

## SECTION 701 PERMITS

### 701.1. General Requirements for Zoning Permits:

1. A zoning permit shall be required prior to a change in use of land or structure, or the erection, construction, improvement or alteration of any structure or portion thereof, or the alteration or development of any improved or unimproved real estate, including, but not limited to, mining, dredging, filling, grading, paving, excavation or drilling operations or the erection or alteration of any signs specified in Section 313 of this Ordinance. Zoning permits shall also be required for the construction or installation of animal waste impoundments, lakes, ponds, dams, or other water retention basins. No zoning permit shall be required for repairs or maintenance of any structure or land provided such repairs do not change the use or the exterior dimensions of the structure, or otherwise violate the provisions of this Ordinance;
2. Application for zoning permits shall be made in writing to the Zoning Officer;
3. Such zoning permits shall be granted or refused within ninety (90) days from date of application;
4. No zoning permit shall be issued except in conformity with:
  - A. All applicable regulations of this Ordinance;
  - B. any conditions imposed upon the site by the Zoning Hearing Board or the Board of Supervisors; and,
  - C. any recorded subdivision or land development plan;
5. In all instances in which the Zoning Officer expresses a reasonable doubt as to the ability of a proposed use to meet all of the above-described requirements, it will be incumbent upon the applicant to furnish adequate evidence in support of his application. If such evidence is not presented, the zoning permit will be denied;
6. 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 officers, if the Owner or Lessee is a corporate body, shall be stated in the application;
7. The Zoning Officer may call upon other Township Staff and/or Township-appointed consultants in the review of submitted materials for applications;
8. The Zoning Officer may revoke a 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 plans on which the permit or approval was based or for any other cause set forth in the Zoning Ordinance;

9. Where a permit is required by this Ordinance, but the work is commenced or the use is commenced or changed prior to obtaining such permit, the fees set by ordinance or resolution of the Township Board of Supervisors for such permit shall be doubled. The doubling of the permit fee shall be required to reflect the additional expense incurred by the Township resulting from the need to inspect the property, respond to any complaints, issue any enforcement notices and/or process the application as soon as it is received. The payment of such increased permit fee shall not relieve any person from complying with all requirements of this Ordinance or any other applicable Township ordinances or from any penalties or enforcement actions authorized by this Ordinance or the Act;
10. Issuance of Permits - 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, he shall reject such application in writing, stating the reasons therefore. He shall inform the applicant of his right to 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 the Zoning Ordinance and all laws and ordinances applicable thereto, and that the certificate of use and occupancy as required herein has been applied for, he shall issue a permit therefore as soon as practical but not later than ninety (90) days from receipt of the application;
11. Reconsideration of Application - An applicant whose request for a permit has been denied by the Zoning Officer may make a later application for a permit provided all deficiencies which were the basis for the prior denial of the permit have been eliminated. The Zoning Officer shall not be required to make a new inspection of the application if this condition is not met;
12. Expiration of Permit - The permit shall expire after one (1) year from the date of issuance; provided, however, that the same may be extended every six (6) months for a period not to exceed an additional two (2) years, upon written request by the applicant which demonstrates good cause to the Zoning Officer;
13. 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 the Zoning Ordinance, except as stipulated by the Zoning Hearing Board;
14. 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;
15. Display of Zoning Permit - All approved zoning permits shall be prominently displayed on the subject property during construction, renovation, reconstruction, repair, remodeling or the conduct of other site improvements. Such permit displays shall occur within five (5) days of permit issuance, or prior to the commencement of actual

work on the site, whichever occurs first. Such permit display shall be continuous until the site receives its certificate of use and occupancy; and,

16. Temporary Use Permits - It is recognized that it may be in accordance with the purpose of this Ordinance to permit temporary activities for a limited period of time, which activities may be prohibited by other provisions of this Ordinance. If such uses are of such a nature and are so located that, at the time of petition of special exception, they will in no way exert a detrimental effect upon the uses of land and activities normally permitted in the zone. Zoning Hearing Board to authorize the issuance of a temporary use permit for a period not to exceed six (6) months.

#### **701.2. Application for All Zoning Permits:**

1. Applications shall contain a general description of the proposed work, development, use or occupancy of all parts of the structure or land and shall be accompanied by plans in duplicate drawn to scale and showing the following:
  - A. Actual dimensions and shape of lot to be developed;
  - B. Exact location and dimensions of any structures to be erected, constructed and altered;
  - C. Existing and proposed uses, including the number of occupied units, businesses, etc., all structures are designed to accommodate;
  - D. Off-street parking and loading spaces;
  - E. Utility systems affected and proposed;
  - F. Alteration or development of any improved or unimproved real estate;
  - G. The size of structures and the number of employees anticipated; and,
  - H. Any other lawful information that may be required by the Zoning Officer to determine compliance with this Ordinance; and,
  - I. Copies of any applicable approved subdivision or land development plans; and,
2. If the proposed development, excavation or construction is located within the Floodplain Zone, the following information is specifically required to accompany all applications, as prepared by a licensed professional:
  - A. The accurate location and elevation of the floodplain and floodway;
  - B. The elevation, in relation to the National Geodetic Vertical Datum of 1929 (NGVD), of the lowest floor, including basements;
  - C. The elevation, in relation to the NGVD, to which all structures and utilities will be floodproofed or elevated; and,
  - D. Where floodproofing is proposed to be utilized for a particular structure, the zoning permit application shall be accompanied by a document certified by a licensed professional engineer registered by the Commonwealth of Pennsylvania, or a licensed professional architect registered by the Commonwealth of Pennsylvania certifying that the floodproofing methods used meet the provisions of Section 231.9.3.E. of this Ordinance;

#### **701.3. Application for Zoning Permits for Uses in All Commercial and Industrial Zones:**

1. A location plan showing the tract to be developed, zone boundaries, adjoining tracts, significant natural features, and streets for a distance of two hundred (200) feet from all tract boundaries;
2. A plot plan of the lot showing the location of all existing and proposed buildings, driveways, parking lots showing access drives, circulation patterns, curb cut accesses, parking stalls access from streets, screening fences and walls, waste

disposal fields or other methods of sewage disposal, other construction features on the lot, and the location of all topographical features;

3. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, vibration, fire hazards, safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation;
4. Evidence that the disposal of materials and wastes will be accomplished in a manner that complies with State and Federal regulations. Such evidence shall, at a minimum, include copies of contracts with waste haulers licensed to operate within Cumberland County which have been contracted to dispose of the materials used and wastes generated on-site. The zoning permit shall remain valid only so long as such contracts remain in effect and all materials and wastes are properly disposed of on a regular basis. Should the nature of the use change in the future such that the materials used or wastes generated change significantly, either in type or amount, the owner shall so inform the Zoning Officer, and shall provide additional evidence demonstrating continued compliance with the requirements of this section;
5. Engineering plans for the handling of traffic, noise, glare, air pollution, water pollution, vibration, fire hazards, or safety hazards, smoke, or emission of any potentially harmful or obnoxious matter or radiation;
6. Designation of the manner by which sanitary sewage and storm water shall be disposed and water supply obtained;
7. The proposed number of shifts to be worked and the maximum number of employees on each shift;
8. Where use by more than one firm is anticipated, a list of firms which are likely to be located in the center, their floor area, and estimated number of employees; and,

**701.4. Certificate of Use and Occupancy:**

1. It shall be unlawful to use and/or occupy any structure, building, sign, and/or land or portion thereof for which a zoning permit is required herein until a certificate of use and occupancy for such structure, building, sign, and/or land or portion thereof has been issued by the Zoning Officer. The application for issuance of a certificate of use and occupancy shall be made at the same time an application for a zoning permit is filed with the Zoning Officer as required herein;
2. The application for a certificate of use and occupancy shall be in such form as the Zoning Officer may prescribe and may be made on the same application as it required for a zoning permit;
3. The application shall contain the intended use and/or occupancy of any structure, building, sign, and/or land or portion thereof for which a zoning permit is required herein;
4. The Zoning Officer shall inspect any structure, building, or sign within ten (10) days upon notification that the proposed work that was listed under the permit has been completed and if satisfied that the work is in conformity and compliance with the work listed in the issued permit and all other pertinent laws, he shall issue a certificate of use and occupancy for the intended use listed in the original application;
5. The certificate of use and occupancy or a true copy thereof shall be kept available for official inspection at all times;

6. Upon request of a holder of a zoning permit, the Zoning Officer may issue a temporary certificate of use and occupancy for a structure, building, sign, and/or land, or portion thereof, before the entire work covered by the permit shall have been completed, provided such portion or portions may be used and/or occupied safely prior to full completion of the work without endangering life or public welfare. The Zoning Officer shall also issue a temporary certificate of use and occupancy for such temporary uses as tents, use of land for religious or other public or semi-public purposes and similar temporary use and/or occupancy. Such temporary certificates shall be for the period of time to be determined by the Zoning Officer, however, in no case for a period exceeding six (6) months;
7. A Certificate of Use and Occupancy shall not be issued for structures and buildings located in subdivisions requiring Improvement Guarantees until the structure or building abuts either a roadway which has been accepted by the Township for dedication or abuts upon a street which has been paved with a base wearing course; and,
8. In commercial and industrial zones in which operation standards are imposed, no certificate of use and occupancy shall become permanent until thirty (30) days after the facilities are fully operational when, upon a reinspection by the Zoning Officer, it is determined that the facilities are in compliance with all operation standards.

## **SECTION 301 ACCESSORY USES AND STRUCTURES**

- 301.1. Fences and Walls** - No fence or wall (except livestock, required junkyard or tennis court walls or fences, or a retainer wall of a building permitted under the terms of this Ordinance) shall be erected to a height of more than three (3) feet in a front yard and more than eight (8) feet in any yard (other than the front) where the area between six (6) feet and eight (8) feet is at least fifty (50) percent open within the (C, A, R, RE, R-1, R-2, R-3, and VO) Zones. Within any (C-1, C-2, C-3, O, I-1, I-2, and Q) Zones, no fence nor wall shall be erected to a height of more than ten (10) feet in any yard. No fence shall block motorist view of vehicles entering or exiting the property;
- 301.2. Swimming Pools** - No permanent structure shall be permitted without an operable filtration system utilizing chlorine, bromine or some other antibacterial agent. All swimming pools shall be completely enclosed by a minimum four (4) foot high fence or wall with a self-closing and lockable gate; however, this does not apply to above-ground pools having a wall measuring four (4) feet in height and having a retractable ladder. Such fence or wall shall be erected before any pool is filled with water. All pools must be set back at least ten (10) feet from all lot lines. No water from a pool shall be discharged onto any public street or alley. These requirements shall not apply to man-made ponds, lakes or other impoundments, unless the primary purpose for their construction is swimming;
- 301.3. Tennis Courts** - All tennis courts shall include an open mesh permanent fence ten (10) feet in height behind each baseline. Such fence shall extend parallel to said baseline at least ten (10) feet beyond the court's playing surface unless the entire court is enclosed. Any lighting fixtures shall be arranged to prevent objectionable glare on adjoining property;
- 301.4. Satellite Dish Antennas** - Satellite dish antennas are subject to all accessory use standards. Furthermore, any satellite dish antenna located within the (C, A, R, RE, R-1, R-2, R-3, and VO) Zones shall be used only to receive signals, not transmit them. All ground-mounted satellite dish antennas located within the (C-1, C-2, C-3, O, I-1, I-2, and Q) Zones that are used to transmit video format data shall be completely enclosed by an eight-foot-high nonclimbable fence that includes signage warning of dangerous radiation levels. Any gates within the fence shall be locked when unattended. Satellite dish antennas within the (C-1, C-2, C-3, O, I-1, I-2, and Q) Zones shall comply with all principal use standards;

**301.5. Alternative Energy Sources** - Except for those contained on farms, Wind Energy Conversion Systems (WECS) shall not be permitted in the front yard area of any property. Height regulations do not apply to WECS units, provided that the height of the WECS unit shall not be greater than the shortest distance measured along a horizontal plane from the unit to any lot line. WECS units may be placed on the roof of any structure, provided that the perimeter of the unit does not cover twenty-five percent (25%) of the roof area of the structure on which the WECS unit is placed. The additional height extension shall be so positioned that the height of the WECS unit above the roof is less than the distance measured along a horizontal plane from such unit to any lot line. All transmission lines to and from any freestanding WECS unit or any supporting building or structure shall be buried underground. Solar energy units shall be permitted in any zone and subject to the requirements of that zone;

**301.6. Garage/Yard Sales** - Within any zone, an owner and/or occupant may conduct up to two (2) garage/yard sales per year. No garage or yard sale shall be conducted for a period longer than three (3) consecutive days. Such sales may offer for sale personal possessions; no import or stocking of inventory shall be permitted. Only two six (6) square foot signs shall be permitted advertising the garage/yard sale. Such signs shall be permitted no more than two (2) days prior to the sale, and shall be removed promptly upon the completion of the sale. Any of the permitted two (2) signs located off the site upon which the garage/yard sale is conducted, shall be erected only with permission of the property owner upon which such sign(s) is to be placed. In no case shall any aspect of the garage/yard sale be conducted in a street right-of-way, except that parking may occur where permitted. The conduct of garage sales beyond the extent described herein represents a commercial business and requires appropriate zoning authorization; and,

**301.7. Accessory Repair of Personal Motor Vehicles** - The routine maintenance, repair and servicing of personal motor vehicles, when performed outside of a completely enclosed building within any residential zone, is permitted by an occupant of the residence, but only in compliance with the following:

1. All vehicles shall be maintained with proper licensure;
2. No work shall be performed on a commercial basis, that is, no work shall be performed in exchange for financial considerations;
3. All by-product or waste fuels, lubricants, chemicals, and other products shall be properly disposed of;
4. All such activities shall be conducted during daylight hours and/or without disturbing neighboring residents owing to noise; and,
5. All existing repair, maintenance and servicing activities shall be completed within two (2) weeks. Any work rendering a motor vehicle inoperable for a period exceeding two (2) weeks shall be performed within an enclosed structure and in accordance with the above standards;

**301.8. Ornamental Ponds and Wading Pools:**

1. Such structures shall comply with all accessory use setbacks;
2. No such impoundment shall contain more than 26.6 cubic feet of water (200 gallons). All ponds, pools or other impoundments exceeding the requirements of this section shall be considered as "Man-made Lakes, Dams and Impoundments," and are subject to the criteria listed in Section 301.9. of this Ordinance;

3. No such impoundment shall have a length or diameter exceeding fifteen (15) feet nor a maximum depth exceeding one and one-half (1½) feet;
4. All such ponds or pools shall be maintained so as to not pose a nuisance by reason of odor, or the harboring of insects; and,
5. No such pond(s) shall be used for the commercial hatching of fish or other species.

**301.9. Man-Made Lakes, Dams and Impoundments:**

1. All dams, ponds, lakes and impoundments may be permitted in any zone, subject to the following:
2. All dams, ponds, lakes, and impoundments located along and connected to a stream, that involve any of the following, shall require the obtainment of a permit from the PA DEP Bureau of Dams and Waterways Division of Dam Safety, or a letter indicating that the proposed use does not require a PA DEP permit:
  - A. The dam, pond or impoundment contains a volume of at least fifty (50) acre feet;
  - B. The dam reaches a height of fifteen (15) feet; or,
  - C. The dam, pond or impoundment impounds the water from a watershed of at least one hundred (100) acres.
3. All dams, ponds and impoundments not contiguous to a stream that have an intake, outlet, or both, and/or have an embankment within fifty (50) feet of a stream shall require the obtainment of a permit from the PA DEP Bureau of Dams and Waterways Division of Waterways and Storm Water Management;
4. All dams, ponds and impoundments meeting the requirements of Section 301.9.2. of this Ordinance shall be located forty (40) feet from all adjoining lot lines, as measured from the closest point of the adjoining property line to the maximum anticipated water surface elevation. Furthermore, all dams, ponds and impoundments, including storm water management basins shall be located a minimum of fifty (50) feet from any subsurface sewage disposal system or well;
5. All other dams, ponds and impoundments require the submission of a statement by a qualified engineer that the proposed use is properly constructed and will not pose a threat to the public safety nor the environment during normal flow conditions and those associated with the base flood. All dams shall be constructed to a height of one (1) foot above the water surface elevation occurring during the base flood;
6. Requirements for Fencing - All ponds constructed within areas subject to livestock shall be enclosed by fencing that prevents livestock from trampling the pond's shores and polluting the waters; and,
7. Maintenance - All ponds shall be regularly maintained and floating debris shall be removed from all pipes and spillways. All ground cover shall be trimmed. Weeds, brush and trees shall not be permitted to grow on the dam or spillway.

**SECTION 308 REQUIRED VEHICULAR ACCESS**

- 308.1.** Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street. The erection of buildings without approved access shall not be permitted. Approved access shall be defined in terms of the

Township Subdivision and Land Development Ordinance, as may be amended from time to time, for street design or as subsequently provided for by the Township. Access to lots containing single-family dwellings or farms shall be via driveways (see Section 602.17. of the Subdivision and Land Development Ordinance); access to lots containing other uses shall be via access drives (see Section 602.18. of the Subdivision and Land Development Ordinance); and,

**308.2. Requirements Imposed Upon Properties Fronting the Carlisle Pike or New Willow Mill Road Adjoining Land Within the (INT) Zone:**

1. For unimproved properties fronting the Carlisle Pike, and unimproved properties fronting on New Willow Mill Road that adjoin land within the (INT) Zone on the effective date of this Ordinance, direct vehicular access (via driveways, access drives, or streets) to the Carlisle Pike or New Willow Mill Road shall be permitted (1) by right at Township-identified “vehicular control points,” as defined herein, or (2) by conditional use, only upon finding that all of the following are true:
  - A. The site does not contain one of the Township-identified “vehicular control points,” as defined herein;
  - B. The site does not possess suitable frontage along another existing street;
  - C. The site does not possess frontage along a street proposed by the applicant;
  - D. The site cannot be served by a Township-proposed street in a timely manner;
  - E. The site cannot share vehicular access with an adjoining use that already has existing vehicular access to the Carlisle Pike or New Willow Mill Road adjoining land within the (INT) Zone. In alleging such claim, the applicant must describe those actions taken to attempt such shared access, and the specific reasons that such access is not possible or practical. Further, the applicant must also suggest what measures could be taken by the Township to facilitate such shared access;
  - F. Given the configuration of the site, adjoining properties, and Carlisle Pike or New Willow Mill Road adjoining land within the (INT) Zone, that the proposed means of direct vehicular access to the Carlisle Pike or New Willow Mill Road adjoining land within the (INT) Zone is located and designed to minimize adverse impact upon safe and convenient traffic flow on, and adjacent to, the site; and,
  - G. The applicant can obtain a Highway Occupancy Permit from PennDOT;
2. No new lots shall be created that would rely upon direct vehicular access to the Carlisle Pike or New Willow Mill Road adjoining land within the (INT) Zone, unless said access is located at one of the Township-identified “vehicular control points,” as identified herein;
3. Properties that possess direct vehicular access to the Carlisle Pike or New Willow Mill Road adjoining land within the (INT) Zone as of the effective date of this Ordinance at a location(s) other than a Township-identified “vehicular control point,” shall be required to abandon such vehicular access upon submission of a land development, unless all of the findings of the above-described Section 308.2.1.B.–F. are valid; and,
4. Construction of new roads shall be required to extend the full dimension of properties (length or width) to facilitate access to adjoining properties, unless said adjoining properties already possess a suitable means of vehicular access.

**SECTION 309 REQUIRED PARKING FOR SINGLE-FAMILY DETACHED DWELLINGS**

Every single-family dwelling shall be required to provide at least two (2) off-street parking spaces. Such spaces must be provided behind the street right-of-way line and may take the form of garages, carports and/or driveways. Parking requirements for other uses are listed in Section 603 of the Subdivision and Land Development Ordinance.

**SECTION 603 VEHICULAR PARKING AND OFF-STREET LOADING FACILITIES**

**603.01** Schedule of Required Parking Spaces - The following lists required numbers of parking spaces by use type. Any use involving a combination of several uses shall provide the total number of spaces required for each individual use:

Type of Use	Minimum of One Parking Space for Each
<b>COMMERCIAL USES</b>	
Automobile repair, filling and washing facilities	400 square feet of gross floor and ground area devoted to repair and service facilities in addition to areas normally devoted to automobile storage and one per employee on major shift
Automobile, boat, and trailer sales	1,000 square feet of gross indoor and outdoor display areas
Bank	300 square feet of gross floor area
Carpeting, drapery, floor covering, and wall covering sales	500 square feet of gross floor area
Convenience stores	One space per each 200 square feet of gross floor area
Drive-thru and/or fast-food restaurants	Two seats and one per each two employees
Food markets and grocery stores	150 square feet of gross floor area for public use and one per each employee on two largest shifts
Funeral homes	100 square feet of gross floor area, one per each employee, and one per each piece mobile equipment, such as hearses and ambulances
Furniture sales	500 square feet gross floor area
Hotels, motels, tourist homes	Guest sleeping room and one per each employee on two largest shifts. (Restaurants and other accessory uses shall add to this requirement.)
Mini-warehouses	25 units plus one per 250 square feet of office space, plus two per any resident manager
Office buildings	300 square feet of gross floor area
Professional offices of veterinarians, physicians, dentists, etc.	Six spaces per each physician or dentist, etc.
Retail stores or shops (except those listed above)	200 square feet of gross floor area of display area or sales area and one per each employee on two largest shifts

<b>Type of Use</b>	<b>Minimum of One Parking Space for Each</b>
<b>COMMERCIAL USES</b>	
Restaurants	Four seats plus one per each employee on largest shift
Shopping centers or malls	182 square feet of gross leasable floor area
Other commercial buildings	400 square feet of gross floor area
<b>Type of Use</b>	<b>Minimum of One Parking Space for Each</b>
<b>INDUSTRIAL USES</b>	
Industrial and heavy manufacturing establishments	Two employees on the two largest shifts or at least one space per each 1,000 square feet of gross floor area, whichever is the greatest number
Warehousing	Employee on the two largest shifts

<b>Type of Use</b>	<b>Minimum of One Parking Space for Each</b>
<b>RECREATION USES</b>	
Amusement arcades	80 square feet of gross floor area
Athletic fields	Four seats of spectator seating; however, if no spectator seating is provided, a temporary parking area shall be provided on the site. Such area must provide sufficient numbers of spaces to serve all users of the site, and include a fence delineating such parking area.
Bowling alleys, billiards rooms	1/4 lane/table and one per each two employees
Campgrounds	Per campsite, plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf courses	1/8 hole, plus one per employee, plus 50% of the spaces normally required for accessory uses
Golf driving ranges	One per tee and one per employee
Miniature golf courses	½ hole and one per employee
Riding schools or horse stables	Two stalls plus one per every four seats of spectator seating
Picnic areas	Per table
Skating rinks	Four persons of legal occupancy
Swimming pools (other than one accessory to a residential development)	Four persons of legal occupancy
Tennis or racquetball clubs	1/4 court plus one per employee plus 50% of the spaces normally required for accessory uses

Type of Use	Minimum of One Parking Space for Each
<b>RECREATION USES</b>	
Type of Use	Minimum of One Parking Space for Each
<b>RESIDENTIAL USES</b>	
Single-family detached residential dwellings	½ dwelling unit (i.e., two spaces per dwelling unit)
Duplex, townhouse or multi-family dwellings	1/3 dwelling unit (i.e., three spaces per dwelling). Such parking spaces can take the form of private driveways or garages and/or common parking lots, both of which must be within one hundred fifty (150) feet of the unit served.
Boarding houses, group homes, and bed and breakfasts	Bedroom

Type of Use	Minimum of One Parking Space for Each
<b>SOCIAL AND INSTITUTIONAL USES</b>	
Auditorium, banquet, conference and/or meeting facilities; church, theater, and other such places of public assembly	200 square feet of gross floor area for public use, but not less than one space per each three seats
Clubs, lodges and other similar places	200 square feet of gross floor area and one per each employee on two largest shifts
Nursing, rest or retirement homes	Three accommodations (beds) in addition to those needed for doctors and support staff
Hospitals, sanitariums	Spaces shall be provided for visitors, at the rate of at least one space per each 1.5 accommodations (beds). Such spaces shall be in addition to those necessary for doctors and other personnel.
Museums, art galleries, cultural centers, libraries	400 square feet of gross floor area
Rehabilitation centers and clinics (without overnight accommodations)	per each 1/6 physician, dentist and/or therapist (i.e., 6 spaces per physician, dentist and/or therapist)
Schools below grade ten, including commercial day-care and kindergarten	Six students enrolled
Schools, tenth grade and above, including colleges	Three students enrolled
Vocational training and adult education facilities	1.5 students enrolled

**603.02** **Parking for Single-Family Dwellings.** Every single family dwelling parking spaces must be provided behind the street right-of-way line and may take the form of garages, carports or driveways. The remaining regulations contained in this section do not apply to off-street parking facilities serving one single-family dwelling.

**603.03** **Surfacing.** All parking lots and loading areas shall be constructed and maintained with a paved surface of concrete or bituminous materials, or another dust-free surface, approved by the Township.

**603.04** **Separation from Streets and Sidewalks.** Parking spaces shall be guarded by curbs or other protective devices, which are arranged so that parked vehicles cannot project into the streets, sidewalks, or setback areas.

**603.05** **Drainage.** Parking lots shall be graded to a minimum slope of three-quarter percent (.75%) to provide for drainage.

**603.06** **Parking Space Sizes.** The following lists required minimum space sizes in feet:

Parallel	22 x 8
Non-parallel	20 x 10
Physically Handicapped	20 x 13

**603.07** **Design Standards for Handicapped Parking Spaces.** Off-street parking facilities shall conform with the Americans With Disabilities Act Accessibility Guidelines.

**603.08** **Aisles.** Aisles are intended principally to provide vehicular access within a parking compound and entrance/exit area for individual parking spaces. Aisles may not be used to intersect streets. All aisles shall have the minimum widths indicated in the following table:

Angle of Parking	Width of Aisle in Feet One-Way Traffic	Width of Aisle in Feet; Two-Way Traffic
90 Degrees	22	26
60 Degrees	18	26
45 Degrees	13	26
30 Degrees	12	26
Parallel	12	26

All aisles in areas where there is no parking permitted shall be thirteen (13) feet wide for each lane of traffic.

**603.09** **Marking of Parking Spaces and Interior Drives.** All paved or concrete parking lots shall be adequately marked and maintained for the purpose of defining parking stalls and interior drives. As a minimum, the lines of all parking stalls and interior drives (including directional arrows, etc.) shall be solid and four (4) inches in width. Parking lots with greater than thirty (30) spaces shall define parking spaces from aisles by raised curb.

**603.10** **Curb Radii.** Not less than a four (4) foot radius of curvature shall be permitted for horizontal curves in parking areas.

**603.11** **End Stalls.** All dead-end parking lots shall be designed to provide sufficient backup area for all end stalls.

**603.12** **Lighting.** Adequate lighting shall be provided in parking areas that are to be used at night. The lighting shall be arranged so as not to reflect or glare onto adjoining lots or streets. Light intensities shall be designed so as not to exceed levels indicated in the latest edition of the Illuminating Engineer Society (IES) Handbook for intended use of site. Consideration of adjacent zoning and land use must be reflected in design. All lighting must be shielded to prevent glare onto adjacent properties or rights of way.

**603.13** **Perimeter Landscaping.** When a parking lot abuts a street, a landscaped strip shall be provided along the entire streetline. This landscaping strip may be located within any other landscaped strip required to be located along a street.

The following lists the required width of landscape strips:

Number of Spaces in Parking Lot Including Joint Facilities	Landscape Strip Width in Feet	
	Side and Rear Yard	Street R.O.W. Line
Less than 100	10	20
100 to 250	10	25
Over 250	10	30

Vegetative ground cover alone is not sufficient to meet this requirement. A mixture of deciduous and evergreen trees, shrubs, or other approved material shall be provided. At least one (1) shade tree shall be provided for each seventy-five (75) linear feet of landscaping area. These trees shall have a clear trunk at least five (5) feet above finished-grade level.

**603.14 Interior Landscaping.** In any parking lot containing twenty-five (25) or more parking spaces (except a parking garage), five percent (5%) of the total area of the lot shall be devoted to interior landscaping. Such interior landscaping shall be used at the end of parking space rows to break up rows of parking spaces at least every 100 parking spaces, and to help visually define travel lanes through or next to the parking lot.

Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping.

For the purpose of computing the total area of any parking lot, all areas within the perimeter of the parking lot shall be counted, including all parking spaces and access drives, aisles, islands, and curbed areas.

Ground cover alone is not sufficient to meet this requirement. Interior landscaping shall comply with Section 611.03.

Parked vehicles may not overhang interior landscaped areas more than two and one-half (2½) feet. Where necessary, curbing shall be provided to insure no greater overhang.

If a parking lot of under twenty-five (25) spaces is built without interior landscaping, and later additional spaces are added so that the total is twenty-five (25) or more, the interior landscaping shall be provided for the entire parking lot.

**603.15 Speed Bumps.** All speed bumps provided as part of access drives or parking lot aisles shall be marked with permanent, yellow diagonal stripes. In no case shall the overall height (or depth) of speed bumps exceed two (2) inches.

**603.16. Joint Parking Lots.** In commercial shopping centers over three (3) acres in size, joint parking lots may be permitted. These joint facilities can reduce the total number of parking spaces required by a maximum of twenty percent (20%). Therefore, the resulting joint parking lot will be required to provide at least eighty percent (80%) of the total number of spaces required by the sum of all of the shopping center's tenants. Such reduced parking spaces must be appropriately distributed upon the lot to provide convenient walking distance between every vehicle and each of the shopping center's stores; and,

Required parking spaces may be provided in spaces designated to jointly serve two (2) or more establishments or uses, provided that the number of required spaces in such joint

facility shall be less than the total required separately for all such establishments or uses. Where it can be conclusively demonstrated that one (1) or more such uses will be generating a demand for parking spaces, primarily during periods when the other use(s) is not in operation, the total number of required parking spaces may be reduced to:

**603.16.1** That required number of spaces that would be needed to serve the use generating the most demand for parking; plus,

**603.16.2** Twenty percent (20%) of that number of required parking spaces needed to serve the use(s) generating the demand for lesser spaces.

**603.17** **Prohibited Uses of a Parking Lot.** Automobile parking lots are for the sole purposes of accommodating the passenger vehicles of persons associated with the use which requires them. Parking lots shall not be used for the following:

**603.17.1** The sale, display or storage of automobiles or other merchandise, except as provided under provisions of Section 318.2 and 318.3 of the Zoning Ordinance;

**603.17.2** Performing services (including services to vehicles);

**603.17.3** Required off-street parking space shall not be used for loading and unloading purposes except during hours when business operations are suspended; and,

**603.17.4** Except in specifically designated areas, the parking of recreational vehicles as defined herein; and,

**603.18** **Schedule of Off-Street Loading Spaces Required.** The following lists required numbers of loading spaces by use type.

Type of Use	Number Spaces Per	Gross Floor Area
Hospital or other institution	None 1.0 +1.0	First 10,000 square feet 10,000 to 100,000 square feet Each additional 100,000 square feet (or fraction)
Hotel, motel and similar lodging facilities	None 1.0 +1.0	First 10,000 square feet 10,000 to 100,000 square feet Each additional 100,000 square feet (or fraction)
Industry or manufacturing	None 1.0 +1.0	First 2,000 square feet 2,000 to 25,000 square feet Each additional 40,000 square feet (or fraction)
Multi-family dwelling	None 1.0 +1.0	Less than 100 dwelling units 100 to 300 dwelling units Each additional 200 dwelling units (or fraction)
Office building, including banks	None 1.0 +1.0	First 10,000 square feet 10,000 to 100,000 square feet Each additional 100,000 square feet (or fraction)
Retail sales and services, per store	None 1.0 2.0 +1.0	First 2,000 square feet 2,000 to 10,000 square feet 10,000 to 40,000 square feet Each additional 100,000 square feet (or fraction)

Type of Use	Number Spaces Per	Gross Floor Area
Shopping centers (integrated shopping centers, malls and plazas) having at least 25,000 square feet	1.0	25,000 square feet up to 100,000 square feet
	+1.0	Each additional 100,000 square feet
Commercial courtyards and/or main street settings within the VO Zone	None	First 5,000 square feet
	1.0	5,000 to 10,000 square feet
	+1.0	Each additional 10,000 square feet (or fraction)
Theater, auditorium, bowling alley, or other recreational establishment	None	First 10,000 square feet
	1.0	10,000 to 100,000 square feet
	+1.0	Each additional 100,000 square feet (or fraction)
Undertaking establishment or funeral parlor	None	First 3,000 square feet
	1.0	3,000 to 5,000 square feet
	+1.0	Each additional 10,000 square feet (or fraction)
Wholesale or warehousing (except mini-warehousing)	None	First 1,500 square feet
	1.0	1,500 to 10,000 square feet
	+1.0	Each additional 40,000 square feet (or fraction)

Off-street loading spaces shall conform with the following:

- 603.18.1** No exterior portion of an off-street loading facility (including access drives) shall be located within fifty (50) feet of any land within a residential zone. Where possible, off-street loading facilities shall be located on the face of a building not facing any adjoining land in a residential zone;
- 603.18.2** Every loading space shall be connected to a street by means of an access drive. The access drive shall be at least twenty-four (24) feet wide for two-way travel, or fifteen (15) feet wide for one way travel, exclusive of any parts of the curb and gutters. Section 602.18 specifies other requirements for access drives;
- 603.18.3** Off-street loading spaces shall be designed so that there will be no need for service vehicles to back over streets or sidewalks. Furthermore, off-street loading spaces shall not interfere with off-street parking lots;
- 603.18.4** Off-street loading facilities (including access drives) shall be drained to prevent damage to other properties or public streets. Furthermore, all off-street loading facilities shall be designed to prevent the collection of standing water on any portion of the loading facility surface, particularly next to access drives;
- 603.18.5** The following lists required minimum loading space sizes, in feet (excluding access drives, entrances, and exits):

Facility	Length	Width	Height (If Covered or Obstructed)
Industrial, Wholesale and Storage Uses	63 feet	12 feet	15 feet
All Other Uses	33 feet	12 feet	15 feet

**603.18.6** Adequate lighting shall be provided if the loading facility is to be used at night. The lighting shall be arranged so as not to be directed, reflected or cause glare off of the site;

**603.18.7** All off-street loading facilities shall be surrounded by a fifteen-foot-wide landscape strip, designed in accordance with Section 611.04 of this Ordinance.

**603.19** **Fire Lanes** - Fire lanes shall be provided where determined necessary by the Zoning Officer as provided for in accordance with the provisions of the BOCA Fire Prevention Code as adopted by the Township.

**SECTION 611 LANDSCAPING**

**611.01** **Protection of Natural Features** - The finished topography of the site shall adequately facilitate the proposed development without excessive earth moving, and destruction of natural amenities. Natural features shall be preserved and incorporated into the final landscaping wherever possible and desirable. The applicant shall demonstrate the means whereby the natural features shall be protected during construction.

**611.02** **Street Trees.** Street trees shall be provided along all new road frontages in the Commercial, Office, and Industrial Zoning Districts. Street trees shall conform to the following standards:

- a.) The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Township. The applicant is encouraged to be creative in selecting tree varieties and locations to achieve a pleasing appearance.
- b.) All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
- c.) The trunk diameter, measured at a height of six (6) inches above finish grade, shall be a minimum of two (2) inches.
- d.) Trees shall be planted between the street right-of-way line and the building setback line, at a maximum spacing of seventy-five (75) feet. The following varieties are acceptable trees:

- |                       |                             |                  |
|-----------------------|-----------------------------|------------------|
| American Linden       | Little Leaf European Linden | Sugar Maple      |
| American Red Maple    | Marshall's Seedless Ash     | Sycamore         |
| Black Oak             | Norway Maple                | Thornless Locust |
| Bradford Pear         | Pin Oak                     | Tulip Poplar     |
| Bur Oak               | Purple Beech                | Willow Oak       |
| Columnar Norway Maple | Red Oak                     | White Oak        |
| Crimean Linden        | Sawtooth Oak                |                  |
| European Beech        | Scarlet Oak                 |                  |
| Green Ash             | Shingle Oak                 |                  |
| Greenspire Linden     | Silver Linden               |                  |

In addition, other tree varieties are acceptable with Township approval.

- e.) All planting shall be performed in conformance with good nursery and landscape practice.
- f.) Requirements for the measurements, branching, grading, quality, balling, and the burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.

**611.03** **Strips and Interior Landscaping.** Any required landscaping shall include a combination of three (3) or more of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture, or other approved materials. Artificial plants, trees, and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty percent (80%) of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required landscape areas.

For each seven hundred and fifty (750) square feet of required area for landscape strips, one shade/ornamental tree shall be provided. For every three hundred (300) square feet of interior landscaping required (parking lots), one shade tree shall be provided. If deciduous, these trees shall have a clear trunk at least five (5) feet above finished grade; if evergreen, these trees shall have a minimum height of six (6) feet. All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the yard;

**611.04** **Landscape Screening.** The following materials may be used: evergreens (trees, hedges, or shrubs), walls, fences, earth berms, or other approved similar materials. Any wall or fence shall not be constructed of corrugated metal, corrugated fiberglass, or sheet metal. Screening shall be arranged so as to block the ground level views between grade, and a height of six (6) feet. Landscape screens must achieve this visual blockage within two (2) years of installation;

**611.05** **Landscape Materials.** Trees and shrubs shall be typical of their species and variety; have normal growth habits, well-developed branches, densely foliated, vigorous, fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.

Any tree or shrub which dies shall be replaced. All landscaping and screening treatments shall be properly maintained; and,

**611.06** **Ground Cover.** Ground cover shall be provided on all areas of the project to prevent soil erosion. All areas which are not covered by paving, stone, pine needles, bark mulch, or other solid material shall be protected with a vegetative growth. Varieties of ground cover shall be subject to the approval of the Township.