS other than CORNER LOTS having a FRONT YARD on two (2) or more STREETS, for that YARD across a public

STREET from or adjacent to a nonresidential district (SB, C1, C2, C3, RM, RMP, or PRT), six (6) feet in the FRONT YARD at the rear of the DWELLING. **[Amended 8-7-95 by Ord. No. 1677; 3-1-99 by Ord. No. 1793]**

130.8.3.1.10.1.2. SIDE or REAR YARDS: six (6) feet[6].

130.8.3.1.10.2. Design of STRUCTURE.

130.8.3.1.10.2.1. All FENCES located in the FRONT YARD must be ornamental in design. No chain link or other strictly functional FENCE designs are allowed in the FRONT YARD. **[Added 10-1-90 by Ord. No. 1453]**

130.8.3.1.10.2.2. The unfinished side of the FENCE must face toward the STRUCTURE or area which it is intended to enclose or screen on the LOT which the FENCE is on. **[Added 10-1-90 by Ord. No. 1453]**

130.8.3.1.11. Minimum FRONT LOT LINE. **[Added 12-3-84 by Ord. No. 1110]**

130.8.3.1.11.1. SINGLE-FAMILY DWELLINGS: forty (40) feet.

130.8.3.1.11.2. PRINCIPAL STRUCTURES, other than DWELLINGS: thirty (30) feet.

130.8.3.1.12. STORAGE STRUCTURES. The total FLOOR AREA of BUILDINGS used as STORAGE STRUCTURES on a LOT or SITE must not exceed two hundred (200) square feet. **[Added 10-1-90 by Ord. No. 1453]**

130.8.3.2. Express standards and criteria for granting CONDITIONAL USES. ALL CONDITIONAL USES are subject to the general requirements of § 130.8.3.1. and, in addition thereto, shall be subject to the following express standards and criteria.

130.8.3.2.1. AGRICULTURE and FARM operations:

130.8.3.2.1.1. No STRUCTURE in which FARM animals are kept may be closer than two hundred (200) feet to any adjoining LOT LINE.

[6]Editor's Note: Former Subsection 130.8.3.1.10.1.3. which immediately followed this subsection and provided that the open portion of a fence must exceed the solid portion, with certain exceptions, was repealed 12-3-84 by Ord. No. 1110.

130.8.3.2.1.2. No storage of manure or odor or dust-producing substances is permitted within two hundred (200) feet of any adjoining LOT LINE.

130.8.3.2.1.3. No greenhouse heating plant may be operated within fifty (50) feet of an adjoining LOT LINE.

130.8.3.2.1.4. No products may be outwardly displayed or offered for sale from the roadside.

130.8.3.2.2[7]. SEMIPUBLIC USES: [**Amended 4-6-98 by Ord. No. 1761]**

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

130.8.3.2.2.2. No school, playground, hospital, CHURCH, library or PUBLIC BUILDING may be located closer than two hundred (200) feet to any vehicular entrance or exit of a USE involving the servicing or repair of motor vehicles.

130.8.3.2.2.3. The USE of a LOT for CHURCHES and schools is prohibited within five hundred (500) feet of Washington Road (U.S. Route 19) in its entirety in the TOWNSHIP unless access can be obtained from another PUBLIC STREET.

130.8.3.2.2.4. All lights must be shielded and reflected away from abutting LOTS. **[Added 9-7-93 by Ord. No. 1599]**

130.8.3.2.2.5. The BOARD OF COMMISSIONERS may impose regulations on the hours of operation to insure that there is no adverse impact on LOTS in a residential ZONING DISTRICT. **[Added 9-7-93 by Ord. No. 1599]**

130.8.3.2.2.6. SEMIPUBLIC USES which include SWIMMING POOLS are further subject to the following: **[Amended 4-6-98 by Ord. No. 1761]**

130.8.3.2.2.6.1. If an AIR-SUPPORTED STRUCTURE is planned as part of the original CONSTRUCTION, the APPLICATION required under Article VIII, must include

[7]Editor's Note: Former Subsection 130.8.3.2.2., which provided standards and criteria for granting conditional uses for nursing homes, was repealed 11-5-84 by Ord. No. 1104. Said ordinance also provided for the redesignation of Subsection 130.8.3.2.3. as Subsection 130.8.3.2.2.

this information. If, at a date after original CONSTRUCTION is completed, an AIR-SUPPORTED STRUCTURE is planned, a new APPLICATION, pursuant to Article VIII, § 130.55.1.1., is required.

130.8.3.2.2.6.2. SWIMMING POOLS approved as part of a PLANNED RESIDENTIAL DEVELOPMENT are exempt from a separate CONDITIONAL USE APPLICATION, except when changes governed by this chapter are proposed after original CONSTRUCTION is completed.

130.8.3.2.2.7. SEMIPUBLIC USES which include TENNIS COURTS shall be further subject to the following: **[Amended 4-6-98 by Ord. No. 1761]**

130.8.3.2.2.7.1. A TENNIS COURT accessory, to a COMMUNITY CLUB must be located within the BUILDABLE AREA OF SITE or LOT.

130.8.3.2.2.7.2. A TENNIS COURT may be enclosed by a FENCE no higher than ten (10) feet. The FENCE will be considered part of the TENNIS COURT and is subject to the BUILDING LINE requirements of this chapter.

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

130.8.3.2.2.7.4. If an AIR-SUPPORTED STRUCTURE is planned as part of the original CONSTRUCTION, the APPLICATION required under Article VIII, § 130.55.1.1., must include this information. If at a date after original construction is completed, an AIR-SUPPORTED STRUCTURE is planned, a new application, pursuant to Article VIII, § 130.55.1.1., is required.

130.8.3.2.2.7.5. TENNIS COURTS approved as part of a PLANNED RESIDENTIAL DEVELOPMENT are exempt from a separate CONDITIONAL USE APPLICATION, except when changes governed by these criteria are proposed after original CONSTRUCTION is completed.

130.8.3.2.2.8. PUBLIC and SEMI-PUBLIC USES which include OUTDOOR FUND RAISING shall be further subject to the following:

No such activities shall be permitted between the hours of 10 p.m. and 6:00 a.m. Such activities shall not provide adverse environmental impacts including, but not limited to on-street parking, noise, smoke, odors, dust, additional exterior lights other than holiday lights temporarily displayed on civic, patriotic or religious holidays, and parking other than in PARKING AREAS. OUTDOOR FUND RAISING events shall be permitted no more than twice per calendar year for a duration of not more than thirty (30) days per event.

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

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

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

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

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

130.8.3.2.3.5. 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.

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

130.8.3.2.3.7. 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.

130.8.3.2.3.8. 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.

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

130.8.3.2.3.10. 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.

130.8.3.2.3.11. 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.

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

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

130.8.3.2.4.1 OPERATOR shall comply with any generally applicable bonding and permitting requirements for TOWNSHIP roads that are to be used by overweight vehicles and equipment for OIL AND GAS DEVELOPMENT activities. For state roads located within the TOWNSHIP, OPERATOR shall provide a copy of the Highway Occupancy Permit for overweight vehicles to TOWNSHIP.

130.8.3.2.4.2. OPERATOR shall ensure that the TOWNSHIP roads utilized remain free of dirt, mud and debris resulting from OIL AND GAS DEVELOPMENT activities and/or shall ensure such roads are promptly swept or cleaned if dirt, mud and debris occur.

130.8.3.2.4.3. OPERATOR shall take all necessary precautions to ensure the safety of persons in areas established for road crossing and/or adjacent to roadways (for example, persons waiting for public or school transportation). Where necessary and permitted, during periods of anticipated heavy or frequent truck traffic associated with OIL AND GAS DEVELOPMENT, OPERATOR

will provide flagmen to ensure the safety of children at or near schools or school bus stops and include adequate signs and/or other warning measures for truck traffic and vehicular traffic.

130.8.3.2.4.4. OPERATOR shall not clear brush or trees by way of burning, and shall chip, grind or remove all tree stumps from properties it clears for OIL AND GAS DEVELOPMENT purposes. However, OPERATOR shall be permitted to, consistent with any relevant outdoor burning ordinance(s), laws and regulations, burn any brush, trees, or stumps that have been removed from the ground and collected into a pile or piles on the properties where the OPERATOR is engaging in OIL AND GAS DEVELOPMENT.

130.8.3.2.4.5. Prior to OIL AND GAS DEVELOPMENT, OPERATOR shall provide to the TOWNSHIP'S Police Department and Fire Department ("First Responders") and to the TOWNSHIP ZONING ADMINISTRATOR, a copy of its Preparedness, Prevention and Contingency ("PPC") Plan that is satisfactory to the TOWNSHIP.

130.8.3.2.4.6. Before drilling, the TOWNSHIP shall ascertain whether the TOWNSHIP'S Police and Fire Departments have secured adequate information to deal with any potential dangerous conditions that may result due to OIL AND GAS DEVELOPMENT activities. First Responders shall have on-site orientation and be provided adequate awareness information. Upon request from the TOWNSHIP, OPERATOR will, prior to drilling of an OIL AND GAS well, make available with at least thirty (30) days' notice, at its sole cost and expense, an appropriate site orientation for First Responders. Such site orientation shall be made available immediately after any substantial modification to the OIL AND GAS DEVELOPMENT or WELL SITE, or not less than annually during the period when the OPERATOR anticipates drilling activities in the TOWNSHIP.

130.8.3.2.4.7. Recognizing that the specific location of equipment and facilities is an important and integral part of OIL AND GAS DEVELOPMENT, as part of the planning process, OPERATOR shall strive to consider location of its temporary and permanent operations, where prudent and possible, so as to minimize interference with TOWNSHIP residents' enjoyment of their property and future TOWNSHIP development activities.

130.8.3.2.4.8. Recognizing that adequate and appropriate lighting is essential to the safety of those involved in the DEVELOPMENT OF OIL AND GAS, the OPERATOR shall direct site lighting downward and inward toward the drillsite, wellhead, or other area being developed so as to minimize glare on public roads and adjacent buildings within three hundred (300) feet of the drillsite, wellhead, or other area being developed.

130.8.3.2.4.9. The OPERATOR shall install temporary safety fencing, at least six (6) feet in height, around drilling and hydraulic fracturing equipment and install permanent fall protection fencing meeting OSHA requirements around any pits that contain or could contain water or other liquids at depths greater than two feet. In addition, bird netting must be provided over any pits for wildlife protection.

130.8.3.2.4.10. At least two (2) weeks prior to drilling an OIL AND GAS well or multiple OIL AND GAS wells at a location, the OPERATOR shall provide the following information to each resident within one thousand (1,000) feet of the planned surface location of the well(s):

130.8.3.2.4.10.1. A copy of the well survey plat showing the location(s) of the planned well(s);

130.8.3.2.4.10.2. A general description of the planned operations at the planned well(s) and associated equipment to be used in the OIL AND GAS DEVELOPMENT of the well(s);

130.8.3.2.4.10.3. The contact information for the OPERATOR; and

130.8.3.2.4.10.4. The availability of the OPERATOR to hold a meeting with such residents to present OPERATOR'S plans for the well(s) and to allow for questions and answers. The meeting(s) shall be held prior to WELL SITE construction.

130.8.3.2.4.11. The OPERATOR shall provide the following information with the filing of a CONDITIONAL USE APPLICATION:

130.8.3.2.4.11.1 A map showing the planned access route to the WELL SITES on public roads,

130.8.3.2.4.11.2. Information on the status of road bonding,

130.8.3.2.4.11.3. The OPERATOR'S Erosion & Sedimentation Plan,

130.8.3.2.4.11.4. The well survey plat showing the planned surface location(s) of the well(s), and

130.8.3.2.4.11.5. The contact information for the OPERATOR.

130.8.3.2.4.12. At least ten (10) days prior to commencement of drilling the OPERATOR shall provide to the TOWNSHIP ZONING ADMINISTRATOR a copy of the drilling permit issued by the Pennsylvania Department of Environmental Protection ("DEP"). The OPERATOR shall also provide a copy of the plat indicating the size of the proposed drilling area.

130.8.3.2.4.13. In addition to the requirements in subsections 130.8.3.2.4.1. through 130.8.3.2.4.12. above, for any OIL AND GAS well where the planned surface location of the well will be within one thousand (1,000) feet of a PROTECTED STRUCTURE, the OPERATOR shall:

130.8.3.2.4.13.1. Install an adequate number of warning signs providing notice of the potential dangers at the perimeter of the WELL SITE.

130.8.3.2.4.13.2. Provide at least one security guard 24/7 at all times when a drilling rig or hydraulic fracturing equipment is on the WELL SITE.

130.8.3.2.4.14. Prior to the commencement of drilling activities, no construction activities involving excavation of, alteration to, or repair work on any access road or WELL SITE shall be performed during the hours of 7:00 p.m. to 7:00 a.m.

130.8.3.2.4.15. All drilling operations shall be conducted in such a manner to minimize dust, vibration or noxious odors and shall be in accordance with the best accepted practices incident to drilling for OIL OR GAS in urban/suburban areas. All equipment used shall be constructed and operated so that vibrations, dust, odor or other harmful or annoying effects are minimized by the operations

carried on at the drill site to avoid injury to or annoyance of persons living in the vicinity.

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

130.8.3.2.5.1. DISTRIBUTED ANTENNA SYSTEMS (DAS) must be located completely within a PUBLIC RIGHT-OF-WAY, on an ARTERIAL STREET or a COLLECTOR STREET or completely on property owned and used for public school.

130.8.3.2.5.2. Standard of Care. Any DISTRIBUTED ANTENNA SYSTEMS (DAS) or portion thereof 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 American National Standards Institute (ANSI) Code, as amended, National Electrical Safety Code, as amended, and National Electrical Code, as amended. Any DISTRIBUTED ANTENNA SYSTEMS (DAS) 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.

130.8.3.2.5.3. Design

130.8.3.2.5.3.1. DISTRIBUTED ANTENNA SYSTEMS (DAS), including all associated antennas, towers, equipment, sheds, buildings, and the like, shall be CONTEXT SENSITIVE, employ STEALTH TECHNOLOGY, and be treated to match any supporting structure, when applicable, in order to minimize aesthetic impact. The application of such treatments shall be subject to the approval of the TOWNSHIP.

130.8.3.2.5.3.2. Wind. All DISTRIBUTED ANTENNA SYSTEMS (DAS) structures shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA-222-E, as amended).

130.8.3.2.5.3.3. In accordance with the Wireless Broadband Collocation Act (“WBCA”), the

aforementioned design requirements shall not apply to the collocation, replacement, or alteration of antennas, accessory equipment, or DISTRIBUTED ANTENNA SYSTEMS (DAS) upon any existing wireless support structure or within an existing equipment compound.

130.8.3.2.5.4. Location.

130.8.3.2.5.4.1. All COMMUNICATIONS ANTENNA related to a DISTRIBUTED ANTENNA SYSTEM (DAS) shall be located on an existing DAS structure wherever practical and feasible to do so.

130.8.3.2.5.4.2. DISTRIBUTED ANTENNA SYSTEMS (DAS) shall not be located in the front façade area of the following uses: Single-family detached, Single-family semidetached, Quad DWELLING, TWO-FAMILY DWELLING, Townhouse, or Row DWELLING. This restriction shall not apply in instances involving collocation on an existing non-conforming structure that already holds wireless communications equipment.

130.8.3.2.5.5. Public Safety

130.8.3.2.5.5.1. DISTRIBUTED ANTENNA SYSTEMS (DAS) 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 PUBLIC RIGHT-OF-WAY as determined by the TOWNSHIP.

130.8.3.2.5.5.2. No DISTRIBUTED ANTENNA SYSTEMS (DAS) shall interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.

130.8.3.2.5.6. Operations

130.8.3.2.5.6.1. No DISTRIBUTED ANTENNA SYSTEMS (DAS) may, by itself or in conjunction with other COMMUNICATIONS ANTENNA, 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.

130.8.3.2.5.6.2. No DISTRIBUTED ANTENNA SYSTEMS (DAS) shall be artificially lighted, except as required by law. 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. All other associated lighting related to the DISTRIBUTED ANTENNA SYSTEMS (DAS) and/or its accessory equipment shall comply with all provisions of the TOWNSHIP CODE.

130.8.3.2.5.6.3. No DISTRIBUTED ANTENNA SYSTEMS (DAS) shall be operated and maintained so as not to produce noise in excess of applicable noise standards under state law and the CODE, except in emergency situations, where such noise standards may be exceeded on a temporary basis only.

130.8.3.2.5.7. SIGNS – Signage of any type, except for: signage required by law, safety signage, and signage identifying the DISTRIBUTED ANTENNA SYSTEMS (DAS)'s operator and contact information, is prohibited from being attached to or displayed upon any DISTRIBUTED ANTENNA SYSTEMS (DAS).

130.8.3.2.5.8. CONTEXT SENSITIVE – Antennae and all support and accessory equipment shall be CONTEXT SENSITIVE to the supporting STRUCTURE. DISTRIBUTED ANTENNA SYSTEMS (DAS) and accompanying equipment shall be painted, or otherwise coated, to be visually compatible with the support STRUCTURE upon which they are mounted, as may be permitted or restricted in the WBCA or any other applicable State and Federal laws and regulations.

130.8.3.2.5.9. Replacement and Alteration. Any material replacement or alteration to a DISTRIBUTED ANTENNA SYSTEMS (DAS) shall comply with this Ordinance and shall require that a separate permit be obtained.

130.8.3.2.5.10. Removal. In the event that use of any portion of a DISTRIBUTED ANTENNA SYSTEM (DAS) 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 DISTRIBUTED ANTENNA SYSTEMS(DAS) or portions of DISTRIBUTED ANTENNA SYSTEMS (DAS) shall be removed as follows:

130.8.3.2.5.10.1. All abandoned or unused DISTRIBUTED ANTENNA SYSTEMS (DAS) and accessory facilities shall be removed within two (2) months of the cessation of operations at the SITE unless a time extension is approved by the TOWNSHIP.

130.8.3.2.5.10.2. If the DISTRIBUTED ANTENNA SYSTEMS (DAS) or accessory facility is not removed within two (2) months of the cessation of operations at a site, or within any longer period approved by the TOWNSHIP, the DISTRIBUTED ANTENNA SYSTEMS (DAS) and/or associated facilities and equipment may be removed by the TOWNSHIP and the cost of removal assessed against the owner of the DISTRIBUTED ANTENNA SYSTEMS (DAS).

130.8.3.2.5.10.3. DISTRIBUTED ANTENNA SYSTEMS (DAS) located within any PUBLIC RIGHT-OF-WAY shall comply with the following:

130.8.3.2.5.10.3.1. Within sixty (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 DISTRIBUTED ANTENNA SYSTEM (DAS) in the PUBLIC RIGHT-OF-WAY shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any DISTRIBUTED ANTENNA SYSTEMS (DAS) 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:

130.8.3.2.5.10.3.1.1. The construction, repair, maintenance or installation of any TOWNSHIP or other PUBLIC IMPROVEMENT in the PUBLIC RIGHT-OF-WAY;

130.8.3.2.5.10.3.1.2. The operations of the TOWNSHIP or other governmental entity in the PUBLIC RIGHT-OF-WAY;

130.8.3.2.5.10.3.1.3. Vacation of STREET or the release of a utility easement; or

130.8.3.2.5.10.3.1.4. an Emergency as determined by the TOWNSHIP.

130.8.3.2.5.11. Additional Requirements for DISTRIBUTED ANTENNA SYSTEMS (DAS)

130.8.3.2.5.11.1. DISTRIBUTED ANTENNA SYSTEMS (DAS) installations located above the surface grade in the PUBLIC RIGHT-OF-WAY including, but not limited to, those on streetlights and joint utility poles, shall be compatible in HEIGHT, scale, and proportion to the STRUCTURES upon which they are mounted, not more than thirty-five (35) feet. All equipment shall be the smallest and least visibly intrusive equipment feasible.

130.8.3.2.5.11.2. Any proposed underground vault related to DISTRIBUTED ANTENNA SYSTEMS (DAS) shall be reviewed and approved by the TOWNSHIP.

130.8.3.2.5.11.3. In no case shall ground-mounted equipment, walls, or landscaping be located within eighteen (18) inches of the face of the curb or within an easement extending onto a privately-owned LOT.

130.8.3.2.5.11.4. Ground-mounted equipment that cannot be located underground, as well as electrical meter cabinets shall be screened, to the fullest extent possible, through the use of landscaping or other CONTEXT SENSITIVE features to the satisfaction of the TOWNSHIP.

130.8.3.3. Express standards and criteria for granting USES BY SPECIAL EXCEPTION. All USES BY SPECIAL EXCEPTION are subject to the general

requirements of § 130.8.3.1. and in addition are subject to the following express standards and criteria:

130.8.3.3.1. Private recreational structures accessory to individual DWELLING UNITS. **[Amended 3-6-95 by Ord. No. 1657]**

130.8.3.3.1.1 A private recreational structure must be enclosed by a FENCE no higher than ten (10) feet. The FENCE will be considered part of the recreational structure and is subject to the YARD requirements of this chapter. **[Amended 3-6-95 by Ord. No. 1657]**

130.8.3.3.1.2. No lighting shall be permitted.

130.8.3.3.1.3 Effective screening on each side adjoining a LOT, by a densely planted evergreen hedge not less than six (6) feet in height. **[Added 12-5-22 by Ord. No. 2243]**

130.8.3.3.1.4. If an AIR-SUPPORTED STRUCTURE is planned as part of the original CONSTRUCTION, the APPLICATION required under ARTICLE VIII, § 130.54.4.1.1., must include this information.

130.8.3.3.1.5. TENNIS COURTS approved as part of a PLANNED RESIDENTIAL DEVELOPMENT APPLICATION is exempt from a separate USE BY SPECIAL EXCEPTION application, except when changes governed by these criteria are proposed after original CONSTRUCTION is completed.

130.8.3.3.2. AIR-SUPPORTED STRUCTURES over SWIMMING POOLS or TENNIS COURTS accessory to individual DWELLING UNITS.

130.8.3.3.2.1. AIR-SUPPORTED STRUCTURES are permitted as TEMPORARY STRUCTURES only.130.8.3.3.2.2. AIR-SUPPORTED STRUCTURES erected at the time of original CONSTRUCTION of the SWIMMING POOL or TENNIS COURT must comply with the YARD requirements for ACCESSORY STRUCTURES.

130.8.3.3.2.3. AIR-SUPPORTED STRUCTURES proposed after the original CONSTRUCTION of the SWIMMING POOL or

TENNIS COURT is completed shall be permitted to project no more than three (3) feet into a required YARD[8].

130.8.4. Requirements for PLANNED RESIDENTIAL DEVELOPMENTS.

130.8.4.1. General requirements.

130.8.4.1.1. PLANNED RESIDENTIAL DEVELOPMENTS are subject to all procedural and general requirements specified in Article VI.

130.8.4.1.2. Minimum SITE size: ten (10) acres.

130.8.4.1.3. DWELLING UNIT DENSITY: three (3) units per acre.

130.8.4.1.4. Maximum HEIGHT OF STRUCTURE.

130.8.4.1.4.1. ALL PRINCIPAL STRUCTURES: two and one-half (2½) STORIES which may not exceed thirty-five 35 feet in total height.

130.8.4.1.4.2. ACCESSORY STRUCTURES: one (1) STORY which does not exceed fifteen (15) feet in total height.

130.8.4.1.5. Minimum LOT AREA: thirteen thousand (13,000) square feet.

130.8.4.1.6. Minimum LOT WIDTH: ninety (90) feet.

130.8.4.1.7. YARD requirements: same as § 130.8.3.1.6.

130.8.4.1.8. PERIMETER SETBACKS:

130.8.4.1.8.1. Along U.S. Route 19: one hundred five (105) feet from the center line of U.S. Route 19.

130.8.4.1.8.2. All others: fifty (50) feet.

130.8.4.1.8.3. Permitted projections into required PERIMETER SETBACKS: same as permitted projections into required YARD. See § 130.8.3.1.6.5. **[Added 10-1-90 by Ord. No. 1453]**

[8] Editor's Note: Former Subsections 130.8.3.3.3 and 130.8.3.3.4., Permitted and Prohibited HOME OCCUPATIONS were deleted in their entirety and reinserted into Article IV, District Regulations, as new subsections 130.7.21.1. and 130.7.21..2, respectively.

130.8.4.1.9. Maximum GROUND COVERAGE: thirty-five percent (35%).

130.8.4.1.10. Parking requirements: Same as § 130.8.3.1.7.

130.8.4.1.11. LOADING BERTH requirements: Same as §130.8.3.1.8.

130.8.4.1.12. SIGNS: See Article V.

130.8.4.1.13. FENCES and PRIVACY FENCES: Same as Same as § 130.8.3.1.10.

130.8.4.1.14. Minimum FRONT LOT LINE: Same as §130.8.3.1.11. **[Added 12-3-84 by Ord. No. 1110]**

130.8.4.1.15. STORAGE STRUCTURES. Same as §130.8.3.1.12.

130.8.4.2. Requirements for USES permitted by CONDITIONAL USE or USE BY SPECIAL EXCEPTION which are included in a PLANNED RESIDENTIAL DEVELOPMENT.

130.8.4.2.1. Any PRINCIPAL USE or ACCESSORY USE otherwise permitted as a CONDITIONAL USE or USE BY SPECIAL EXCEPTION in the ZONING DISTRICT in which a PLANNED RESIDENTIAL DEVELOPMENT is proposed may be included in an APPLICATION FOR DEVELOPMENT of a PLANNED RESIDENTIAL DEVELOPMENT. The separate application and procedures provided for under § 130.54.4. and § 130.55. is not required.

130.8.4.2.2. CONDITIONAL USES are subject to the applicable express standards and criteria specified in § 130.8.3.2.

130.8.4.2.3. USES BY SPECIAL EXCEPTION are subject to the applicable express standards and criteria specified in § 130.8.3.3.

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