a. Industrial and manufacturing establishments. One and one-half (1 1/2) vehicle parking spaces for each two (2) employees when the establishment operates with only one shift. In the case of multiple shifts, one parking space for each employee on the largest shift shall be provided.

b. Truck terminals and wholesale warehouses. One and one-half (1 1/2) parking spaces for each two (2) employees on the largest shift.

c. Visitors. Space shall be provided in addition to the above parking requirements according to the specific needs. For the purpose of this Ordinance, traveling salesmen and out-of-town personnel are visitors.

C. Loading and Unloading Space.

1. In addition to the off-street parking space required herein, any building erected, converted, or enlarged in any district for commercial, office building, manufacturing, wholesale, hospital or similar uses, shall provide adequate off-street area for loading and unloading of vehicles according to the following schedule:

Use	Gross Floor Area Square Feet	Minimum No. of Spaces
Stores, manufacturing, whole-sale, commercial, hopsitals laundry, mortuary, dry cleaning	Under 8,000	1
	8,000 to 40,000	2
	40,000 to 250,000	3
	Each additional 200,000	1
Office Buildings, Hotels	Under 100,000	1
	100,000 to 300,000	2
	Over 300,000	

2. In no case where a building is erected, converted or enlarged for commercial, manufacturing, or business purposes shall the public rights-of-way be used for loading or unloading of material.

D. Service Areas (Parking, Drives and Loading).

1. Unless more restrictive regulations are set forth elsewhere herein, the following shall apply.

a. Residential Oriented Areas.

(1) Service areas may be placed in required yard areas but not closer than three (3) feet to any property line.

(2) Where the extremities of a service area are closer than five (5) feet to any property line, curbs and/or wheel blocks should be placed as not to permit any portion of a vehicle to overhang any part of the adjacent property.

(3) Joint drives serving contiguous lots are not recommended. They may be approved as a special exception by the Board of Supervisors when no alternative is available. The use of a joint drive must be made a part of the deed for each property.

(4) Off-street service areas must have an all weather paving capable of providing a solid, dust-free surface at all times.

b. Commercial Oriented Areas.

(1) Off-street service areas shall be provided for every commercial enterprise hereafter or substantially altered.

(2) Off-street service areas where permitted may be placed on the premises provided that:

(a) no part of any vehicle on the premises shall overhang any adjacent property;

(b) storage of material shall not be permitted unless within a structure or behind a screen providing visual protection to adjacent properties.

(3) All off-street service areas shall be paved so as to provide an all-weather surface, firm and dust free at all times. Paving shall be as specified by the Township engineer.

c. Industrial Oriented Areas.

(1) Off-street service areas may be placed anywhere on the premises except where specifically prohibited. (Buffer yards and portions of yards adjacent to public right-of-way lines.)

(2) No parking or loading area shall be established within five (5) feet of any property line, or within ten (10) feet of a public right-of-way line.

(3) All off-street service areas shall be paved so as to provide an all-weather surface, firm and dust free at all times. Paving shall be as specified by the Township engineer.

E. Handicapped accessible parking shall be provided in accordance with the requirements of the Americans with Disabilities Act, as may be amended from time to time.

1. Said spaces shall be those which are most accessible and proximate to the building or buildings which the parking spaces shall serve.

2. Each space or group of spaces shall be identified with a clearly visible sign displaying the international symbol of access.

3. Each space shall be one hundred twenty (120) inches wide with a ninety-six (96) inch wide access aisle to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile onto level, paved surface suitable for wheeling and walking.

4. Where possible, such spaces shall be located so that persons in wheelchairs or using braces or crutches are not compelled to wheel or walk behind parked cars.

5. Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk or building entrance.

6. Parking spaces shall be provided in accordance with the following table:

Total Parking in lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

F. Parking and Storage of Vehicles.

1. In any zoning district, automotive vehicles or recreational vehicles of any kind or type without current license plates shall not be parked or stored other than in completely enclosed accessory buildings.

2. All off-street parking areas shall be reserved and used for vehicle parking only, with no sales, dead storage, or dismantling, of any kind on residential lots. Repair work or servicing of the vehicles owned by the occupant is permitted.

3. On a residential dwelling lot, the parking of one (1) commercial vehicle is permitted by an individual for his livelihood for a business not conducted on the premises; or one (1) recreational vehicle is permitted for storage purposes only and is not to be used for sleeping, recreational, or living purposes at any time or in any way, shape, or form.

4. No boats, campers, recreational vehicles, trailers, and/or trucks with more than two (2) axles shall be stored within any front yard area of a residential dwelling.

SECTION 1020. PATIOS, PAVED TERRACES, DECKS, AND OPEN PORCHES

No patio, paved terrace, deck, or open porch shall be located within five (5) feet of any property line or between the building setback line and the street line. In the case of attached or semi-detached dwellings, this distance may be reduced to not less than three (3) feet from a side property line formed by a building wall.

SECTION 1021. RECYCLING COLLECTION FACILITIES

A. Existing commercial facilities which sell products containing recyclable materials such as aluminum, glass and plastics may establish as an accessory use a recycling collection facility for those materials.

B. All collected materials shall be stored in wholly enclosed facilities, and the area shall be kept free of litter and debris. Odors shall not be perceptible at the property line.

C. The collection facilities shall be designed and located so that the removal of collected materials does not interfere with normal traffic flows into, out of, and through the commercial facility.

SECTION 1022. SETBACK REQUIREMENTS FOR CORNER BUILDINGS

A. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

B. A corner lot shall have two (2) front yard and two (2) rear yard setbacks.

SECTION 1023. SIGNS

A. Use, Location, and Size

The following types of signs and no others shall be permitted to be erected or maintained, unless specifically identified in the criteria for a land use permitted by conditional use.

1. Identification, informational, or directional signs erected or required by governmental bodies.

2. Signs advertising the sale or rental of premises provided that:

   a. Such signs shall be erected on the premises to which they relate.

   b. The area of one side of any sign shall not exceed twenty (20) square feet in the CI District and ten (10) square feet within all other districts.

   c. Such signs shall be removed within fourteen (14) days after the property is sold or rented.

3. Signs indicating the location and direction of premises available for or in the process of development and having inscribed thereon the name of the owner, developer, builder, or agent provided that:

   a. The area on one (1) side of any such sign shall not exceed twenty (20) square feet.

   b. Not more than two (2) such signs shall be erected on each five hundred (500) feet of street frontage.

4. Signs of mechanics and artisans during the period such persons are performing work, provided that:

   a. Such signs shall be erected only on the premises where such work is being performed.

b. The area on one (1) side of any such sign shall not exceed forty (40) square feet.

c. Not more than one (1) such sign may be erected on each street frontage.

d. Such signs shall be removed promptly upon completion of work.

5. Signs for public recreation areas, schools, colleges, churches, or other similar public institutions or uses provided that:

   a. The area on one (1) side of any such sign shall not exceed twenty (20) square feet.

   b. Not more than one (1) such sign may be erected on each street frontage.

6. Signs prohibiting or otherwise controlling trespassing upon particular premises, or indicating the private nature of a road, driveway, or premises, or otherwise controlling the use of the property, provided that the area on one (1) side of any such sign shall not exceed six (6) square feet.

7. Signs indicating the name of a particular organization, home for the aged, nursing home or convalescent home, farm or estate, provided that:

   a. The area on one (1) side of any such sign shall not exceed twenty-five (25) square feet.

   b. Any such sign shall be located on the same lot as the organization, home for the aged, nursing home, farm or estate.

   c. Not more than one (1) such sign may be erected on each street frontage.

8. Signs advertising the sale of farm products, as permitted by this Ordinance, provided that:

   a. The area on one (1) side of any such sign shall not exceed ten (10) square feet.

   b. Not more than two (2) such signs shall be erected and maintained.

   c. Such signs shall be displayed only when such products are on sale.

9. Home business, accessory use, name or address signs, provided that:

a. The area on one (1) side of any such sign shall not exceed four (4) square feet.

b. Any such sign shall be erected only on the premises which in such use exists.

10. Commercial or Industrial signs provided that:

a. The area on one (1) side of any free-standing sign shall not exceed eighty (80) square feet in the CI District and twenty (20) square feet in any other District.

b. Not more than one (1) such sign shall be erected on each street frontage.

c. In the CI District, the area of any sign attached to a building shall not exceed fifteen (15) percent of the wall area on which the sign is placed.

d. In Districts other than CI, the area of any wall sign or projecting sign attached to a building shall not exceed ten (10) percent of the wall area on which the sign is placed or twenty (20) square feet, whichever is less.

e. The sign placed on any building or lot shall be related to the business conducted on such premises.

11. Temporary signs advertising a sale or event, provided that such signs shall not be displayed in excess of one (1) month and shall be removed promptly after the event.

12. Political signs for candidates of elected offices, provided that such signs shall not be displayed in excess of one (1) month prior to the election date and shall be removed within seven (7) days after the election. Political signs shall not exceed three (3) square feet in area.

13. Billboards are permitted by conditional use in the CI District, in accordance with the following requirements:

a. No more than one (1) billboard is permitted per lot.

b. No billboard shall be located within one thousand (1,000) feet of another billboard.

c. All billboards shall be at least thirty-five (35) feet back from all street right-of-way lines.

d. All billboards shall be at least two hundred (200) feet from any residentially zoned land.

e. Billboards shall not obstruct the view of any motorist on an adjoining road or the view of adjoining commercial or industrial uses which depend upon such visibility for identification.

f. No billboard may exceed one hundred (150) square feet in area or be greater than fifteen (15) feet in height.

B. General Sign Regulations

1. The area of a sign shall be construed to include all letter, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed (but not including any supporting framework and bracing incidental to the display itself). Where the sign consists of individual letters or symbols attached to a building, wall, or window, the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols. In computing the square foot area of a double-faced sign, only one side shall be considered, provided that the both faces are identical. If the interior angle formed by the two faces of the double-sided sign is greater than forty-five (45) degrees, then both sides of such sign shall be considered in calculating the sign area. A cube shall be considered four (4) signs.

2. No sign shall be placed in such a position that it will cause danger to traffic on a street by obscuring the view.

3. No signs shall be allowed in the public right-of-way, except for the following:

   a. Permanent signs, including:

      (1) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information and direct or regulate pedestrian or vehicular traffic;

      (2) Bus stop signs erected by a public transit company;

      (3) Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and

   b. Temporary signs, including:

(1) Public signs erected by or on behalf of a governmental body to post legal notices, convey public information and direct or regulate pedestrian or vehicular traffic;

(2) Signs announcing special events of charitable or public service groups, provided such signs shall be approved by the Zoning Officer and shall:

(a) be limited to a maximum size of thirty-two (32) square feet in area;

(b) be removed as soon as the event or activity thereby has occurred and shall not be permitted to exist more than thirty (30) days prior to such event or activity.

c. Emergency warning signs erected by a governmental agency, a public utility company or a contractor doing authorized or permitted work within the public right-of-way.

d. Any sign installed or placed on public property, except in conformance with the requirements of this Section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the Township shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

4. The following signs and other devices shall not be permitted, erected or maintained in any zoning district, notwithstanding anything else to the contrary contained in this Section or elsewhere.

a. Signs which incorporate in any manner any flashing or moving illumination or with illumination which varies in intensity or which varies in color, and signs which have any visible moving part, visible revolving parts, or visible mechanical movement of any description, or other apparent visible movement achieved by electrical pulsation or by action of normal wind currents. Clocks, hanging signs which move with air currents, time and temperature signs and barber poles are excepted, provided they otherwise comply with all other provisions of this part.

b. Light sources which cast light on signs unless shielded by opaque material so that bulbs are not visible from off the property on which the signs are located.

c. Any sign or sign structure which constitutes a hazard to public safety or health.

d. Signs which by reason of size, location, content, coloring, or manner or intensity of illumination, distract or obstruct the vision of drivers to the extent which creates a significant safety hazard, either when leaving a roadway or driveway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device or public streets and roads.

e. Any sign which obstructs free ingress to or egress from a fire escape, door, window or other required building exit.

f. Signs which make use of the words such as "Stop," "Look," "One-Way," "Danger," "Yield," or any similar words, phrases, symbols, lights or characters, in such a manner as to interfere with, mislead or confuse traffic.

g. Signs on public property or public rights-of-way, unless erected by a governmental body, or unless required to be so located by order of a governmental body.

h. Signs painted on, attached to, or supported by a street sign or street light standard, stone, cliff, or other natural object.

i. Searchlights, pennants, spinners, banners and streamers, inflatable balloons and similar devices, except for temporary occasions not to exceed fifteen (15) days' duration, such as grand openings, and then only with special prior permission of the Zoning Officer.

j. Any vehicle sign located on a premise for a period of three (3) or more days in any six- (6) month's period.

5. No roof signs shall be permitted.

6. No freestanding sign shall be higher than the height limitations of twenty (20) feet from the ground.

7. In addition to the above requirements of this Section, every sign referred to in, and permitted by this Section shall be designed, constructed and maintained in accordance with the following standards:

   a. All signs shall comply with applicable provisions of any building and electrical codes as adopted by the Township.