SECTION 1116. CLUBHOUSES, CLUB GROUNDS, MEETING HALLS

A. Off-street parking shall be provided at least twenty-five (25) feet from all street rights-of-way, and parking compounds shall be at least thirty (30) feet from any adjoining residential property.

B. Any outdoor recreational facilities shall be located at least fifty (50) feet from any property line.

C. Screening shall be provided adjacent to any residential land use.

D. Access must be via an arterial or collector street.

E. The use shall not constitute a public or private nuisance.

F. No sign advertising the sale of food or beverages will be permitted.

G. Building or structures that are converted for such use are subject to all applicable regulations for that particular zoning district.

H. The applicant shall show that the use is not detrimental to adjoining properties due to hours of operation, noise, light, litter, dust, pollution or other nuisances.

I. A traffic impact study may be required.

SECTION 1117. CLUSTER DEVELOPMENTS

A. Cluster development regulations allow for the reduction in lot areas and other bulk requirements so that dwellings may be grouped in certain areas of the development, while the remainder of the site is set aside as common open space. Although the intensity of development is increased in certain specific areas of the development, the overall gross density of the development is equal to that which is permitted by the prevailing zoning district.

   Cluster development is encouraged by the Township and is permitted by conditional use in the RA and RS Districts in order to promote the efficient use of undeveloped land while preserving and using open space lands for recreational and aesthetic purposes.

B. Density and Lot Requirements.

1. Minimum Development Size - The minimum area for a cluster development shall be ten (10) acres and shall be provided with centralized sewer and water.

2. Density - The overall density of a cluster development shall not be greater than the density of conventional development in the underlying zoning district. If the proposed development is to be constructed in phases, no phase shall be developed at densities greater than permitted in the prevailing zoning district. To determine the permitted density, the number of units of each proposed dwelling type shall be multiplied by the minimum lot area for each dwelling type in the underlying district.

3. Density Bonus - If the proposed common open space area in a cluster development proposal exceeds the required minimum area requirements as stated in Part C of this Section, one (1) additional dwelling unit may be provided for each acre of open space provided in excess of the minimum required.

4. Lot and Yard Requirements - Specific lot and yard requirements may be reduced in accordance with the following charts:

RA - DISTRICT

	LOT REQUIREMENTS		YARD REQUIREMENTS		
Dwelling Type	Min. Area	Min. Width at Street Line	Front Yard Min. Depth	Side Yard Width	Rear Yard Depth
Single-family detached	10,000 sf.	80 ft.	30 ft.	10 ft.	20 ft.

RS - DISTRICT

	LOT REQUIREMENTS		YARD REQUIREMENTS		
Dwelling Type	Min. Area	Min. Width at Street Line	Front Yard Min. Depth	Side Yard Width	Rear Yard Depth
Single-family detached	10,000 s.f.	50 ft.	30 ft.	8 ft.	20 ft.
Two-family detached (Duplex)	3,500 s.f. per d.u.	35 ft.	30 ft.	8 ft.	20 ft.

Single-family semi-detached	3,500 s.f.	25 ft.	30 ft.	8 ft.	20 ft.
Attached (row houses)	2,000 s.f. per d.u.	16 ft.	25 ft.	8 ft.	20 ft.
Apartments	2,000 s.f. per d.u.	55 ft.	50 ft.	15 ft.	30 ft.

5. The minimum front yard requirement shall be that distance between the right-of-way line of a public or private road and the building line.

C. Common Open Space Requirements

1. The minimum area required for common open RA space land shall be fifty (50) percent of the gross acreage of the tract in the RA District, and thirty (30) percent in the RS District. The requirement of this section shall be in addition to (a) any land required to be dedicated as open space by any other applicable ordinance or resolution and (b) the greenways requirements set forth below.

2. A minimum of thirty (30) percent of the common open space in the District shall be concentrated and used for active recreation within the site, and a minimum of sixty (60) percent of the common open space within the District shall be concentrated and used for active recreation. Active recreation shall include any activity that requires some physical exertion on the part of the participant. Active recreation areas shall include, but not be limited to basketball, volleyball and tennis courts, soccer and football fields, baseball diamonds, swimming pools, tot lots, jogging trails, bicycle paths and playgrounds. This land shall be relatively flat, dry ground not exceeding the average percent of slope of the development and be suitable to the intended purpose.

3. Common open space shall be suitably improved for its intended use; however, natural features such as woodland, steep slopes, rock outcrops, wetlands, and similar areas worthy of preservation shall remain in a natural state. All such features shall be shown on the plan and shall be preserved and incorporated into the common open space.

4. In addition to the significant natural features, land in common open space may contain land surrounding historically significant structures and sites, archaeological sites, and land suitable for recreational uses.

5. Recreation areas within the common open space are intended to serve all residents in a residential cluster development. Recreation areas shall be connected by greenways, sidewalks, or similar linkages. Open space shall be accessible to all residents without the necessity of travel on street cartways (except where necessary to cross streets) or upon private property.

6. Greenways shall be established around and adjacent to housing clusters. These greenways may include bikeways, pedestrian paths, and other forms of linkages. All pedestrian ways within common open space areas shall be adequately lighted. Greenways shall be so designed as to be adjacent to as many lots as possible, while connecting the major recreation areas within a cluster development.

7. Wetlands shall not be part of any calculated open space. In addition, no more than twenty-five (25) percent of the common open space shall consist of floodplains or storm water detention and/or retention basins.

8. All common open space areas shall be retained by the developer or ownership transferred to a chartered corporation or other entity acceptable to the Township created to administer the open space areas. An endorsement upon the deed and recorded in the Adams County Recorder of Deeds office shall indicate that all common open space land is restricted for use as open space in perpetuity. The developer shall make adequate provision for the access to and maintenance of open space and facilities within the open space area. Said provisions shall be subject to the approval by the Board of Supervisors and the Township Solicitor and shall be contained in deed restrictions which shall be subject to the approval of the Board of Supervisors. Before the corporation or other entity acceptable to the Township that is owned by the homeowners shall receive the open space, the developer shall enter into a maintenance agreement with the Township, binding upon the corporation or other approved entity providing for the maintenance of the open space and any improvements situated thereon. This agreement shall be completed prior to approval of the final subdivision plan.

D. Supplemental Requirements

1. Within any cluster development, two (2) off-street parking spaces per dwelling unit shall be provided. Some of this parking may be provided within separate parking areas. Any separate parking areas are to be located convenient to the housing clusters intended to be served by this parking. Any parking related to a recreation area within a cluster development may be located within the common open space. The developer shall provide one (1)

off-street parking space for each (2) acres of open space, which parking spaces shall be adjacent to the open space area to which they are associated. Off-street parking shall also be provided adjacent to active recreation areas with the number of spaces being subject to the approval by the Board of Supervisors and based upon the character and intensity of the active recreation use.

2. The applicant shall provide a landscape plan of the development and the open space which shall include, but not be limited to, street plantings, parking lot landscaping, and screening, where appropriate. Said plan shall be sealed by a landscape architect licensed to practice in the Commonwealth of Pennsylvania and shall follow the below listed criteria:

   a. Yard Groundcover: Any part of the site which is not used for buildings, other structures, parking areas or aisles, sidewalks, designated storage areas, and any natural area acceptable as open space shall be planted with an all-season groundcover approved by the Board of Supervisors (i.e. grass, ivy, vetch, pachysandra, etc.) Said groundcover shall be maintained to provide an attractive appearance, and all non-surviving plants shall be replaced promptly.

   b. Landscaping Materials: Landscaping materials shall include, but not be limited to a combination of deciduous trees, groundcovers, 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 (80) percent of the required landscape area shall be vegetative in composition.

   c. Street and Lot Plantings: Street plantings may either be shade trees or ornamental trees and shall be provided along all streets and access drives within a cluster development. Street trees shall be spaced no farther than one hundred (100) feet measured along the centerline of the street or access drive. In addition, one (1) tree per lot shall be provided for each single family detached, duplex, and semi-detached lot in a cluster development. Street plantings shall be deciduous and shall have a clear trunk at least five (5) feet above finished grade. Evergreen plantings may be utilized as lot plantings and shall have a minimum planted height of six (6) feet.

   d. Screening Requirements: All single-family detached areas shall be protected with screening from any permitted more dense clustering and all

residential uses shall be screened from adjacent parking compounds and active recreation areas. The location of screening shall be subject to the approval of the Board of Supervisors. Materials which may be used for screening purposes include 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, woven chain link, or sheet metal. Screening shall be arranged to block the ground level views between grade and the height of six (6) feet. Landscape screens shall achieve this visual blockage within two (2) years following installation.

e. Selection of Plant Materials: Trees and shrubs shall be typical of their species and variety, have normal growth habits, well-developed branches, be 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 within eighteen (18) months of planting shall be replaced.

3. A mix of dwelling unit types is desirable to promote a balanced cluster development. The following guidelines shall be used to achieve this mix:

Number of Dwelling Unit Types	Maximum Percent Any One Type	Minimum Percent Any One Type
2	60	40
3	40	20
4 or more	40	5

E. In addition to conforming with the provisions of this Ordinance, the cluster development proposal shall also be processed under the provisions of the applicable subdivison and land development ordinance and shall adhere to all requirements thereof. Because of the nature of cluster developments, applicants are encouraged to submit plans for a pre-application review prior to the submission of any formal application.

F. No other uses except single-family and multi-family dwelling uses and accessory uses will be permitted in a cluster development.

G. The applicant shall demonstrate that the design of the development utilizes the best principles of site design. Adjacent and surrounding land uses, especially

residential uses, shall be considered when developing plans for a cluster development.

SECTION 1118. COMMERCIAL ANIMAL LABORATORIES

A. The applicant shall demonstrate that the commercial animal laboratory allows for the safe and efficient movement of all vehicles associated with the operation.

B. All front yards and all side and/or rear yards adjoining any residential lot or district shall be landscaped for a width of at least twenty-five (25) feet along the property or district line, whichever is closer to the land use. Buffer planting shall be provided along the side and rear of structure adjoining any residential lot or district and shall include a suitable and uninterrupted evergreen planting of sufficient height and density to give maximum screening.

C. All structures shall be located a minimum of one hundred fifty (150) feet from any adjacent residential structure.

SECTION 1119. COMMUNICATION TOWER AND ANTENNAS

A. Communication antennas that are attached to an existing structure (i.e., smokestack, water tower, farm silo) are permitted by right only in the AC District. Communication towers are permitted as a Conditional Use only in the AC District.

B. Communications Antennas

1. Building mounted communications antennas shall not be located on any single family dwelling or two family dwelling.

2. Building mounted communications antennas shall be permitted to exceed the height of the building by no more than twenty (20) feet.

3. Omnidirectional or whip communications antennas shall not exceed twenty (20) feet in height and seven (7) inches in diameter.

4. Directional or panel communications antennas shall not exceed five (5) feet in height and three (3) feet in width.

5. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence from a Professional Engineer registered in Pennsylvania certifying that the proposed installation will not

exceed the structural capacity of the building or other structure, considering wind and other loads associated with the antenna location.

6. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit detailed construction and elevation drawings indicating how the antennas will be mounted on the structure.

7. Any applicant proposing communications antennas to be mounted on a building or other structure shall submit evidence of agreements and/or easments necessary to provide access to the building or structure on which the antennas are to be mounted so that installation and maintenance of the antennas and communications equipment building can be accomplished.

8. Communications antennas shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.

9. Communications antennas shall not cause radio frequency interference with other communications facilities located in the Township.

10. The owner or operator of communications antennas shall be licensed by the Federal Communications Commission to operate such antennas.

C. Communications Towers

1. The applicant shall demonstrate that it is licensed by the the Federal Communications Commission to operate a communications tower, if applicable, and communications antennas.

2. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.

3. Communications towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation, Federal Communications Commission and applicable Airport Zoning Regulations.

4. Any applicant proposing construction of a new communications tower shall demonstrate that a good faith effort has been made to obtain permission to mount the communications antenna on an existing building, structure or communications tower. A good faith effort shall require that all owners of

potentially suitable structures within a one (1) mile radius of the proposed communications tower site be contacted and that one (1) or more of the following reasons for not selecting such structure apply:

a. The proposed antennas and related equipment would exceed the structural capacity of the existing structure and its reinforcement cannot be accomplished at a reasonable cost.

b. The proposed antennas and related equipment would cause radio frequency interference with other existing equipment for that existing structure and the interference cannot be prevented at a reasonable cost.

c. Such existing structure do not have adequate location, space, access or height to accommodate the proposed equipment or to allow it to perform its intended function.

d. Addition of the proposed antennas and related equipment would result in electromagnetic radiation from such structure exceeding applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.

5. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet in width and shall be improved to a width of at least ten (10) feet with a dust-free, all weather surface for its entire length.

6. A communications tower cannot be located on a lot occupied by other structures but may occupy a leased parcel meeting the minimum lot size requirements.

7. Recording of a plat of subdivision or land development shall be required for a lease parcel on which a communications tower is proposed to be constructed.

8. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function.

9. The applicant shall submit certification from a Professional Engineer registered in Pennsylvania that a proposed communications tower will be designed and constructed in accordance with the current Structural Standards

for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association.

10. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number of the operator of the communications tower, and a Certificate of Insurance evidencing general liability coverage in the minimum amount of $1,000,000 per occurrence and property damage coverage in the minimum amount of $1,000,000 per occurrence covering the communications tower and communications antennas.

11. At any change in ownership of a communications tower and/or antennae, the same information as required in Section 1119.C.10. shall be submitted by the new owner to the Board of Supervisors and the Zoning Officer.

12. The applicant and any subsequent owner of a communications tower shall supply the Board of Supervisors and the Zoning Officer with a copy of the current lease and a bond in the amount of the costs to demolish and remove the tower and its appurtenances.

13. The applicant shall demonstrate that the location of the communications tower meets all the requirements of the Pennsylvania Department of Transportation, Bureau of Aviation rules, regulations and requirements.

D. Siting Requirements

1. The minimum distance between the base of the support structure, or any guy wire anchors, and any property line or public road right-of-way shall be equal to the height of the tower.

2. The minimum distance between the base of the communications tower, or any guy wire anchors, and any dwelling unit, church, or school property, shall be one and one-half (1-1/2) times the height of the tower.

3. Where feasible, the applicant shall use one or more of the following natural features as siting opportunities: tree stands, sides of hills, etc.

4. An applicant shall demonstrate that the proposed communications tower will not negatively affect surrounding areas as a result of support structure failure, falling ice or other debris, or radio frequency interference.

5. All communications towers shall be fitted with anti-climbing devices, as approved by the manufacturers.