FF. No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the Township without first obtaining a removal permit from the Township Tax Collector as required by Act No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee and real estate taxes assessed against the home and unpaid at time the permit is requested.

SECTION 1146. NIGHTCLUBS

A. No part of the subject property shall be located within three hundred (300) feet of any residentially-zoned land or use.

B. The applicant shall furnish evidence that the proposed use shall not be detrimental to the use of adjoining properties due to hours of operation, light, and/or litter or other nuisance.

C. The applicant shall furnish evidence as to how the use will be controlled as to not constitute a nuisance due to noise or loitering outside the building.

D. A daily working plan detailing how the clean up of litter shall be undertaken by the applicant shall be provided to the Zoning Hearing Board.

E. A security guard must be provided during operating hours.

F. An asphalted paved parking surface shall be provided.

G. Outside lighting of all entrances, walkways and parking areas shall be provided.

H. Sidewalks and curbs shall be provided around the perimeter of the parking lot.

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

J. The property shall front on and gain access from an arterial road.

SECTION 1147. PUBLIC AND PRIVATE SCHOOLS

A. All height, area, setback, and coverage standards within the applicable zoning district shall apply.

B. All off-street parking facilities shall be setback twenty-five (25) feet and screened from adjoining property lines.

C. All structures shall be setback at least one hundred (100) feet from any adjoining land within a residential zone.

D. Recreational areas shall be provided for all educational facilities below the college level at a scale of one hundred (100) square feet per individual enrolled. Off-street parking areas shall not be utilized as recreational areas, and such recreation areas shall not be located within the front yard and must be setback at least twenty-five (25) feet from all property lines. Outdoor recreation areas shall be screened from adjoining residentially-zoned properties by means of fences, plantings, or decorative enclosures sufficient to screen activities from adjacent lots. Any vegetative materials located within the recreation area shall be non-harmful (i.e. thorny, poisonous, allergenic, etc.) All outdoor recreation areas shall provide a means of shade either by the planting of shade trees or the construction of pavilions. Enrollment, for the purposes of this section, shall be defined as the largest number of students per day on the site at any one time during a seven (7) day time period.

E. Passenger drop-off and pick-up areas shall be provided and designed so that there is no cross-traffic pedestrian circulation.

SECTION 1148. PUBLIC UTILITIES SERVICE STRUCTURES

A. The applicant must demonstrate that the selected location is necessary for public service and the use cannot be supplied if located elsewhere.

B. If located within a Residential District, all buildings and structures shall be designed (to the extent possible) to have the exterior appearance of a residence.

C. In any Residential District, the outdoor storage of vehicles or equipment, used in the maintenance of a utility, shall not be permitted; in a non-residential district, all outdoor storage parking/or loading areas shall be screened from adjoining roads and all properties.

D. There shall be no specified minimum lot size; however, each lot shall provide front, side, and rear yard setbacks, and comply with the maximum lot coverage requirements and impervious surface bed as prescribed in the zoning district.

E. All structures shall be set back a distance at least equal to the height of the structure, from all adjoining property lines, and height regulations for the district shall be followed.

F. The use shall emit no obnoxious noise, glare, dust, odor, vibration, electrical, or microwave disturbance, or cause any other objectionable impact, nuisance, or safety hazard beyond the subject property.

G. All new or added electrical transmission projects shall have an EMF mitigation

plan to eliminate to the greatest extent possible any potential health risk or nuisance.

SECTION 1149. QUARRIES AND OTHER EXTRACTIVE INDUSTRIES

A. The zoning permit application submitted shall identify:

1. The ownership and acreage of the land which is the site of quarrying operations, including all lands held under contract or lease.

2. The type of material being quarried.

3. The depth of excavations.

4. The probable effect of blasting and other excavation methods upon existing and permitted uses in the areas surrounding the quarry site.

5. A map at any scale acceptable to the Board of Supervisors showing:

   a. All land owned under option, contract, or lease

   b. Lot or land to be quarried

   c. Internal private access drives and streets abutting the property

   d. Contour information of sufficient detail to evaluate areas beyond the site to the nearest abutting public streets

   e. Location of all structures

   f. Location of stockpiles and waste piles

   g. Title, scale, north point, and date

   h. Fencing and screen planting.

B. The applicant shall demonstrate that the proposed quarry operation:

1. Does not substantially injure or detract from the lawful existing or permitted use of neighboring properties.

2. Does not adversely affect any public or private water supply source.

3. Does not adversely affect the logical, efficient, and economical extensions of public services, facilities, and utilities throughout the Township.

4. Does not create any significant damage to the health, safety, or welfare of the Township and its residents and property owners.

5. Complies with all applicable State regulations.

C. A substantial fence measuring at least ten (10) feet in height must be placed around the area of actual quarrying to prevent unauthorized person from entering the area.

D. Trees and shrubs shall be provided or earth barriers with a suitable, stabilized ground cover erected to screen the operation where it is adjacent to a residential or a public street or where the operation will substantially impair the beauty and character of the surrounding countryside.

E. The applicant shall demonstrate that the operation allows for the safe and efficient movement of all vehicles associated with the operation.

F. All proposed entrances and exits to the operation shall be designed and improved in a manner which does not allow mud or gravel to be deposited or accumulate on or along abutting public streets.

G. Where the subject lot or parcel of land is adjacent to a residential zone, no stockpiles, waste piles, or processing equipment shall be closer than one thousand (1000) feet to the residential zone, and no part of the quarry pit, internal private access drive, truck parking area, scales, or operational equipment shall be closer than five hundred (500) feet to the residential zone.

H. No part of a quarry pit, stockpiles, waste piles, processing equipment, scales, operational equipment, or truck parking area shall be closer than one hundred (100) feet to a public street line.

I. Except for the setbacks specified above, no part of a quarry pit, stockpiles, waste piles, or processing equipment shall be closer than two hundred (200) feet to a property line.

J. The applicant shall provide quarry rehabilitation information and include a plan which indicates that:

1. Within two (2) years after the termination of quarrying operations, the area of actual quarrying operations must be rehabilitated to a condition of reasonable physical attractiveness and, as practical, restored.

2. The slope of earth material in any excavated pit shall not exceed the angle of slippage.

3. When the filling of any portion of the pit is desirable and economically feasible, such fill material must be able to sustain a vegetative cover of grass, plants, and trees, and such must be provided.

4. To prevent any silt, erosional debris, or other loose material from filling any existing drainage course or encroaching on existing public roads or private property, all surface drainage exiting or developing by or through the top soil shall be controlled by dikes, barriers, or drainage structures. All measures to control natural drainage or flood water must meet with approval of the Board of Supervisors.

5. Within two (2) years after termination of operations, all plant and equipment shall be removed, except where the plant and equipment is being utilized for processing earth material from other properties. Foundations and piers from any structure may remain in the ground if substantially covered.

K. No quarry shall operate without a Certificate of Use, which upon payment of the fee to be determined from time to time by the Board of Supervisors, shall be issued for a period of one (1) year, and shall be subject to annual renewal thereafter.

L. Operation of the facility shall at all times comply with all applicable state and federal statutes and regulations. This shall include, but not be limited to, the Non-coal Surface Mining Conservation and Reclamation Act, of December 19, 1984, P.L. 1093, No. 219, as amended, 52 P.S. §3301 et seq., or any subsequent amendment or enactment of the Pennsylvania General Assembly regulating mining, and the regulations of DER implementing such statutes.

M. The minimum lot area shall be fifty (50) acres.

N. The operator shall limit access to the site to those posted times when an attendant is on duty. In order to protect the public health, safety and welfare, access drives shall be secured by fences, locks, gates, and other means to deny access at unauthorized times.

O. All access drives onto the site shall be paved to a cartway width of thirty-five (35) feet for a distance of at least two hundred (200) feet from the street right-of-way line.

SECTION 1150. RECREATION AND ENTERTAINMENT 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 and collector street design and improvement requirements.

B. Uses involving extensive outdoor activities shall provide sufficient screening and/or landscaping measures to prevent any reasonable harm on adjoining properties.

C. Any structures exceeding the maximum permitted height may be permitted so long as they are setback from all property lines at least the horizontal distance equal to their height, plus an additional fifty (50) feet. Such structures shall not be used for occupancy.

D. Required parking shall be based upon the requirements of Article X of this Ordinance. When deemed necessary, the Board of Supervisors may require an unimproved grassed overflow parking area for peak period use, located and designed in a manner which prohibits vehicles from crossing adjoining properties and directly accessing adjoining roads.

E. All entrances to the recreation facility shall be designed so that vehicle back-up on abutting roads does not occur.

F. The zoning permit application shall be accompanied by a working plan for the clean-up and disposal of litter and the prevention of loitering on the subject property.

G. The area to be used for recreational purposes must be set back at least fifty (50) feet from any property or street line.

H. The minimum lot size shall be five (5) acres.

I. Any booths or other structures used for the collection of admission and/or parking fees shall be set back and arranged to prevent vehicle back-ups on adjoining roads during peak arrival periods. Any other collection of fees (roaming parking lot attendants) shall be conducted in a manner to prevent vehicle back-ups on adjoining roads.

J. Any outside pedestrian waiting lines shall be provided with a means of shade.

K. Any accessory eating or retail use must be accessed through the main entertainment or clubhouse building.

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

SECTION 1151. RECREATION VEHICLE AND RECREATION VEHICLE PARKS

A. Recreation vehicles shall not include nor should they be confused with section and/or prefabricated homes hauled on trucks or other vehicles.

B. Recreation vehicle parks, in districts where permitted, shall be subject to the following safeguards and regulations:

1. The driveways, exits, entrances, and walks shall be lighted and paved in accordance with municipal standards. One-way traffic driveways shall be not less than twelve (12) feet wide and two-way traffic shall be not less than twenty-two (22) feet wide.

2. An area of not less than three thousand (3000) square feet shall be provided for each vehicle.

3. The minimum width of each vehicle space shall be forty (40) feet.

4. The minimum depth of each vehicle space shall be not less than sixty (60) feet; or thirty (30) percent longer than the length of the vehicle, whichever requirement is greater.

5. Each vehicle shall be located not less than twenty-five (25) feet from any building and not less than fifty (50) feet from lines bounding adjacent property.

6. Separate provision shall be made for the parking of two equipment on or adjacent to the vehicles space, or at a location removed from the vehicle space. There shall be one (1) such off-street parking space not less than ten (10) feet wide and twenty (20) feet long for each vehicle space in the park.

7. In addition to the off-street parking as required in 6. above, there shall be additional off-street parking space required equal to one-half (1/2) of the number of vehicle spaces provided in the park.

8. The plan of any proposed recreation vehicle park develoment shall be presented to the Planning Commission for approval before any construction and any vehicle shall be permitted on the site.

9. Each vehicle park shall be provided with public or a community sewage

disposal facilities. The proposed provisions for sewage shall be presented to the Board of Supervisors and the Township Engineer for approval before any vehicle shall be permitted on the site. Approval shall be required from the Pennsylvania Department of Environmental Protection.

SECTION 1152. RECYCLING AND RESOURCE RECOVERY 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. Operation of the facility shall at all times comply with all applicable state and federal statutes and regulations. This shall include, but not be limited to, the Municipal Waste Planning, Recycling and Waste Reduction Act or any subsequent amendment or enactment of the Pennsylvania General Assembly regulating waste recycling and recovery and the regulations of the Department of Environmental protection implementing such statutes.

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

D. A fence measuring eight (8) feet high shall enclose the facility. The fence shall have openings less than three (3) inches in any dimension, if any. A vegetative screen must be provided along the outside of the fence, facing away from the facility, with plantings at least thirty-six (36) inches high and placed in a double-staggered row with no more than five (5) feet between plants. The vegetation shall be of a variety to obtain a height of at least eight (8) feet at maturity. The use shall be screened completely from normal view.

E. The applicant shall assure regular maintenance of the site to assure the immediate collection of stray debris. Litter control measures shall be implemented to prevent scattering of materials and a plan for the clean-up of litter shall be submitted to the Township.

F. No recycling center shall operate without a Certificate of Use, which upon payment of the fee to be determined from time to time by resolution of the Board of Supervisors, shall be issued for a period of one (1) year, and shall be subject to annual renewal thereafter.

G. The applicant shall demonstrate that the water supplies for neighboring properties shall not be adversely affected by the proposed use. In order to fulfill this requirement, the applicant shall submit a hydrogeologic study performed by a qualified hydrogeologist or other similar professional. Such study shall be

prepared in accordance with accepted hydrogeological standards and practices; shall contain the sources of all test data, including but not limited to, wells evaluated as a part of the study; and shall clearly set forth the conclusions and recommendations of the professional.

H. The applicant shall provide an explanation of the scope of operation and any measures used to mitigate problems associated with noise, fumes, dust, and litter.

I. Sufficiently-long vehicle stacking lanes into the facility shall be provided so that vehicles waiting to be weighed will not back upon onto public roads.

J. All driveways onto the site shall be paved to a cartway width of thirty-five (35) feet for a distance of at least two hundred (200) feet from the street right-of-way line. In addition, a one hundred (100) foot-long crushed stone section of access drives shall be placed just beyond the preceding two hundred (200) foot paved section to help collect any mud that may be attached to a vehicle's wheels.

K. The operator shall provide the Township with copies of any notices of violation received from DEP or EPA within two (2) weeks from the date such notice of violation was received by the operator.

L. There shall be no operations on Sunday or legal holidays and no operation between 7:00 p.m. and 7:00 a.m. on other days.

M. No structures or parking areas shall be located closer than one hundred (100) feet to any property line.

N. The unloading, transfer and deposition of materials shall be continuously supervised by a qualified facility operator. Vibrations and emissions into the air shall not be permitted outside the property. All regulations relating to the control of noise shall be observed.

SECTION 1153. RESEARCH LABORATORY

A. The minimum lot size shall be two (2) acres.

B. Access shall be via an arterial or collector street.

C. 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.

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

SECTION 1154. RESTAURANTS, TAVERNS, AND EATING ESTABLISHMENTS

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. Adequate off-street parking spaces shall be provided.

C. The applicant shall provide a working plan which demonstrates that the proposed land use will not create excessive light, noise, litter, and loitering with respect to abutting properties.

D. The applicant shall furnish evidence identifying how the use will be controlled and will not constitute a nuisance due to noise, light, or loitering outside the building.

E. A working plan for the clean-up of litter shall be furnished and implemented by the applicant.

F. Any proposal for an existing restaurant to provide for the sale of alcoholic beverages or for an existing restaurant or tavern to provide live entertainment, such proposal shall require the approval of conditional use by the Board of Supervisors.

G. Adequacy of the water and sewer facilities shall be attested to by the U.S. Public Health Service and Pennsylvania Department of Environmental Protection.

H. All exterior seating areas shall be completely enclosed by a fence or a landscape screen.

SECTION 1155. RETAIL STORES, SHOPPING CENTERS, SUPERMARKETS, BUSINESS OFFICES IN EXCESS OF 10,000 SQUARE FEET OF GROSS FLOOR AREA

A. The proposed structure shall be connected to and use public water and public sewer. Applicant shall present evidence that sewer and water capacity has been obtained or reserved from the applicable provider.