

ARTICLE XIV

SUPPLEMENTARY REGULATIONS

The provisions of this Ordinance shall be subject to such exceptions, additions or modifications as herein provided by the following supplementary regulations.

SECTION 14.01 - ACCESSORY BUILDINGS AND STRUCTURES.

- A. No accessory building or structure shall project nearer to the street on which the principal building fronts than such principal building.
- B. Any accessory building or structure shall conform with the height regulations for principal buildings.
- C. An accessory building or structure shall comply in all respects with the yard requirements of this Ordinance for the principal building.

SECTION 14.02 - TEMPORARY STRUCTURES FOR DWELLING PURPOSES.

No tent, cabin, mobile home, garage, basement or other temporary structure, whether of a fixed or mobile nature, may hereafter be erected or established for any dwelling purpose for any length of time unless approval for temporary use is granted by the Zoning Hearing Board.

SECTION 14.03 - WATER SUPPLY AND SEWERAGE FACILITIES REQUIRED.

In the interest of protecting the public health, safety and welfare, every building or structure hereafter erected, altered or moved upon any premise and used in whole or in part for dwelling, commercial or recreational business or industrial purposes shall be provided with both a safe and sanitary water supply and a safe and sanitary means of collection and disposal of human excreta or domestic, commercial and industrial waste. Such facilities shall conform to the minimum requirements set forth by the Pennsylvania Department of Environmental Resources.

SECTION 14.04 - EXCEPTIONS

- A. Public Utility Corporations. The provisions of this Ordinance shall not apply to any existing or proposed building, or extension thereof, used or to be used by a public utility corporation if, upon petition of the corporation, the Pennsylvania Public Utility Commission shall, after a public hearing, decide that the present or proposed situation of the building in question is reasonably necessary for the convenience or welfare of the public. It shall be

the responsibility of the Pennsylvania Public Utility Commission to ensure that both the corporation and the Township have notice of the hearing and are granted an opportunity to appear, present witnesses, cross-examine witnesses presented by other parties and otherwise exercise the rights of a party to the proceedings.

B. Height Exceptions.

1. The height limitations of this Ordinance shall not apply to church spires, silos, belfries, cupolas, penthouses and domes not used for human occupancy nor to chimneys, ventilators, skylights, water tanks, bulkheads and similar features, and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purposes that they are to serve and then only in accordance with any other government regulations.
2. Where a lot has frontage on two or more streets, the height limitation shall apply only as measured from the curb level along the street with a higher elevation above sea level.

SECTION 14.05 - REQUIRED STREET ACCESS. Each principal use hereafter established which involves buildings or structures for human occupancy shall be located and maintained upon a lot which abuts a public street or road for a distance of not less than is required in the applicable district. Upon recommendation by the Planning Commission and approval by the Board of Supervisors, the minimum road frontage can be reduced to not less than fifty (50) feet, provided that:

- A. The lot created meets all other dimensional requirements of this Ordinance; and
- B. The lot can not be further subdivided without the provision of sufficient road frontage to meet the requirements of the applicable zoning district.

SECTION 14.06 - CORNER LOTS.

- A. At all street intersections in all Residential Districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 25 feet distant from their point of intersection.
- B. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others, side yards.

SECTION 14.07 - THROUGH LOTS. Where a lot extends through from street to street, the applicable front yard regulations shall apply on both street frontages.

SECTION 14.08 - WAIVER OF YARDS. No side yard or rear yard shall be required where such yard abuts an operating railroad right-of-way.

SECTION 14.09 - COURTS. The minimum width of an inner court shall not be less than twice the height of all surrounding walls. However, in no case shall an inner court have a width of less than 30 feet. (The height of walls surrounding an inner court shall be measured from finished grade at the base thereof, to the top of such wall, except that, in the case of roofs with a slope exceeding 5 inches vertical to 12 inches horizontal, the height shall be measured to the mean point between the top of the said wall and the highest point of the roof.) The minimum width of an outer court shall be 20 feet, and its depth shall not exceed its width.

SECTION 14.10 - OFF-STREET PARKING REQUIREMENTS.

Accessory off-street parking spaces, open or enclosed, are permitted subject to the following provisions:

- A. Schedule of Parking Requirements. Accessory off-street parking spaces, open or enclosed, shall be provided for any use where specified in the District Regulations, in the Parking Schedule, or in the regulations governing uses by Special Exception, of This Ordinance.
- B. Areas Computed as Parking Spaces. Areas which may be computed as open or enclosed off-street parking spaces include any private garage, carport, or other area available for parking, other than a street or driveway. However, a driveway within a required front yard for a one-family or two-family residence may count as one parking space other than a corner lot as provided in Section 14.05.
- C. Size of Spaces. Three hundred (300) square feet shall be considered one parking space (to provide room for standing area and aisles for maneuvering). Entrance and exit lanes shall not be computed as parking space except for driveways for one-family and two-family residences as set forth in Section 14.09 B. Minimum recommended parking stall width shall be ten feet and minimum length shall be 20 feet.
- D. Large Parking Areas. Parking areas of one-half (1/2) acre or more shall have at least 5% of the total area devoted to landscaping within the interior of the parking area.

- E. Access. Unobstructed access to and from a street shall be provided. Such access shall consist of at least one 10 foot wide lane for parking areas with less than 20 spaces, and at least two 10 foot wide lanes for parking areas with 20 spaces or more. No entrance or exit for any off-street parking area shall be located within 50 feet of any street intersection.
- F. Drainage and Surfacing. All open parking areas shall be properly drained and shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family residence.
- G. Joint Facilities. Required parking spaces, open or enclosed, may be provided in spaces designed to serve jointly two or more establishments whether or not located on the same lot, provided that the number of required spaces in such joint facilities shall not be less than the total required for all such establishments.

USE

MINIMUM REQUIRED SPACES

Residential

All dwellings	Two (2) spaces per dwelling unit
Boarding or lodging house	One (1) space plus one (1) space per rental unit
Hotels, motels and tourist homes	One (1) space for each guest room or unit.

Commercial

Riding stables	One (1) space for each horse stall
Retail sales of agricultural and nursery products	One (1) space per employee plus one (1) space for each 100 square feet of display area
Home occupations	One (1) space per employee plus three (3) spaces for customer parking
Retail business except eating and drinking places	One (1) space per 400 square feet of floor area
Eating and drinking places	One (1) space per five (5) seats
Business, personal and repair services	One (1) space per employee plus three (3) spaces for customer parking

USE

MINIMUM REQUIRED SPACES

Medical, dental and
veterinary facilities

One (1) space per practitioner and
employees, including part-time
employees plus five (5) spaces per
practitioner for patient parking.

Drive-in restaurants

One (1) space per 500 square
feet of lot area

Auto repair, gasoline
station

One (1) space for each 300 square feet
of floor area devoted to repair and
service facilities.

Bowling alley

Four (4) spaces for each alley.

Theater, auditorium, stadium,
or other place of public
assembly

One (1) space for each four (4) seats
provided

Commercial recreation

One (1) space per five (5) seats
or similar accommodation; or, one (1)
space per two (2) lockers or similar
accommodation, whichever yields the
largest parking area

Miniature golf course

Two (2) spaces per tee

Commercial kennels

One (1) space per employee plus three
(3) spaces for customer parking

Commercial vehicles

Space shall be provided at the rear of
each commercial or business building
for the parking of commercial vehicles

Mortuaries and funeral
homes

One (1) space per employee plus one
(1) space for each five (5) seats

All other commercial uses

One (1) space per employee plus such
space as may be determined by the
Commission on a case by case basis

Industrial

Industrial plants and
related activities

One (1) space for each two (2)
employees in the largest working
shift.

Warehousing, wholesale and
storage establishments

One (1) space for each two (2)
employees in the largest working
shift.

USE

MINIMUM REQUIRED SPACES

Visitor parking

Each industrial plant shall provide one (1) parking space for each 200 square feet of company office gross floor area or four (4) space, whichever is largest.

Public and Semi-Public Areas

High schools and similar educational facilities

One (1) space for each two (2) teachers, employees or administrators and one (1) space for each ten (10) students.

Public buildings and places of public assembly

One (1) space per 200 square feet of floor area, but not less than one (1) space for each five (5) seats where provided

Places of worship

One (1) space for each five (5) seats where provided

Hospitals, nursing homes and sanitarium

One (1) space per three (3) beds

Uses by Special Exception

As specified in Articles XIV and XVII hereof

All Other Uses

As determined by the Board of Supervisors on a case by case basis

- H. Combined Spaces. When any lot contains two or more uses having different parking requirements, the parking requirements for each use shall apply to the extent of that use. Where it can be conclusively demonstrated that one or more such uses will be generating a demand for parking spaces primarily during periods when the other use or uses is not or are not in operation, the Board of Supervisors may reduce the total parking spaces required for that use with the least requirement.
- I. Multiple Uses in Single Structure. When two or more uses that require off-street parking spaces are located in a single structure, the separate parking requirements for each use shall be applied.

- J. Location and Ownership. Required accessory parking spaces, open or enclosed, shall be provided upon the same lot as the use to which they are accessory or elsewhere, provided all spaces therein are located within 200 feet walking distance of such lot. In all cases such parking spaces shall conform to all the regulations of the District in which the parking spaces are located; and in no event shall such parking spaces be located in any Residential District unless the use to which the spaces are accessory are permitted in such Residential Districts or upon approval by the Board of Supervisors. Such spaces shall be in the same ownership as the use to which they are accessory and shall be subject to deed restriction, approved by the Board of Supervisors binding the owner and his heirs and assigns to maintain the required number of spaces available either (a) throughout the existence of such use to which they are accessory, or (b) until such spaces are provided elsewhere.
- K. On Lots Divided by District Boundaries. When a parking lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of parking spaces shall apply to all of the lot. Parking spaces on such a lot may be located without regard to district lines, provided that no such parking spaces shall be located in any Residential District, unless the use to which they are accessory is permitted in such district, or upon approval of the Board of Supervisors.
- L. Parking Regulations in Multiple Dwelling or Attached Dwelling Developments. Wherever space is provided for the parking of 5 or more vehicles in the open, such spaces shall be individually identified by means of pavement markings. No parking space shall be located within 10 feet of any lot line in side or rear yards. The parking of motor vehicles is prohibited within 15 feet of any wall or portion thereof of a two or more family dwelling, which wall contains windows (other than bathroom or kitchen windows) with a sill height of less than 8 feet above the level of the said parking space. No service of any kind shall be permitted to be extended to users of the lots including automobile service, repair or fueling, and no gasoline, oil, grease, or other supplies shall be stored or sold in any such lot or in any garage on such lot. Parking areas shall be screened by a substantial wall, fence, or thick hedge, approved by the Board of Supervisors. Such screening shall be not less than 3 nor more than 8 feet in height.
- M. Regulations for Parking Spaces Adjacent to Lots in Any Residential District.
1. Wherever a parking area of over 5 spaces abuts or is within 15 feet of the side or rear lot line of a lot in any Residential District, the said parking lot shall be screened from such adjoining lot by a substantial wall, fence, or thick hedge, approved by the Board of Supervisors. Such screening shall be not less than 3 nor more than 8 feet in height.

2. Whenever a parking area of over 5 spaces is located across the street from other land in any Residential District, it shall be screened from the view of such land by a thick hedge, wall, or fence approved by the Board of Supervisors, located along a line drawn parallel to the street and a distance of 20 feet therefrom; such screening to be interrupted only at points of ingress and egress. Such screening shall be not less than 3 feet nor more than 8 feet in height. The open area between such screening and the street shall be landscaped in harmony with the landscaping prevailing on neighboring properties fronting on the same street. Two identification and directional signs located on the street side of such screening shall be permitted; however, they shall not exceed an area of 3 square feet each.

SECTION 14.11 - OFF-STREET LOADING REQUIREMENTS. Off-street loading, berths, open or enclosed, are permitted accessory to any use (except one- or two-family residences) subject to the following minimum provisions:

- A. Uses for Which Required. Accessory off-street loading berths shall be provided for any use specified below. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these minimum loading requirements.
 1. For a public library, museum, or similar quasi-public institution, or governmental building, community center, hospital or sanitarium, nursing or convalescent home, institution for children or the aged, or school with floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or fraction thereof, 1 additional berth.
 2. For buildings with professional, governmental, or business offices, or laboratory establishments, with floor area of 10,000 to 25,000 square feet, 1 berth; for each additional 25,000 square feet or fraction thereof up to 100,000 square feet, 1 additional berth; for each additional 50,000 square feet or fraction thereof, 1 additional berth.
 3. For buildings with offices and retail sales and service establishments, 1 berth for 8,000 to 25,000 square feet of floor area, and 1 additional berth for each additional 25,000 square feet of floor area or fraction thereof so used.
 4. For undertakers and funeral homes, 1 berth for each chapel. (Such berths shall be at least 10 feet wide, 20 feet long, and 14 feet high).
 5. For hotels, motels and resorts, 1 berth for each 25,000 square feet of floor area.

6. For manufacturing, wholesale and storage uses, and for dry-cleaning and rug cleaning establishments and laundries, 1 berth for 5,000 to 10,000 square feet of floor area in such use, and 1 additional berth for each additional 20,000 square feet of floor area or fraction thereof so used.
 7. Off-Street loading requirements for uses not specifically cited above will be determined by the Board of Supervisors on a case-by-case basis.
- B. Size of Spaces. Each required loading berth shall conform to a dimension of not less than ten (10) feet by forty (40) feet, or four hundred (400) square feet in area, with a minimum overhead clearance of not less than fourteen (14) feet in height.
 - C. Location and Access. Unobstructed access, at least 10 feet wide, to and from a street shall be provided. Such access may be combined with access to a parking lot. All permitted or required loading berths shall be on the same lot as the use to which they are accessory, except as provided in Section 14.11 D. No entrance or exit for any off-street parking shall be located within 50 feet of any street intersection. No off-street loading berth shall be located in any front yard.
 - D. Joint Facilities. Permitted or required loading berths, open or enclosed, may be provided in spaces designed to serve jointly two (2) or more adjacent establishments on the same lot, provided that the number of required berths in such joint facilities shall not be less than the total required for all such requirements, unless the provisions of Section 14.10 H. apply.
 - E. On Lots Divided by District Boundaries. When a lot is located partly in one district and partly in another district, the regulations for the district requiring the greater number of loading berths shall apply to all of the lot. Loading berths on such a lot may not be located in any Residential District, unless the use to which they are accessory is permitted in such district, or upon approval by the Board of Supervisors.

SECTION 14.12 - DRIVEWAYS.

- A. No driveway shall be located nearer than 5 feet from a parallel property line.
- B. No driveway shall provide access to a lot located in a District other than the District in which such driveway is located.

SECTION 14.13 - COMMERCIAL VEHICLES.

- A. One commercial vehicle not exceeding 25 feet in length may be parked on an occupied lot in any Residential District, between the street line and the principal building.
- B. One commercial vehicle not exceeding 25 feet in length may be parked within a private garage in any Residential District.
- C. Commercial farm vehicles are permitted as accessory to a commercial farm use in any Residential District.

SECTION 14.14 - STORAGE OF RECREATIONAL VEHICLES

- A. The storage or parking of a motor home, trailer or boat by any other person or persons is hereby prohibited in all Districts except as provided elsewhere in This Ordinance, and except that:
 - 1. One camping trailer or motor home, not over 25 feet in length, and one travel trailer may be stored, but not used for any purpose, on an occupied lot in any Residential District; provided that such trailer is not stored between the street line and the principal building.
 - 2. Where a building permit has been issued for the construction or alteration of a building, a temporary permit for one motor home or camping trailer may be issued for a period not to exceed 6 months. Said temporary permit may be extended for 1 additional period of 6 months if it can be shown that construction has been diligently pursued and that justifiable circumstances require such an extension. Said residence may be occupied during the term of the temporary permit, and shall be situated upon the lot for which the building permit has been issued. Prior to the issuance of such a temporary permit the location of said residence on the lot shall be subject to Board of Supervisors approval. The Board of Supervisors may attach to their approval whatever conditions it deems necessary to carry out the intent of This Ordinance.
- B. Not more than one (1) recreational vehicle per residence may be stored on an occupied lot in any Residential District or used for residential purposes; provided that such vehicle is not stored between the street line and the principal building.
- C. No motor home, trailer or boat may be parked within the street right-of-way for longer than two (2) weeks without a special permit from the Board of Supervisors.

SECTION 14.15 - ARTERIAL ROAD AND INTERCHANGE DEVELOPMENT. Proposed uses fronting on Arterial Roads, as designated by the PA Department of Transportation, or located in the vicinity of grade separated highway interchanges, shall be subject to the following requirements:

- A. Setback. All structures fronting on Arterial Roads or on an approach ramp leading to a grade separated highway interchange shall be set back not less than seventy-five (75) feet from the right-of-way line of such road or highway.
- B. Driveway Access Points. All structures fronting on Arterial Roads or approach ramps which lead to a grade separated interchange shall be limited to no more than two (2) driveway access points, except that properties which are less than two hundred (200) feet wide shall be designed in a manner which will minimize their interference with any through traffic on the Arterial Road or the approach ramp. Such driveway access points shall not exceed thirty (30) feet in width at any such point and shall not be located nearer than one hundred fifty (150) feet to one another.
- C. Interchange Ramp Protection. Individual driveway access points and intersecting roads on any approach ramp are prohibited for a distance of three hundred (300) feet from the end of any interchange ramp which intersects with the approach ramp.
- D. Interchange Development. No structure other than directional signs and/or other traffic control signs or devices erected by a governmental body shall be erected within two hundred (200) feet of the rightof-way of any grade separated interchange providing access to any approach ramp. Such area may, however, be used in providing required lot area or yard space. No activity or use shall be established within seventy five (75) feet of any such interchange except as provided above, and the natural vegetation and terrain within said 75 feet shall remain undisturbed.

SECTION 14.16 - SIGN REGULATIONS. Signs may be erected and maintained only when in compliance with the provisions of this Section and any and all other ordinances and regulations relating to the erection, alteration, or maintenance of signs and similar devices. Zoning permits will be required for the erection, alteration, and maintenance of all Business Identification Signs and Billboards.

A. General Regulations in All Districts.

1. Signs Permitted in All Districts

Signs listed in this section are permitted in all zoning districts as defined in This Ordinance and shall not require permits (except certain real estate marketing signs as defined hereinbelow) and shall not be counted when calculating the number of signs on a premises; however, such signs shall

conform with the general regulations for signs enumerated in the remainder of this Article:

- (a) Name and Address of Resident - Name and address of resident, but not to include any commercial advertising, of not more than two (2) square feet in sign area.
- (b) No Trespassing Signs - No trespassing signs or other such signs regulating the use of a property, such as "No Hunting," "No Fishing," etc., of not more than two (2) square feet in sign area in residential zones, and five (5) square feet in all commercial and industrial districts.
- (c) Real Estate Marketing Signs - Real estate marketing signs are signs which advertise the sale, rental or lease of the land upon which they are located. Such signs shall not exceed six (6) square feet in area in residential districts and shall not exceed twelve (12) square feet in area in all other zoning districts; however, such signs located on lands in nonresidential zoning districts may exceed the foregoing maximum of twelve (12) square feet but in no event shall any face or side exceed twenty-four (24) square feet in area, provided that the person seeking to erect or construct such larger sign shall comply with the requirements of and payment of fees as provided hereinbelow.
- (d) Bulletin Boards for Public, Charitable or Religious Institutions - Bulletin boards for public, charitable or religious institutions, when located on the premises thereof and with a sign area of not more than twenty-five (25) square feet if single-faced, nor more than fifty (50) square feet if double-faced, and used exclusively for noncommercial announcements.
- (e) Signs Regulating On-Premises Traffic, Parking or Other Functional Subdivision - Signs regulating on-premises traffic (Examples: "In-Out", "Enter-Exit"), parking or other functional subdivision, such as lavatory facilities, telephone, signs denoting other sections of a premises such as "Lubrication", "Office", etc., when less than five (5) square feet in area and bearing no commercial advertising.
- (f) Signs Erected by a Governmental Body - Signs erected by a governmental body or under the direction of such a body and bearing no commercial advertising, such as traffic signs, railroad crossing signs, safety signs, signs identifying public schools and playgrounds, etc.

- (g) Memorial Signs or Tablets - Memorial signs or tablets and signs denoting the date of erection of buildings.
- (h) Flags, Pennants or Insignia of any Government, Religious or Fraternal Organizations, Charitable Organizations - The flag, pennant or insignia of any governmental, or of religious, charitable or fraternal organization which shall be limited to a maximum area of thirty-two (32) square feet and to a height not to exceed the minimum building height in the appropriate zoning district as allowed by This Ordinance.
- (i) Auctions, Garage or Yard Sales - Such signs shall be limited to a maximum size of five (5) square feet in area and shall be removed as soon as the event or activity advertised thereby has occurred, and shall not be permitted to exist more than fifteen (15) days prior to such event and activity.
- (j) Special Events of Charitable or Public Service Groups - Such signs shall be limited to a maximum size of thirty-two (32) square feet in area and shall 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.
- (k) Permanent Residential Development Signs - Permanent residential development signs at major entrances designed to identify a residential subdivision and containing no commercial advertising shall have a maximum area of twenty-five (25) square feet.
- (l) Signs Identifying Places of Worship - Signs identifying places of worship, when located on the premises thereof, shall have a maximum area of twenty-five (25) square feet.
- (m) Decals - Decals affixed to windows or door glass panes are signs. Such decal signs shall not exceed one thousand five hundred (1,500) square inches in the aggregate per premises, and shall be affixed to such pane to a height not to exceed four feet (4') as measured from the threshold of the principal public entrance.

2. Signs and Other Devices Prohibited in All Zoning Districts

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 part 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 pulsations 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 lamps 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 of illumination, obstruct the vision of drivers, 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) Any obsolete sign which no longer advertises a bona fide business conducted or product sold.
- (h) 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.
- (i) Signs painted on, attached to, or supported by a tree, stone, cliff, or other natural object, except signs permitted under (1) above.
- (j) String lights, other than temporary holiday decorations, which are unshielded from off the property on which they are located.

- (k) Searchlights, pennants, spinners, banners and streamers, 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.

3. Limit on Number of Signs Per Premises

Notwithstanding anything else to the contrary in this part or elsewhere, no more than three (3) signs may be erected or maintained on any premises at any one time, except when a building is located on a corner lot and has public entrances on two (2) or more public ways, or where a building has both a front and rear public entrance, one (1) additional sign may be erected. A double-faced sign shall count as a single sign. Signs enumerated in Section A. 1. and Section B.10. shall not be included in calculating the total.

4. Limit on Height of Signs

No sign or any part thereof (including braces, supports or lights) shall exceed a height of twenty feet (20') if erected at the right-of-way line of the street, road or highway adjoining the premises on which the sign is located, plus one foot (1') additional height for each three (3) lineal feet that said sign is located from such street, road or highway as measured on a perpendicular line from such right-of-way line to the nearest part of the sign, provided, however, that no sign shall exceed thirty-five feet (35') in height regardless of its distance from the right-of-way line. Height shall be measured from the actual grade of the premises directly below the face of the sign (exclusive of any mounds or other additions to the grade level) to the highest part of the sign.

5. Limit of Sign Area

Notwithstanding anything else to the contrary in this part, the total sign area per premises shall not exceed three (3) square feet per lineal front foot of that portion of the building occupied by the occupant of said premises, except that no premises shall be limited to less than thirty-two (32) square feet of total sign area. In no case shall the total sign area of all signs on one premises exceed two hundred fifty (250) square feet (including directional signs as provided in paragraph (c) of Section B. 6., except in shopping centers as provided in Section B. 7. and in Section B. 10. (Temporary Signs). Notwithstanding anything else to the contrary in this part, the total sign area for a basement premises shall not exceed twenty (20) square feet.

6. Safety and Maintenance

- (a) All signs and all parts thereof, including framework, supports, background, anchors and wiring systems, shall be constructed and maintained in compliance with the building, electrical and fire prevention codes of Middlesex Township as they now exist, or as they may be hereafter adopted. In the absence of an electrical code ordinance, the National Electrical Code shall be used as the standard for all wiring systems.
- (b) All signs and all parts thereof shall be kept in a good state of repair and maintenance.

B. Specific Sign Types and Uses.

- 1. Projecting Signs - In addition to the general provisions of this part, the following regulations shall apply to all projecting signs:
 - (a) No sign shall project more than five feet (5') beyond the building line in the direction of the street, nor shall any portion of any projecting sign be closer than two feet (2') to the face of the street curb or curb line.
 - (b) No portion of any sign shall be less than eight feet (8') above ground level.
 - (c) No single face of a sign shall exceed fifteen (15) square feet in sign area.
 - (d) No sign shall have a vertical dimension greater than six feet (6').
 - (e) There shall be no more than one (1) projecting sign for any premises unless the building is located on a corner lot or has public entrances on two (2) or more public ways, in which case one (1) projecting sign may be erected for and toward each public way.
- 2. Wall signs - In addition to the general provisions of this part, the following regulations shall apply to all wall signs:
 - (a) No sign shall extend above the top of the wall upon which it is placed.

- (b) No sign, or any part thereof, shall project more than twelve inches (12") from the wall upon which it is mounted. If external lighting is used, reflectors must be at least ten feet (10') above the surface of the ground level, equipped with wire mesh guards and no part of the lighting device may project more than two feet (2') from the wall of the building.
- (c) No sign shall extend beyond the left and right extremities of the wall to which it is attached.
- (d) There shall be not more than two (2) signs per wall on any building or structure, and the aggregate sign area shall have a total area of not more than one hundred (100) square feet or twenty-five percent (25%) of the wall area, whichever is less.

3. Ground Pole Signs - In addition to the general provisions of this part, the following regulations shall apply to all ground pole signs.

- (a) Every ground pole sign and all parts, braces and supports thereof shall be located entirely within the property lines of the premises and shall not project over public rights-of-way or other adjoining lands. Ground pole signs may be permitted between the property line and the buildings setback lines, except where otherwise prohibited by This Ordinance.
- (b) A ground pole sign shall have no more than two (2) faces or advertising sides.
- (c) No single face or advertising side of a ground pole sign shall have an area which exceeds the square footage calculated by multiplying one (1) square foot times one-half the number of lineal front feet which the subject premises has adjoining on a public street, road or highway measured at the right-of-way line, but in no event shall any such face or side exceed fifty (50) square feet. Where the frontage or any premises is less than sixty-four (64) lineal feet, a single face or advertising side shall be permitted not to exceed thirty-two (32) square feet.
- (d) No ground pole sign face or advertising side shall have any dimension (length, width, diameter, etc.) in excess of ten (10) lineal feet.

- (e) All ground pole signs hereafter erected shall be centrally located within a planted green area at least equal to the allowable area of a single face or advertising side for the subject sign, which area shall also include ornamental evergreen shrubbery to minimize the visibility of poles, supports and braces of such sign.
4. Roof Signs - In addition to the General Provisions of this Part, the following regulations shall apply to all roof signs:
- (a). The highest point of a roof sign shall not exceed the building height limitation as provided in This Ordinance as applicable to the pertinent zoning district.
 - (b) Not more than one (1) roof sign may be erected or maintained on a single premises.
5. Off-Premises Advertising Signs - In addition to the general regulation of this part, the following regulations shall apply to all off-premises advertising signs, except directional signs:
- (a) Such signs are permitted only in CH, LI and IG districts as designated in This Ordinance.
 - (b) Such signs are subject to the following restrictions:
 - (1) No such sign shall be located at a lesser distance than two hundred (200) lineal feet from (a) the district boundary line of any adjoining residential zoning district, or (b) any building used for residential purposes.
 - (2) No such sign shall be located on a lot having a frontage or width along the street, road or highway adjacent to the sign less than:
 - a. One hundred (100) feet in the CH zoning district where the lot is served by municipal sanitary sewerage.
 - b. One hundred fifty (150) feet on any lot in the LI or IG zoning district, or where the lot is located in the CH zoning district and is not served by municipal sanitary sewerage.
 - (3) The maximum area for any one sign facing shall be three hundred (300) square feet (inclusive of any border or trim, but excluding the base or apron, supports and other structural members), except in said zoning districts where the sign is located adjacent to and intended to be seen by vehicular

traffic on the limited access highways known as "Pennsylvania Turnpike" and "Interstate 81", in which latter location said sign area shall not exceed seven hundred (700) square feet per facing (inclusive of any border, trim or embellishment [which embellishment shall not exceed twenty-eight (28) square feet of area], but excluding the base or apron, supports and other structural members). The term "facing" hereinabove and in subparagraph (5) hereinbelow shall mean the surface area of the structure containing the message of the sign.

- (4) The area shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire sign above ground level.
- (5) A sign structure shall contain not more than two (2) facings with only one sign per facing which facings may be placed only back-to-back or V-shaped at an interior angle of less than ninety (90) degrees.
- (6) No portion of any sign shall exceed a height of thirty-five feet (35') above ground level.
- (7) All such signs shall be attached to the ground by a single vertical metal or concrete post, pillar, pole or column.
- (8) Signs shall not be located on the same side of any road, street or highway at a lesser distance from each other (measured in both directions) than one thousand (1,000) lineal feet.
- (9) All signs shall be located not less than forty (40) lineal feet from the legal right-of-way line of any existing street, road or highway or from the dedicated right-of-way line of any street, road or highway as shown on a subdivision or land development plan approved by this Township.
- (10) Signs may be illuminated, but no direct ray of light shall extend beyond the face of the sign.
- (11) The construction of all signs shall comply with all building/construction regulations of this Township.
- (12) Every sign shall be identified on the structure with the name of the owner.

6. Directional Signs - In addition to the general provisions of this part, the following regulations shall apply to all directional signs:

- (a) Signs may be erected near roadways to direct vehicles or pedestrians to premises not located on such roadways, but the access to which is from such roadways.
- (b) Directional signs shall be limited to ground pole signs with a maximum area of six (6) square feet on a single-face or twelve (12) square feet on a double-faced sign.
- (c) The area of a directional sign located off-premises shall be charged against the total area of the owner's on-premises allowable maximum area as provided in Section B. 5. hereinabove.
- (d) The content of directional signs shall be limited to the name of the establishment and direction and distance information.
- (e) Directional signs shall not be located more than five hundred feet (500') from an entrance or other roadway or entrance and on the same side of the road as the advertiser's premises.
- (f) When two (2) or more directional signs are requested at the same location, all information shall be combined in one (1) sign which shall not exceed an area of twelve (12) square feet for a single-faced sign or twenty-four (24) square feet for a double faced sign.

7. Real Estate Development Marketing Signs - In addition to the General Provisions of this part, the following regulations shall apply to all real estate development marketing signs:

- (a) The use of real estate development marketing signs shall be limited to those developers or owners having for sale a minimum of six (6) lots in one (1) subdivision.
- (b) Such signs must be located within the development.
- (c) Such signs may advertise only the lots in the subdivision in which the sign is located and shall not include the realtor's, developer's or landowner's business in general. The content of such signs shall be limited to the name of the development, the developer's name, and the telephone number of the developer or his sales agents.
- (d) Such signs shall conform to relevant setback line requirements.

- (e) Signs shall not be closer to each other than one thousand feet (1000') measured in a straight line between said signs.
 - (f) The maximum sign area of any such single-faced sign shall be twenty (20) square feet and, for any such double-faced sign, forty (40) square feet. No part of such sign shall be more than ten feet (10') above ground level or in excess of ten feet (10') in any dimension.
8. Shopping Center Signs - In addition to the general provisions of this part, the following regulations shall apply to shopping centers having more than four (4) individual businesses:
- (a) Only ground pole signs which bear the name of the shopping center may be erected on the lands occupied by the center, subject to the provisions of Section B.
 - (b) Each individual business shall be limited to wall signs in accordance with the provisions of Section B.2.
9. Business Office Building Signs and Business Office Complex Signs - In addition to the general provisions of this part, the following regulations shall apply to business office building signs and business office complex signs:
- (a) Only one (1) ground pole sign which bears the name of a business office building together with the name of each business occupant may be erected on the lands occupied by such use and shall be limited to the provisions of Section A. 3.
 - (b) Only one (1) ground pole sign which bears the name of a business office complex together with the name of each business occupant may be erected on the lands occupied by such use and shall be limited to the provisions of Section A. 3.
 - (c) Each business occupant shall be limited to one (1) wall sign in accordance with the provisions of Section B. 2.
10. Temporary Signs - In addition to the general provisions of this part, the following regulations shall apply to temporary signs:
- (a) An individual business shall be limited to one (1) temporary sign at any one time.
 - (b) A temporary sign shall relate only and directly to the business located on the premises.
 - (c) A temporary sign shall have no more than two (2) advertising sides or faces.

- (d) A single advertising face or advertising side of a temporary sign shall not exceed twelve (12) square feet in area.
- (e) A temporary sign face or advertising side shall not have any dimension (length, width, height, diameter) in excess of six (6) lineal feet.
- (f) A temporary sign shall be limited to a ground pole sign (see definition).

C. Signs in Residential Zones.

- 1. All signs are prohibited in residential zones as defined in This Ordinance, except those signs allowed under Section A. 1. or as allowed as nonconforming sign uses under Section G. 1.
- 2. Illuminated signs are prohibited in residential zones except for street address signs, signs indicating churches or other places of worship, and municipal signs necessary for public safety.
- 3. Notwithstanding anything else to the contrary in this part, no sign may be erected or maintained in a residential zone which exceeds twenty-five (25) square feet of area on a single-face, or fifty (50) square feet of area on a double-faced sign.

D. Abandoned Signs.

- 1. "Abandoned Sign" Defined - An abandoned sign shall mean:
 - (a) A sign which has remained without bonafide advertising for a period of six (6) months, and for which the sign owner has not made application for a current permit as provided hereinbelow, or which is without a current lease or license from the landowner, or as to which the sign owner has ceased to attempt to lease the advertising space; or
 - (b) A sign which requires maintenance or repair in excess of twenty-five percent (25%) of the replacement cost of the sign as determined by the Zoning Officer after consultation with the sign owner if said owner can be identified from the permit previously issued for such sign.

2. Removal of Abandoned Signs - Signs that are abandoned shall be removed by the persons responsible for the erection and/or maintenance thereof within thirty (30) days after notice of the abandonment to such persons by the Zoning Officer. If such persons fail or refuse to remove such abandoned signs after the notice aforesaid, the Zoning Officer may remove the signs at the expense of the persons responsible for the erection and/or maintenance thereof.

E. Enforcement.

1. Zoning Officer -

- (a) Appointment - The Board of Supervisors by resolution shall appoint the Zoning Officer and any assistants to enforce the provisions of this part.

(b) Duties of the Zoning Officer -

- (1) The Zoning Officer shall examine all applications for permits to erect and/or maintain signs and shall issue permits for signs which conform to the requirements of this part. The Zoning Officer, or his designees, shall record and file all applications, conduct an inspection of all signs and make such reports as the Board of Supervisors may require.
- (2) When the Zoning Officer finds that any sign has been constructed, structurally changed, altered or erected, or is being maintained in violation of the provisions of this part, he shall notify promptly the owner, lessee or lessor thereof in writing. If the owner, lessee or lessor fails to remove or alter the sign so as to comply with the provisions of this part within ten (10) days of the mailing of written notice, the Zoning Officer shall commence enforcement proceedings as provided in This Ordinance.
- (3) When the Zoning Officer shall find any sign which is in immediate peril to persons or property, he shall be empowered to order it to be removed and the costs of such removal shall be borne by the owner or lessor and shall constitute a lien upon the premises.

2. Sign Permits -

(a) General Provisions for All Signs - All applications for sign permits shall be made on forms supplied by the Zoning Officer. Permits must be kept on the premises (except for off-premises signs) where the sign is displayed and must be produced and exhibited to the Zoning Officer upon request.

(b) Permits to Erect New Signs or to Alter or Move Existing Signs -

(1) No sign hereafter shall be erected, structurally changed, altered or moved until a permit has been obtained therefor from the Zoning Officer. Such permit shall be issued only when the Zoning Officer is satisfied that such sign will comply with all of the applicable provisions of this part.

(2) An application for a sign permit shall be made on the forms provided above and shall contain or have attached thereto the following information:

- a. Name, address and telephone number of applicant.
- b. A site plan drawn to rules showing the location of the building, structure or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares.
- c. A plan drawn to scale showing the design of sign, materials to be used, colors, lighting, lettering, method of construction, and means of attachment to the building or ground.
- d. Name of person, firm, corporation or association erecting, altering or moving said sign.
- e. Name and address of the owner of the land on which the sign is to be erected, altered or relocated, together, with the owner's written consent.
- f. Any other information as the Zoning Officer shall require in order to show full compliance with this and all other applicable ordinances of this Township.

(3) After a sign permit has been issued, the owner of the sign shall promptly notify the Zoning Officer of the completion of the permitted activity who shall inspect the sign. If the sign is finished in accordance with the permit, the permit shall be validated by signature of the Zoning Officer.

(c) Permits for Existing Signs - All owners of signs in existence at the time of the effective date of this part who do not hold permits, shall make application for a sign permit within ninety (90) days of said effective date. After receipt of an application to permit an existing sign, the Zoning Officer shall inspect the sign. If the sign is safe and in good repair, a permit shall be issued to the applicant.

3. Permit Fees -

(a) Every applicant for a permit hereunder shall pay to the Township a fee for each sign regulated by this part in accordance with a fee schedule adopted by the Board of Supervisors.

F. Nonconforming Signs.

1. All signs which are in existence on the effective date of this part which do not conform to one (1) or more of the applicable provisions of this part with the exception of these signs prohibited under Section A. 2. ("Signs Prohibited In All Districts") above shall be eligible for a nonconforming sign permit, which Permit shall be issued under the provisions of Section E. 2. above but shall be marked as "Nonconforming Sign Permit."

2. Any sign which is in violation of Section A. 2. shall be removed or brought into compliance with the provisions of this part within thirty (30) days after the effective date of this part. It shall be unlawful to maintain a sign in violation of Section A. 2. The Zoning Officer is empowered to institute enforcement proceedings after the expiration of thirty (30) days for any violation of this Section.

3. All nonconforming signs under (2) above shall be permitted to remain in present form and status until:

(a) A change of ownership of a nonconforming sign occurs after the effective date of this part, at which time such nonconforming sign shall be removed or brought into compliance with the provisions of this part; or

(b) A nonconforming sign is removed, at which time any replacement sign shall comply with the provisions of this part. For the purpose of this Section, the term "change of ownership" above shall be deemed to mean the passage of title from the owner of the nonconforming sign or the premises on which the nonconforming sign is located as of the effective date of this part to another person, firm, partnership, corporation or other entity, except that said term shall not be deemed to include passage of title

(1) between spouses,

(2) between present owners and a partnership or corporation in which the partners or stockholders are identical to the present owners and only as long as said identity remains, and

(3) between a present partnership or corporation and its individual partners or stockholders as the result of a dissolution of the former entity.

G. Nonconforming Sign Uses.

1. A sign in use and existing upon the effective date of this part but which would be prohibited by this part because of its existence in a zoning district prohibiting such sign shall be permitted to remain in existence as a nonconforming sign use provided that such sign otherwise complies with all requirements of this part with regard to its size, height, construction, location, appearance and other matters regulated by this part.
2. The Zoning Officer shall document the status of nonconforming sign use on the sign permit required under Section E. 2. above. Such documentation shall be the exclusive evidence and proof of the status of a nonconforming sign use.

SECTION 14.17 - PROHIBITED USES IN ALL DISTRICTS.

- A. No use may be permitted which is noxious, offensive or objectionable by reason of the emission of smoke, dust, gas, odor or other form of air pollution or by reason of the deposit, discharge or dispersal of liquid or solid wastes in any form in a manner or amount as to cause permanent damage to the soil and stream or to adversely affect the surrounding area, or by reason of the creation of noise, vibration, electro-magnetic or other disturbance, or by reason of illumination by artificial light or light reflection beyond the limits of the lot on or from which such light or light reflection emanates, or which involves any dangerous fire, explosive, radioactive or other hazard, or which causes injury, annoyance or disturbance to any of the

surrounding properties or to their owners and occupants, any other process or use which is unwholesome and noisy (See Performance Standards Section 14.18) and may be dangerous or prejudicial to health, safety or general welfare.

- B. Amusement parks and circuses and related activities, except for a temporary period on special license from the Township Supervisors.
- C. Junk yard, dump, or disposal site, except a refuse disposal site established as an official Township Refuse Disposal Site or a refuse site duly licensed as a refuse site by the Pennsylvania Department of Environmental Resources.
- D. The excavation, extraction or removal of any natural resources from the land or ground for any purposes without prior approval of the Board of Supervisors.
- E. No structure, or any part of a storm drainage or sewage disposal system shall be located within 100 feet of the legally established high water line or either a surface reservoir for domestic water supply or any streams tributary to a flood plain area, subject to approval of the Pennsylvania Department of Environmental Resources.
- F. No unlicensed, inoperable or junked motor vehicle or substantial remnants thereof shall be parked, stored, placed, or allowed to remain on any lot within any zoning district for a period in excess of thirty (30) days, except that nothing shall be deemed to prohibit the parking, storage or placement of such a vehicle within a completely enclosed building or structure, or within a junk yard with a valid license and permit thereof.

SECTION 14.18 - PERFORMANCE STANDARDS. No land or building in any Zoning District shall be developed, used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise, or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness, electromagnetic or other substance, condition or element in such manner or in such amount as to adversely effect the reasonable use of the surrounding area or adjoining premises (referred to herein as "dangerous or objectionable elements"); provided that any use permitted or not expressly prohibited by This Ordinance may be undertaken and maintained if it conforms to the regulations of this Section limiting dangerous and objectionable elements at the point of the determination of their existence.

- A. Enforcement Provisions Applicable to Other Uses. Even though compliance with performance standards procedure in obtaining a building permit is not required for some particular uses, initial and continued compliance with the performance standards themselves is required of every use, and provisions for enforcement of continued compliance with performance standards shall be invoked by

the Township against any use if there are reasonable ground to believe that performance standards are being violated by such use.

- B. Performance Standards Procedure. An application for a building permit or a certificate of occupancy for a use subject to performance standards procedure shall include a plan of the proposed construction and a description of the proposed machinery, operations and projects, and specifications for the mechanisms and techniques to be used in restricting the emission of any dangerous and objectionable elements listed in this Section. The applicant shall also file with such plans and specifications an affidavit acknowledging his understanding of the applicable performance standards and stating his agreement to conform with same at all times. No applicant will be required to reveal any secret processes. The Township may employ qualified experts to review such plan, description and specification at the cost of the applicant.

C. Performance Standard Regulations

1. Fire and Explosion Hazards. All activities involving, and all storage of, flammable and explosive materials shall be provided at any point with adequate safety devices against the hazard of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in the industry. Burning of waste materials in open fires is prohibited at any point. The relevant provisions of State and other local laws and regulations shall also apply.
2. Vibration. No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at or beyond the lot line; nor shall any vibration produced exceed 0.002g peak at up to 50 cps frequency, measured at or beyond the lot line using either seismic or electronic vibration measuring equipment. Vibrations occurring at higher than 50 cps frequency or a periodic vibration shall not induce accelerations exceeding .001g. Single impulse aperiodic vibrations occurring at an average interval greater than 5 minutes shall not induce accelerations exceeding .01g.
3. Smoke. No emission shall be permitted at any point, from any chimney or otherwise, or visible gray smoke of a shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc. and copyright 1954 (being a direct facsimile reduction of the standard Ringlemann Chart as issued by the United States Bureau of Mines), except that visible gray smoke of a shade equal to No. 2 on said chart may be emitted for 4 minutes in any 30 minutes.

These provisions applicable to visible gray smoke shall also apply to visible smoke of a different color but with an apparently equivalent opacity.

4. Odors. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air emitted to four volumes of clean air. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III, "Odor Thresholds", in Chapter 5, "Air Pollution Abatement Manuals", copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C. and said manual, and/or table as subsequently amended.
5. Fly Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution. No emission shall be permitted which can cause any damage to health, to animals, vegetation, or other forms of property or which can cause any excessive soiling, at any point on the property of others, and in no event any emission, from any chimney or otherwise, of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to a stack temperature of 500 degrees Fahrenheit and fifty percent (50%) excess air.
6. Electromagnetic Radiation. It shall be unlawful to operate, or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, for any other use directly or indirectly associated with these purposes which does not comply with the then current regulations of the Federal Communications Commission regarding such sources of electromagnetic radiation, except that for all governmental communications facilities, governmental agencies and government owned plants, the regulations of the Interdepartment Radio Advisory Committee shall take precedence over the regulations of the Federal Communications Commission, regarding such sources of electromagnetic radiation. Further, said operation in compliance with the Federal Communications Commission or the Interdepartment Radio Advisory Committee regulations shall be unlawful if such radiation causes an abnormal degradation in performance of other electromagnetic radiators or electromagnetic receptors of quality and proper design because of proximity, primary field, blanketing, spurious re-radiation, harmonic content, modulation or energy conducted by power or telephone lines. The determination of "abnormal degradation in performance" and "of quality and proper design" shall be made in accordance with good engineering practices as defined in the latest principles and standards of the American Institute of Electrical Engineers,

the Institute of Radio Engineers, and the Electronic Industries Association. In case of any conflict between the latest standards and principles of the above groups, the following precedence in the interpretation of the standards and principles shall apply: (1) American Institute of Electrical Engineers, (2) Institute of Radio Engineers, and (3) Electronic Industries Association.

7. Radioactive Radiation. No activities shall be permitted which emit dangerous radioactivity at any point beyond the property line. The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes, shall be in conformance with the regulations of the Atomic Energy Commission as set forth in Title 10, Chapter One, Part 20 - Standards for Protection Against Radiation, as amended; and all applicable regulations of the State of Pennsylvania.
8. Heat. For the purpose of This Ordinance, heat is defined as thermal energy of a radioactive, conductive, or convective nature. Heat emitted at any or all points shall not at any time cause a temperature increase on any adjacent property in excess of 10 degrees F.; whether such change be in the air or in the ground, in a natural stream or lake, or in any structure on such adjacent property.
9. Light Glare
 - (a) Direct Light Glare. Direct light glare is defined for the purpose of This Ordinance as illumination beyond property lines caused by direct or specularly reflected rays from incandescent, fluorescent, or arc lighting, or from such high temperature process as welding or petroleum or metallurgical refining. No such direct glare shall be permitted with the exception that parking areas and walkways may be illuminated by luminaries so hooded or shielded that the maximum angle or the cone of direct illumination shall be 60 degrees drawn perpendicular to the ground, with the exception that such angle may be increased to 90 degrees if the luminary is less than 4 feet above the ground. Such luminaries shall be placed not more than 16 feet above ground level and the maximum illumination at ground level shall not be in excess of three foot-candles.
 - (b) Indirect Light Glare. Indirect light glare is defined for the purpose of This Ordinance as illumination beyond property lines caused by diffuse reflection from a surface such as a wall or roof of a structure. Indirect glare shall not exceed that value which is produced by an illumination of the reflecting surface not to exceed:

.3 foot-candles (Maximum)

.1 foot-candles (Average)

deliberately induced sky-reflected glare, as by casting a beam upward for advertising purposes, is specifically prohibited.

11. Liquid or Solid Wastes. No discharge shall be permitted at any point into any sewage disposal system, or watercourse, or lake, or into the ground, except in accordance with standards approved by the PA Department of Environmental Resources or other regulating department or agency of any materials of such nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or offensive elements. There shall be no accumulation of solid wastes conducive to the breeding of rodents or insects.

SECTION 14.19 - FENCES AND WALLS.

- A. Fences and walls (including retaining walls) may be erected, altered, and maintained within yards provided that any such fence or wall shall not exceed four (4) feet in height.
- B. No wall fence, sign or other structure shall be erected or altered and no hedge, trees, shrubs or other growth shall be maintained or permitted which may cause danger to traffic or a street or public road by obscuring the view.
- C. No fence, wall or other structure shall be erected or maintained within the right-of-way of any street, drainage or sewer right-of-way, or any other public easement.
- D. A fence may be erected higher than four (4) feet, but shall not exceed eight (8) feet in the following instances:
 1. A fence up to eight (8) feet in height is permitted to enclose a swimming pool, provided such fence and pool are located within the rear yard and at a minimum of ten (10) feet from any property line.
 2. A fence up to eight (8) feet in height is permitted to enclose a patio, provided such fence and patio are located within the rear yard and at a minimum of ten (10) feet from any property line.
 3. A fence eight (8) feet in height is permitted in the rear yard area if located outside the required rear and side yard setbacks.