B. The lot shall directly abut and gain access from an arterial road or a rural major collector road.

C. Standard straight curbs and pedestrian walkways shall be installed surrounding the perimeter of the parking areas and within all public rights-of-way abutting the parking areas according to the specifications for curbs and walkways in the Subdivision and Land Development Ordinance.

D. A greenbelt shall be provided along all property lines (except for necessary access drives) which shall be at least eighty (80) feet in depth for building(s), whether initially or cumulatively, in excess of 50,000 square feet of gross floor area and at least fifty (50) feet in depth for building(s) between 10,0001 and 50,000 square feet of gross floor area.

E. Traffic control and access requirements.

1. At least two separate points of ingress and egress shall be provided from an arterial road or a major rural collector road.

2. Applicant shall demonstrate that the road network providing access to and from the site can accommodate the volume of traffic reasonably expected to be generated by the proposed use in a safe and convenient manner, or that the applicant will make all improvements necessary to the road network to provide for safe and convenient access to and from the site.

3. Applicant shall demonstrate that the proposed use will not create unusual traffic patterns or movements which will jeopardize the traveling public.

4. Applicant shall demonstrate that the location and design of the proposed access ways to and from the site are designed in a manner that will provide the least detrimental impact upon traffic capacity, level of service and safety upon abutting roads. Applicant shall install all traffic control signals and devices necessary to mitigate any detrimental impact.

5. If reduction of the speed limit, installation of traffic control signals and devices, or similar measures are required to mitigate traffic impacts upon Township or State highways, the applicant shall present traffic studies performed in accordance with PennDOT regulations, guidelines and procedures to support the imposition of such traffic regulations or the installation of such traffic control signals and devices. If the enactment of an ordinance is necessary to effectuate traffic regulations, the applicant shall reimburse the Township for all expenses incurred in the preparation and enactment of the necessary ordinance.

6. Applicant shall make all improvements necessary to maintain an adequate level of service and to eliminate any unsafe conditions on all intersections and streets within the area; and shall make all improvements required by the applicable subdivision and land development ordinance, any other Township ordinance, and the regulations, guidelines and procedures of PennDOT.

F. Interior access ways shall be designed so as to prevent the blocking of vehicles entering or leaving the site, stacking and cross-over traffic. Areas provided for loading or unloading of trucks and/or other vehicles or for servicing of stores, offices or shops or for trash removal or recycable collection or other services shall be adequate in size and shall be so arranged that they may be used without blocking or interfering with internal circulation.

G. Minimum front yard: Two hundred (200) feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area; one hundred (100) feet for all building(s) between 10,0001 and 50,000 square feet of total gross floor area.

H. Minimum side yard: One hundred (100) feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area; seventy-five (75) feet for all building(s) between 10,0001 and 50,000 square feet of total gross floor area.

I. Minimum rear yard: One hundred feet (100) feet for all building(s), whether initially or cumulatively, in excess of 50,000 square feet of total gross floor area; seventy-five (75) feet for all building(s) between 10,0001 and 50,000 square feet of total gross floor area.

J. Outdoor storage shall be limited to plants, nursery and garden supplies, soil, peat moss, and similar materials. Such outdoor storage shall not utilize off-street parking spaces. Outdoor storage of other goods and inventory shall not be permitted.

K. Applicant shall present elevation drawings of all sides, including elevation drawings from prominent approach points. Applicant shall provide drawings which shall set forth the essential architectural elements of the design of the structure.

SECTION 1156. RETIREMENT HOME OR COMMUNITY

A. The site shall front on and gain access from a rural major collector or any arterial road.

B. Public water service and public sewer service shall be provided.

C. The subject tract shall contain a minimum area of three (3) acres.

D. Off-street parking lots and loading areas shall be screened from adjoining residentially-zoned or used lands.

E. At least twenty (20%) percent of required parking spaces shall be designed for handicapped persons. Notwithstanding the foregoing, all requirements of the Americans with Disabilities Act and the regulations promulgated thereunder shall be met.

F. The building, off-street parking lots and loading areas shall be set back at least seventy-five (75) feet from all adjoining residentially-zoned or used land.

G. The building shall have fire sprinklers and require verification from the local fire chief that adequate fire-fighting protection is available.

H. All licenses and approvals from all Federal, State and other agencies having jurisdiction to license this facility including the Pennsylvania Department of Labor and Industry and others must be presented to the Township prior to the issuance of permits under this Ordinance.

I. A fire hydrant shall be located within two hundred (200) feet of the building.

J. Sidwalks and straight standard curbs shall be constructed around the perimeter of the parking area (with the area for access by the handicapped) and abutting all public rights of way.

K. Lighting shall not cast glare off-site.

L. A community shall primarily serve the needs of retirement-aged persons.

M. The community shall achieve a balanced residential/medical environment which cannot be achieved through the use of conventional zoning techniques.

N. Residences shall be functionally, physically and architecturally integrated with medical service and recreational centers.

O. Commercial and recreational uses shall be grouped together and located near the populations being served.

P. The minimum land area devoted to a community shall be ten (10) acres.

Q. All buildings or structures, off-street parking lots and loading areas shall be set

back at least seventy-five (75) feet from all adjoining residentially-zoned or used land and seventy-five (75) feet from all lot lines of the community property.

R. No more than fifty-five (55%) percent of the subject property shall be covered with buildings, parking and loading areas and/or other impervious surfaces. Building coverage shall not exceed thirty (30%) percent of the total site coverage.

S. Off-street parking spaces shall be located throughout the community in such a manner to be conveniently accessible to the buildings/uses for which they are required; and curbs and pedestrian walks shall be throughout the community and linked with adjoining development by safe and convenient walkways.

T. Only those uses which provide a harmonious, balanced mix of medical, residential, limited commercial and recreational uses, primarily serving community residents, and public, quasi-public and medical services for the off-community retirement-aged community will be permitted. Uses may include, but need not be limited to the following:

1. Dwellings, nursing homes, and congregate living facilities for the elderly or physically handicapped.

2. Commercial uses which are strictly related and subordinate to the residential/medical character of the community and which directly serve the residents and employees of, or visitors to, the center. The uses should be chosen to reflect their local orientationto the immediate community vicinity and should be a size and scope so as not to interfere with existing or proposed retail uses located in the off-community area. No outdoor storage shall be permitted.

3. Recreational and social uses, such as athletic facilities, community centers, and assembly halls, limited to use only by community residents, employees or their visitors.

SECTION 1157. RIDING SCHOOL, RIDING CLUB, OR HORSE BOARDING STABLE

A. All animals except while exercising or pasturing shall be kept within a completely enclosed building which was erected or maintained for that purpose.

B. No building or stable shall be located less than one hundred (100) feet from any lot line, nor closer than two hundred (200) feet from the nearest existing dwelling, other than that of the owner. A minimum lot size of one (1) acre per one and one-half (1-1/2) animals maintained shall be provided.

C. All areas used for exercise and pasturing shall be securely fenced. A pasture fence shall be located a minimum distance of six (6) feet from the property line.

D. No manure storage facility or area shall be established closer than one hundred fifty (150) feet to any property line.

E. Adequate off-street parking shall be provided.

F. Minimum lot area shall be five (5) acres.

G. No more than ten (10) equine may be kept with the exception that one (1) additional equine may be kept for each additional acre of land over 10 acres.

H. All parking and unimproved overflow parking areas shall be set back at least twenty-five (25) feet from adjoining lot lines. Unimproved overflow parking areas shall also provide a fence delineating such occasional parking facilities and preventing the parking and/or movement of vehicles across neighboring properties.

SECTION 1158. SALES, REPAIR, AND SERVICE OF AGRICULTURAL EQUIPMENT, VEHICLES, OR SUPPLIES

A. Activities and services provided by this use should address the needs of those engaged in local farming. The facility should be directed at providing materials and services needed to farm rather than the distribution of goods produced on the farm.

B. Minimum lot areas shall be two (2) acres.

C. Vehicular and pedestrian traffic to and from the use shall not create undue congestion or hazards within the general neighborhood.

D. Structures shall be located at least fifty (50) feet from all property lines.

E. The maximum lot coverage shall be not greater than twenty (20%) percent.

F. Screening and/or landscaping will be required where the use abutts a residential zone or use.

G. Adequate parking and loading areas shall be provided and shall not be permitted on or along any public road.

SECTION 1159. SAWMILL OPERATIONS

A. No saw or other machinery shall be less than one hundred (100) feet from any property or street line.

B. All power saws and machinery will be secured against tampering and locked when not in use.

C. The facility shall front upon and gain access from a rural major collector or any arterial road.

D. No parking area, loading area or access to the sawmill shall be within two hundred fifty (250) feet of the nearest residence not owned by the sawmill owner.

E. Where a sawmill is located adjacent to any residential use, all cuttinig shall be conducted within a structure with a closed side facing such residential use.

F. A plan for the periodic disposal of sawdust shall be provided.

SECTION 1160. SEMI-DETACHED BUILDINGS IN A COMMERCIAL-INDUSTRIAL DISTRICT

A. The Board of Supervisors may allow the elimination of adjacent side or rear yards on two (2) or more adjacent lots in the C-I - Commercial-Industrial District provided the following conditions and standards are adhered to:

1. The owners of the adjacent lots jointly request the elimination.

2. The buildings to be constructed will be built at the same time and will be physically connected to each other and have uniform facades and roof lines.

3. Fire walls are to separate the buildings from basement to one and one-half (1-1/2) foot above the roofline.

B. No more than one side yard or rear yard per lot can be eliminated.

SECTION 1161. SHOPPING CENTERS OR MALLS

A. The subject tract shall front on and gain access from either an arterial, major collector, or minor collector road, or a street in a proposed subdivision or land development plan which conform to prevailing arterial or collector street design and improvement requirements.

B. The following types of commercial and commercial-related establishments shall be permitted in a shopping center:

1. Grocery store

2. Banks and similar financial institutions

3. Drugstore

4. Retail sale of goods, provided the total sales and/or display area is less than one thousand five hundred (1500) square feet.

5. Retail services, including barber/beauty salons, music, dance, art, or photographic studios, repair of small appliances, and laundromat and dry cleaning collection stations.

6. Professional offices.

7. Restaurants and taverns, including fast food.

8. Any other establishment which in the opinion of the Board of Supervisors is of the same general character as any of the above identified uses.

C. The minimum lot area shall be ten (10) acres.

D. The minimum lot width shall be three hundred (300) feet.

E. All buildings must be set back at least one hundred (100) feet from a street right-of-way.

F. The applicant shall demonstrate that access to and the design of the parking facilities shall not create vehicle back-ups onto existing abutting streets.

G. All parking facilities shall be constructed and maintained with a paved surface of concrete or bituminous material.

H. A buffer yard at least one hundred (100) feet wide must be provided on the site in all instances where the site ajoinds a residential use. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage purposes.

I. The maximum building coverage shall be no greater than twenty-five (25%) percent and shall not exceed fifty thousand (50,000) square feet.

J. The maximum impervious lot coverage shall be no greater than seventy (70%) percent.

K. The minimum landscaped area shall be no less than thirty (30%) percent.

L. No building shall be placed closer than thirty (30) feet to any property line. Where there exists a more stringent requirement, such requirement shall apply. Off-street parking shall not be permitted withinside and rear yard setback areas.

M. Curbs and sidewalks shall be provided along all public rights-of-way. Sidewalks abutting the public rights-of-way shall coordinate with an internal pedestrian circulation design which allows for safe and convenient movement of pedestrians.

SECTION 1162. SOLID WASTE DISPOSAL AND PROCESSING FACILITIES (LANDFILLS AND MASS BURN FACILITIES)

A. Such facility shall be established and operated only under the strict supervision of a duly appointed Huntington Township municipal authority specifically ordained for purpose of operating such facility.

B. All sanitary landfills, waste disposal sites, incinerators shall have a minimum lot area of forty (40) acres.

C. All solid waste processing operations shall be conducted within a wholly-enclosed building.

D. No refuse shall be deposited or stored, and no building or structure shall be located within five hundred (500) feet of any property line and one thousand (1,000) feet of any residential zone or use.

E. Any area used for the unloading, transfer, storage, processing, incineration, or deposition of refuse must be completely screened from ground-level view at the property line. The use of an earthen berm is recommended whenever possible. In addition, such areas must also be completely enclosed by an eight (8) foot-high fence, with no openings greater than two (2) inches in any direction.

F. The applicant must demonstrate compliance through a written statement and continue to comply with all applicable State and Federal standards and regulations.

G. The use shall be screened from all roads and adjoining properties.

H. All uses shall provide sufficiently-long stacking lanes into the facility, so that vehicles waiting to be weighed will not back-up onto public roads.

I. All driveways into the site shall be paved for a distance of at least two hundred (200) feet from the street right-of-way line. In addition, a fifty (50) foot-long gravel section of driveway should be placed beyond the preceding paved section to collect any mud that may have accumulated on the wheels of any vehicles.

J. Access to the site shall be limited to those posted times when an attendant is on duty. In order to protect against the indiscriminate and unauthorized dumping, all areas of the site shall be protected by locked barricades, fences, gates, or other means to prohibit access to the area at unauthorized times or locations.

K. Hazardous waste as identified by the Pennsylvania Department of Environmental Protection shall not be disposed of withinthe subject property.

L. The application shall be accompanied by a working plan to prevent the scattering of debris and litter as well as the clean-up of the same.

M. The facility shall employ qualified facility operators responsible for supervising all unloading, processing, transfer, and deposition activities of solid waste.

N. Leak and vector proof containers shall be provided for the storage of any waste that cannot be used in any disposal process or material that is to be recycled. Such containers shall be designed to prevent their being carried by wind and/or water and shall be stored within a wholly-enclosed building.

O. No more solid waste shall be stored on the property than what is necessary to keep the facility in constant operation; but in no circumstances shall such waste be stored for greater than seventy-two (72) hours.

P. A contingency plan for the disposal of solid waste shall be submitted to the Township in the event of a facility shutdown.

Q. Leachate from the solid waste shall be disposed of in a manner in compliance with any applicable State and Federal laws or regulations. If leachate is to be discharged to a municipal sewage facility, appropriate permits shall be obtained from the applicable agencies and authorities. In no event shall leachate be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with the Department of Environmental Protection's regulations.

R. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed. In addition, a water feasibility study will be provided to enable the municipality to evaluate

the impact of the proposed development on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is an adequate supply of water for the proposed development and to estimate the impact of the new development on existing wells in the vicinity. The water feasibility shall be reviewed by the municipal engineer.

A water system which does not provide an adequate supply of water for the proposed development, considering both quantity and quality, or does not provide for adequate groundwater recharge considering the water withdrawn by the proposed development shall not be approved by the municipality.

A water feasibility study shall include the following information:

1. calculations of the projected water needs.

2. a geologic map of the area with a radius of at least one (1) mile from the site.

3. the location of all existing and proposed wells within one thousand (1000) feet of the site with a notation of the capacity of all high yield wells.

4. the location of all existing on-lot sewage disposal system within one thousand (1000) feet of the site.

5. the location of all streams within one thousand (1000) feet of the site and all known point sources of pollution.

6. based on the geologic formation(s) underlying the site, a determination of the long-term safe yield.

7. a determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table.

8. a statement of the qualifications and the signature(s) of the person(s) preparing the study.

S. The applicant shall provide an analysis of the physical conditions of the primary road system serving the proposed use. The analysis shall include information on the current traffic flows on this road system and projections of traffic generated by the proposed use. Improvements to the road shall be provided by the applicant to insure safe turning movements to and from the site and safe through movements on the existing road.