T. A minimum one hundred (100) foot wide landscape strip shall be located along all property lines. No structures, storage, parking, or any other related activity or operation shall be permitted within this landscape strip. Any fences or other screening erected on the site must not be located within this landscape strip.

SECTION 1163. STORAGE SERVICES, AREAS

A. All commercial storage services, storage areas shall have a minimum lot area of five (5) acres.

B. The lot width at the street right-of-way line shall be a minimum of two hundred (200) feet.

C. Access shall be via an arterial or collector street. Traffic routes and exits shall be far enough from houses so that truck noise and vibration will be minimized.

D. A buffer yard fifty (50) feet wide must be located on the site in all instances where the site adjoins 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.

E. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration, smoke). Toxic materials may only be stored in a manner that will not create a public health hazard or a public nuisance.

SECTION 1164. TRUCK, BUS, OR MOTOR FREIGHT TERMINAL

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

B. Minimum lot area shall be ten (10) acres.

C. The terminal shall not be within two hundred (200) feet of a dwelling not owned by the business owner.

D. Light from the lot shall not cast glare outside the property lines.

E. A buffer yard at least fifty (50) feet wide must be located on the terminal site in all situations where the site adjoins a residential use. This yard shall be naturally landscaped, have no impervious cover, and shall not be used for parking, building, loading or storage purposes.

F. Satisfactory provision shall be made to minimize harmful or unpleasant effects (noise, odors, fumes, glare, vibration, smoke).

G. If hazardous materials are stored (even temporarily) the applicant shall demonstrate compliance with any regulations for the storage of such materials promulgated by DEP or the Environmental Protection Agency.

SECTION 1165. VEHICLE SERVICE STATION AND REPAIR FACILITIES

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 conforms to prevailing arterial or collector street design and improvement requirements.

B. All service and/or repair activities shall be conducted within a single, wholly-enclosed building.

C. The subject property shall be at least five hundred (500) feet from the proerty line of any parcel containing a school, day care facility, hospital, playground, library, or nursing, rest, or retirement home.

D. All vehicles shall be repaired and removed from the premises as promptly as possible. Any vehicle not receiving repair work withn the preceding seven (7) days shall be removed.

E. Gasoline pump islands shall be at least fifty (50) feet from the street right-of-way line.

F. Entrances and exits shall be a minimum of thirty (30) feet in width.

G. All ventilation equipment associated with fuel storage tanks shall be at least one hundred (100) feet from any adjoining residential property or residentially-zoned property.

H. All uses involving drive-through service shall provide sufficient on-site stacking lanes to prevent vehicle back-ups on adjoining roads.

J. All exterior vehicle storage areas shall be screened from adjoining residential and residentially-zoned property.

K. The storage of unlicensed vehicles on the property is prohibited.

L. The demolition or storage of junked vehicles is prohibited.

SECTION 1166. WHOLESALE DISTRIBUTION OF INDUSTRIAL PRODUCTS, INCLUDING LUMBER AND COAL YARDS, BUILDING MATERIAL STORAGE YARDS, CONTRACTORS' EQUIPMENT AND STORAGE YARDS (FOR OPERATIONS IN EXCESS OF FOUR (4) EMPLOYEES), AND COMMERCIAL WAREHOUSES

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

B. Buffers and screens shall be provided as necessary to adequately protect neighboring properties. This includes but is not limited to fences, walls, plantings and open spaces.

C. Lighting shall not cast glare beyond the property lines.

ARTICLE XII
NONCONFORMING USES

SECTION 1200. GENERAL

All lawful uses of land or of a building or other structure existing on the effective date of this Ordinance may be continued, altered, restored, reconstructed, sold, or maintained even though such use may not conform to the use, height, area, yard, and other regulations of the district in which it is located, providing such nonconforming uses shall comply with the provision of this Article.

SECTION 1201. ALTERATIONS AND RECONSTRUCTION

A. Repairs and structural alterations, not constituting an extension, expansion, or enlargement, may be made to a nonconforming building or to a building occupied by a nonconforming use.

B. A nonconforming building which is damaged by fire, explosion, or natural disaster, may be rebuilt and used for the same purposes, provided that:

   1. The reconstruction of the building is commenced within two (2) year from the date of the destruction of the building and is carried to completion within three (3) years, unless an extension is granted as a Conditional Use by the Township Supervisors.

   2. The reconstructed building does not exceed in height, area, and volume that of the building destroyed.

   3. The reconstructed building shall comply with the area regulations of the district in which it is located; provided, however, reconstruction may be carried out upon existing sound foundations.

   4. The reconstruction reduces the nonconformity of the structure to the maximum extent feasible.

SECTION 1202. EXTENSIONS, EXPANSIONS, AND ENLARGEMENT

A. The Board of Supervisors may authorize, as a conditional use, the following types

of extension, expansions, and enlargements for nonconforming uses and buildings existing on the effective date of this Ordinance.

1. A nonconforming use of an existing building may be extended throughout the building if no structural alterations are made therein.

2. A nonconforming use may be extended upon a lot occupied by such use and held in single and/or separate ownership.

   a. Such an extension cannot replace a conforming use, and cannot violate the yard requirements of the zone in which the nonconforming use exists.

   b. The expense of the extension cannot exceed eighty (80%) percent of the fair market value of the building or structure existing at the time of enactment of this Ordinance.

   c. The proposed expansion cannot exceed fifty (50%) percent of the square foot area of any unenclosed area in use at the time the lot or use became nonconforming.

3. The proposed expansion shall not cause an increased detrimental effect on surrounding properties.

B. The foregoing extension, expansions, and enlargements of such nonconforming buildings or uses shall be subject to the following conditions:

1. The extension, expansion, or enlargement shall conform to the height, area, yard, and coverage regulations of the district in which the use would be permitted as a matter of right.

2. The entire building or use shall be provided with off-street parking and loading spaces as required by this Ordinance.

3. The extension, expansion, or enlargement does not replace a conforming use.

4. The extension, expansion, or enlargement of the nonconforming building or use shall not be permitted to extend into land adjacent to the initial parcel of existing land occupied on the effective date of this Ordinance.

SECTION 1203. CHANGE OF USE

Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use.

SECTION 1204. DISCONTINUANCE

If a nonconforming use of a building or land ceases or is discontinued for a continuous period of two (2) years or more, the nonconforming status thereof shall be lost, and subsequent use of such building or land shall be in conformity with all the provisions of this Article except in cases where the cessation or discontinuance was caused by circumstances beyond the control of the owner.

SECTION 1205. NONCONFORMING LOTS

A. Any lot held in single and separate ownership at the effective date of this Ordinance which does not conform to one or more of the applicable area regulations in the district in which it is located shall be considered non-conforming. A building may be erected upon any vacant nonconforming lot provided a conditional use is approved by the Board of Supervisors, and further provided that the applicant does not own or control other adjoining property sufficient to comply with the provisions of this Ordinance. Such development shall comply with the following provisions.

    1. The proposed use is permitted by right within the district in which it is located.

    2. The proposed building shall comply with all applicable area, height, and bulk regulations, including, but not limited to, applicable district requirements and yard requirements.

SECTION 1206. NONCONFORMING SIGNS

A. Signs in existence at the effective date of this Ordinance may be continued subject to the requirements contained in this Ordinance.

B. If and when a nonconforming sign is replaced, the new sign shall comply with the requirements in this Ordinance. "Replacement" shall not only include simply revising the text or color of the sign, but shall also refer to structural replacement and/or relocation of the sign.

ARTICLE XIII
ADMINISTRATION AND ENFORCEMENT

ARTICLE 1300. APPOINTMENT AND POWERS OF THE ZONING OFFICER

For the administration of this Zoning Ordinance, a Zoning Officer, who shall not hold any elective office in the Township, shall be appointed. The Zoning Officer shall administer the Zoning Ordinance in accordance with its literal terms, and shall not have the power to permit any construction or any use or change of use which does not conform to the Zoning Ordinance.

SECTION 1301. ENFORCEMENT

It shall be the duty of the Zoning officer and the Zoning Officer is hereby given the power and authority, to enforce the provisions of this Ordinance. The Zoning Officer shall examine all applications for permits, issue permits for construction and uses which are in accordance with the requirements of this Ordinance, record and file all applications for permits with accompanying plans and documents, and make such reports as the township may require. Special exceptions uses, construction permits associated with special exceptions uses, and variances to be requirements of this Ordinance shall be issued only upon approval of by the Zoning Hearing Board. Conditional use and construction permits associated with conditional uses shall be issued only upon approval by the Board of Supervisors.

SECTION 1302. PERMITS

A. Requirements of Permits

1. A zoning permit shall be required prior to the erection, addition, or alteration of any building or portion thereof; prior to the use or change of use of a building or land; prior to the change or extension of a non-conforming use. It shall be unlawful for any person to commence work for the erection or alteration of any building or for a change in land use, until a permit has been duly issued therefore. No such zoning permit shall be required in case of normal maintenance activities, minor repairs, and alterations which do not structurally change a building or structure.

B. Application for Permits

1. All applications for permit shall be accompanied by three (3) sets of plans, drawn to scale, showing the actual shape and dimensions of the lot to be built

upon, the exact size and location of any building existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existence and intended use of each building or part of a building, the number of dwelling units the building is designed to accommodate, and such information as may be necessary to determine compliance with this Ordinance and all other ordinances. A copy of such plans shall be returned to the applicant when such plans have been reviewed and acted upon by the Zoning Officer. All applications with accompanying plans and documents shall become public record after a permit is issued or denied.

C. Issuance of Permits

1. No permit shall be issued until the Zoning Officer has certified that the proposed building, addition, or alteration complies with all the applicable provisions of this Ordinance, as well as the provisions of all other applicable ordinances.

2. The Zoning Officer shall act upon request within thirty (30) days following the submission of the application.

3. A permit issued hereunder shall become void twelve (12) months after issuance date, unless a request for extension has been submitted to and approved by the Zoning Officer. Such request shall be filed with the Zoning Officer at least thirty (30) days prior to the permit expiration date.

SECTION 1303. FEES

A. The Board of Supervisors shall establish a schedule of fees, charges, and expenses, as well as a collection procedure, for zoning permits, appeals, variances, special exceptions, conditional uses, amendments, bonds, and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the Township office and may be amended only by the Board of Supervisors.

B. Such fees shall be payble to the Township and until all applicable fees, charges, and expenses have been paid in full, the application shall be considered incomplete and no action shall be taken on the applications.

C. Any fee paid by a party to appeal an enforcement notice to the Zoning Hearing Board shall be returned to the appealing party by the Township of Huntington if the Zoning Hearing Board, or any court in a subsequent appeal, rules in the appealing party's favor.

SECTION 1304. INSPECTION BY THE ZONING OFFICER

A. It shall be the duty of the Zoning Officer, Building Permit Officer, or other qualified individual authorized by the Township Supervisors, to make the following minimum number of inspections of property for which a permit has been issued:

1. Beginning of Construction - A record shall be made indicating the time and date of inspection and the finding of the Zoning Officer in regard to conformance of the construction with plans submitted with the approval permit application. If the actual construction does not conform to the application, a written notice of violation shall be issued by the Zoning Officer, and such violation shall be discontinued. Upon proper correction of the violation and receipt of written notice from the Zoning Officer, construction shall proceed.

2. Completion of Construction - A record shall be made indicating the time and date of the inspection and the findings of the Zoning Officer in regard to conformance to this Ordinance.

SECTION 1305. CERTIFICATE OF NON-CONFORMANCE

A. A Certificate of Non-conformance may be issued by the Zoning Officer upon the request of the owner of any property which is identified as containing a non-conforming use or structure. The owner's property and the issuance date of such certificate shall be registered in the records of the Township as follows:

1. The Certificate of Non-conformance shall set forth in detail all of the non-conforming conditions of said property.

2. A copy of the Certificate of Non-conformance shall be retained and filed by the Zoning Officer.

3. The Certificate shall be for the purpose of insuring the owner the right to continue a non-conforming use in accordance with the regulations of this Ordinance.

SECTION 1306. CONDITIONAL USES, APPLICATION

A. Where provided for in this Ordinance, the Board of Supervisors shall hear and decide requests for conditional uses in accordance with stated standards and criteria. In granting a conditional use, the Board of Supervisors may attach such

reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of this Ordinance. The Board may grant approval of a conditional use provided that the applicant complies with the following standards for conditional uses as set forth in this Ordinance, and that the proposed conditional use shall not be detrimental to the health, safety, or welfare of the neighborhood.

B. The applicant shall submit three (3) copies of a site plan, containing the required information, as part of the application for conditional use. Said site plans shall remain with the Board of Supervisors and in the Township's files for its use and review as necessary. The site plan shall contain sufficient information, studies and other data to demonstrate compliance with all applicable regulations.

C. Unless otherwise specified by the Board of Supervisors or by law, a conditional use shall expire if the applicant fails to obtain a zoning permit, and a building permit where applicable, within one (1) year from the date of authorization thereof by the Board of Supervisors or by the court. Unless otherwise specified by the Board of Sueprvisors or by law, a conditionaluse shall expire within two (2) years from the date of authorization thereof by the Board of Supervisors or by the court, if the applicant fails to complete any erection, construction, reconstruction, alteration, or change in the use authorized by said conditional use approval. Under either of the above circumstances, or for any good and reasonable cause, the Board of Supervisors may extend the approval of a conditionaluse for any additional period of up to one (1) year upon the written request of the applicant

SECTION 1307. HEARINGS ON CONDITIONAL USE APPLICATIONS

The Board of Supervisors shall conduct hearings and make decisions on conditional use applications in accordance with the following:

A. The Board of Supervisors shall conduct heariings and make decisions in regard to applications for conditional use in accordance with the Pennsylvania Municipalities Planning Code, Act 170 of 1988. Public notice shall be given of such hearing. In addition, notice shall be given to the applicant, the land owner, all owners of adjacent property, the zoning officer, such other persons as the Board of Supervisors shall designate, and any person who has made timely requests for the same. Such notices shall be in writing and shall be given not more than thirty (30) days nor less than seven (7) days prior to the date and time set for such hearing. In addition, written notice shall be conspicuously posted on the affeced tract of land at least one (1) week prior to the hearing.

B. The Supervisors may establish reasonable fees for the holding of such hearing. Fees may include compensation for the secretary, the cost of advertising and