

SECTION 14.20 - LANDSCAPING. No shrubs or trees shall be planted or maintained within right-of-way of any street, drainage or sewer right-of-way, or any other public easement.

SECTION 14.21 - USES NOT PROVIDED FOR. Any use not specifically allowed elsewhere in this Ordinance shall be allowed by special exception in the district or districts where , and to the extent that, similar uses are permitted or allowed by special exception provided that said use meets the requirements for a special exception and does not constitute a public or private nuisance.

SECTION 14.22 - HABITABLE FLOOR AREA. The minimum habitable floor area of every dwelling unit or any building or structure hereafter erected or used for living purposes, shall be not less than eleven hundred (1,100) square feet on the first floor if one story or seven hundred twenty (720) square feet on the first floor if two or more stories. In case of apartment houses and conversion apartments, the minimum habitable floor area shall be not less than four hundred (400) square feet per apartment, except those apartments designed for and occupied exclusively by one person, which apartment shall contain not less than three hundred (300) square of habitable floor area. In the case of mobilehomes or manufactured homes, the habitable floor area shall not be less than four hundred (400) square feet.

SECTION 14.23 - FIRE ESCAPES. Nothing herein contained shall prevent the projection of an open fire escape into a yard for a distance not to exceed eight (8) feet.

SECTION 14.24 - PRIVATE OUTDOOR SWIMMING POOLS. No swimming pool with a capacity of 10,000 gallons or more shall be constructed or installed unless the Township Engineer or Department of Environmental Resources has certified that the drainage of such pool is adequate and will not interfere with any domestic water facilities, any sanitary sewage facilities or any streets.

A. A single private outdoor swimming pool may be permitted on the same lot with a residence, subject to the following conditions:

1. The pool shall be located at the rear of the dwelling and shall observe the sideyard and rearyard setbacks for the appropriate district.
2. If a pool is located within 50 feet from any lot or street line, such pool shall be screened from the view of abutting properties. Any such screen shall be at least five feet high.

3. A pool with a surface area of 150 square feet or more or a depth in excess of 2 feet shall be completely surrounded by a fence or wall that is not less than four feet in height. All gates or doors opening through said fence shall be erected maintained and provided with a self-closing, self-locking gate to prevent unauthorized use of the pool and to prevent accidents. However, if said pool is located more than three and one-half (3-1/2) feet above the ground level, then a fence is not required, provided that all points of access to said pool are adequately protected by self-closing, self-locking gates.

#### SECTION 14.25 - GARAGE/YARD SALES.

- A. Garage, yard, attic, barn or similar type of residential sales shall be permitted during daylight hours in all districts by temporary use permit issued by the Zoning Officer, subject to the following conditions:
  1. The period of sale shall not exceed three (3) consecutive days.
  2. Only goods and property of the applicant(s) shall be sold and such goods and property shall not have been purchased or otherwise acquired by the applicant(s) for the purpose of resale.
  3. No household, applicant, or applicants, shall receive a permit for more than two (2) sales per calendar year.
  4. Temporary signs erected on the property of sale shall be subject to the procedural requirements of Section 14.16, entitled Sign Regulations. No signs shall be permitted except in accordance with the provisions of Section 14.16 D. hereof. Such temporary signs shall be erected not more than seven (7) days prior to, and removed not more than one (1) day after the scheduled sale event.
- B. The application for temporary use permit shall include the following information:
  1. Name, address, and telephone number of applicant or applicants.
  2. A description of the sale event, including date, location, and time of duration.
  3. A description of the nature of goods to be offered for sale.
- C. The application for temporary use permit shall be submitted at least seven (7) calendar days prior to the date of sale.

SECTION 14.26 - MICROWAVE ANTENNA FOR SATELLITE COMMUNICATION. Microwave antennas are permitted accessory uses in all Zoning Districts, subject to the following:

- A. The diameter of the microwave antenna shall not exceed 12 feet in the OS, RF, RC and RS Districts. When separately supported, the total height of the antenna shall not exceed fourteen (14) feet.
- B. Microwave antennas installed in the VC, CH, LI and IG Districts shall not exceed sixteen (16) feet in diameter. Where separately supported, the total height of the microwave antenna shall not exceed twenty (20) feet.
- C. No microwave antenna shall project nearer to the street on which the principal building fronts than the front wall of such principal building. The antenna may not be located within the side yard setback. The antenna may be located within the rear yard, but no portion of the antenna shall extend closer than five (5) feet from the rear property line.
- D. Roof-mounted microwave antennas or building-attached antennas extending above the roof peak of the building shall be permitted provided that the total height of the microwave antenna does not exceed twelve (12) feet above the roof peak.
- E. No more than one (1) microwave antenna shall be permitted on any lot or building without a Special Exception granted by the Zoning Hearing Board.
- F. A building permit in accordance with Article XVII must be obtained prior to the erection of any microwave antenna.
- G. No microwave antenna may be erected which is prohibited by regulations of the Federal Communications Commission or other regulatory agency having jurisdiction.
- H. This Ordinance shall in no event be construed to permit as a permissible accessory use a microwave antenna for satellite communication used or intended to be used for the propagation or transmission of radio or electromagnetic waves, it being the intent hereof that such microwave antennas are prohibited.

## SECTION 14.27 - PLACES OF WORSHIP

### A. Permitted Uses

1. Places of worship including churches, synagogues, temples, chapels, halls and the like.
2. Religious education building but not parochial schools.
3. Recreation buildings when accessory to worship activity.
4. Residences when related to worship activity, such as parish house, manor, convent and the like.

### B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

1. The minimum lot size shall be one acre; however, if the sanctuary shall have space for more than 500 persons one additional acre shall be required for each additional 100 persons or portion thereof.
2. The minimum front, side and rear yards shall be 50 feet.
3. The maximum lot coverage (principal and accessory buildings) shall be 20 percent.
4. The minimum open area shall be 30 percent.
5. The maximum building height shall be 3 stories, not to exceed 45 feet, except that steeples, towers, domes and similar architectural features may exceed this maximum by one foot in height for each two feet the building is set back from the street or front property line.

### C. Parking Requirements

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|---------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1. Assembly halls and/or areas                    | One (1) space per 200 sq. ft. of floor space or one (1) space per five (5) seats, whichever is greater. |
| 2. Parish house and/or similar place of residence | Two (2) spaces                                                                                          |
| 3. Convents and similar uses                      | One (1) space for every two (2) residents                                                               |

## SECTION 14.28 - CEMETERIES

### A. Permitted Uses

1. Cemeteries
2. Mausoleums
3. Crematories
4. Caretaker Residence
5. Chapels

### B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

1. The minimum size of a cemetery shall be 5 acres.
2. The minimum front, side and rear yards shall be 100 feet.
3. The maximum lot coverage (building, driveways, parking areas and other paved surfaces) shall be 10 percent.

### C. Parking Requirements

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|------------------------|--------------------------------------------------------------------------------------------------------|
| 1. Places of assembly  | One (1) space per 200 sq. ft. of floor space or one (1) space per five (5) seats, whichever is greater |
| 2. Caretaker residence | Two (2) spaces                                                                                         |
| 3. Employees           | One (1) space per full-time and part-time employee                                                     |

### D. Supplemental Regulations

1. Landscaping shall be required and set in place according to a plan approved by the Commission.
2. An ornamental fence or densely planted buffer strip shall be required where the lot abuts an existing residential use or a residential zoning district.
3. No parking area shall be located within the required front, side or rear yards.

## SECTION 14.29 - EDUCATIONAL INSTITUTIONS

### A. Permitted Uses

1. Public Schools
2. Parochial Schools
3. Private Schools
4. Colleges and Universities

### B. Area and Bulk Regulations. All area and bulk regulations of the prevailing Zoning District shall apply with the following exceptions:

1. The minimum lot size shall be based upon the following standards for school sites
  - (a) Elementary - 10 acres
  - (b) Junior High - 20 acres
  - (c) Senior High - 35 acres
  - (d) Colleges and Universities - 35 acres
2. In addition to the above acreage, there shall be provided one acre of land for each 100 students.
3. The minimum front, side and rear yard shall be 100 feet.
4. The maximum lot coverage (principal and accessory buildings) shall be 20 percent.

### C. Parking Requirements

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|-----------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1. Elementary Schools | Two (2) spaces per classroom plus one (1) space for each five (5) seats in any auditorium or other place of assembly. |
| 2. Junior High School | Four (4) spaces per classroom plus one (1) space for each five (5) seats in any auditorium or other place of assembly |

3. Senior High School,  
College and University

Eight (8) spaces per  
classroom plus one (1)  
space for each five  
(5) seats in any  
auditorium or other  
place of assembly

D. Supplemental Regulations

1. Each site shall be landscaped in accordance with a plan approved by the Commission.
2. A planted buffer strip shall be required where the site abuts an existing residential use or a residential zoning district.
3. No parking area shall be permitted within the required front, side or rear yards.
4. Each site shall be easily accessible from an improved street or highway with safe ingress and egress for both vehicular and pedestrian traffic.
5. Each site shall be economically accessible to essential public utilities.
6. All play areas contiguous to any developed lot shall be fenced.

SECTION 14.30 - HEALTH AND WELFARE INSTITUTIONS

A. Permitted Uses

1. Philanthropic, charitable or religious institutions.
2. Hospitals.
3. Nursing and convalescent homes.
4. Sanitarium for general medical care.

B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

1. The minimum lot area shall be 5 acres or 800 sq. ft. per patient bed whichever is greater.
2. The minimum front, side, and rear yards shall be 100 feet.
3. The maximum lot coverage (principal and accessory buildings) shall be 20 percent.

4. The maximum building height shall be 3 1/2 stories, not to exceed 45 feet, unless increased by Special Exception.
- C. Parking Requirements. One (1) space per three (3) patient beds plus one (1) space for each employee.
- D. Supplemental Regulations
  1. Each site shall be landscaped in accordance with a plan approved by the Commission.
  2. No parking area shall be located within the yard requirements.
  3. Sufficient exterior nighttime illumination of the parking area shall be required to provide convenience and safety. All such illumination shall be shielded from view of all surrounding streets and lots.
  4. All buildings shall be of fire-proof construction.
  5. All permitted uses shall be served by adequate water and sewer systems.

#### SECTION 14.31 - MEMBERSHIP CLUBS AND CAMPS

- A. Permitted Uses
  1. Membership Clubs and Camps
  2. Outdoor recreational facilities such as:
    - (a) private playgrounds
    - (b) golf clubs
    - (c) swimming pools
    - (d) tennis courts
- B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:
  1. The minimum lot area shall be 10 acres.
  2. The minimum front, side and rear yards shall be 300 feet.
- C. Parking Regulations. One (1) space per two (2) members or two (2) accommodations (such as lockers) whichever is greater, plus one (1) space per employee.

D. Supplemental Regulations

1. Such club is incorporated pursuant to the provisions of a Membership Corporation or unincorporated associations approved by the Township Supervisors; and catering exclusively to members and their guests.
2. Such use shall not be conducted primarily as a business enterprise.
3. The use of outdoor public address systems for any purpose shall be approved by the Commission.
4. Exterior lighting, other than that essential for the safety and convenience of the users of the premises shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.
5. A densely planted buffer strip shall be required where the site abuts an existing residential use or a residential zoning district.

SECTION 14.32 - COMMERCIAL CAMPS AND RESORTS

- A. Permitted Uses. A site to be used for a commercial camp or commercial resort establishment shall include an office and lobby and may include such accessory uses as: restaurants, coffee shops, cafeteria dining halls providing food and drink, amusement and recreation facilities such as a swimming pool, children's playground, tennis or other game sports; and game or recreation rooms.
- B. Area and Bulk Regulations. All area and bulk regulations of the prevailing Zoning District shall apply with the following exceptions:
1. The minimum lot area shall be ten (10) acres not less than 500 feet deep with at least 500 feet fronting on a State or Federal highway.
  2. The minimum front, side and rear yards shall be 200 feet.
  3. All principal and accessory buildings and structures shall cover a total of not more than 35% of the site. A restaurant, coffee shop, cafeteria or dining hall shall not cover more than 10% of the site. There shall be no more than one (1) dormitory, resort or dwelling unit for every 2,000 square feet of lot area, or one second story unit for every 1,750 square feet of first story units.

C. Parking Regulations. Points of vehicular ingress and egress shall be limited to a total of two (2) on any street. Off-street parking shall be provided as follows: for resorts, at least one automobile parking space, carport or garage shall be provided on the site for each resort unit, and shall be located within 300 feet of the resort unit which it serves; for restaurants, coffee shops or cafeterias, at least one (1) automobile parking space shall be provided for every 100 square feet of floor area devoted to patron use, and one additional space shall be provided for each employee. All off-street parking areas shall be at least 200 feet from all property lines, and parking areas serving a restaurant, cafeteria, coffee shop, or dining hall shall be at least 30 feet from all dormitory, resort, or dwelling units.

D. Supplemental Regulations

1. The maximum length of any such building shall not exceed 150 feet. Distance between buildings shall not be less than 25 feet, except that this distance may be reduced to 15 feet where no driveway passes between buildings.
2. The total interior floor area of each dormitory unit, inclusive of bathroom and closet space, shall not be less than 250 square feet. Dormitory units shall not be interconnected by interior doors in groups of more than two units.
3. A densely planted buffer strip shall be required where the site abuts an existing residential use or residential zoning district.
4. Before the issuance of any building permit, a detailed plan for the proposed development of a site for a commercial camp or resort facilities shall be submitted and approved, as provided in the Middlesex Township Subdivision and Land Development Ordinance. In addition to the other requirements of the Ordinance, the Plan shall identify the location and size of existing trees, all other landscaping proposed, the architectural style, general design, colors and materials to be used on exterior surfaces and detailed plans for any signs as well as any other information, elevations or perspectives which will enable the reviewing bodies to recognize the impact of the proposed development on the area involved and to determine conformity with the purposes of This Ordinance.

SECTION 14.33 - MOBILE HOME PARKS. The Zoning Hearing Board may approve Mobile Home Parks according to the procedures and requirements specified below. The purpose of such development is to provide flexibility in the design and development of land in such a way as to promote the most appropriate use of land to facilitate the adequate and economical qualities of open space, provided that such use will not create a traffic

hazard or otherwise impair the value, health, welfare, or convenience of the surrounding neighborhood or prospective occupants.

A. Procedure. No person, firm or corporation shall construct, maintain, or operate a Mobile Home Park within the Township without obtaining a building permit and subsequently a certificate of occupancy.

1. Prior to the issuance of a building permit in a Mobile Home Park a Land Development Plan shall be submitted and approved in accordance with the Middlesex Township Subdivision and Land Development Ordinance, and the following conditions:

(a) Said Plan shall include areas within which mobile homes may be located, the spacing of mobile homes, open spaces and their landscaping, off-street parking spaces, and streets, driveways, utilities, watercourses, and any other physical features relevant to the proposed plan, and

(b) Prior to Plan approval the developer shall file with the Township Supervisors a performance guarantee to insure the proper installation of all street, utility, and recreation improvements shown on the Plan, and may be required to file a maintenance guarantee to insure the proper maintenance of all such facilities. The amount and period of said guarantees shall be determined by the Commission, and the form, sufficiency, manner of execution, and surety shall be approved by the Township Solicitor and Township Supervisors.

2. The Township may grant a certificate of occupancy for a period not to exceed six (6) months from the date of approval of such certificate which shall be renewable every six (6) months. The Township may inspect each Mobile Home Park prior to granting a semi-annual Certificate for conformance with the provisions of This Ordinance and any other applicable regulations.

(a) It shall be incumbent upon the proprietor of a Mobile Home Park to keep a register and to report therein the name of the person or head of family occupying each said mobile home, showing date of entry on said land, serial number, and make and size of trailer, the last permanent address of the person or head of family using said mobile home, and the names of all persons using or living in said mobile home.

(b) Said register and Mobile Home Park shall be subject to inspection periodically by the Township.

B. Park Site. The park site shall be well drained and have such grades and soil as to make it suitable for the purpose intended. All such parks shall be planned as a unit and shall be located on a tract of land at least ten (10) acres in size. The area of said site shall be in single ownership or under unified control.

C. Lot Requirements. All lots in any Mobile Home Park shall be well drained and graded to a point where Mobile Homes may be parked so that the parking of the same shall result in safety to all concerned. In all instances as much natural vegetation as is reasonably possible shall be preserved by any Mobile Home Park developer.

1. Individual mobile home lots located in a Mobile Home Park shall contain at least 5,000 square feet of lot area and shall not be less than 50 feet wide at the building setback line exclusive of easement.
2. The maximum number of mobile home lots that may be approved in a Mobile Home Park shall be computed by subtracting from the total gross area a fixed percentage of 10% of said area for usable open space and dividing the remaining 90% of the area by the minimum lot requirements set forth above.
3. In computing the maximum number of mobile home lots that may be created, and lands which are located within a floodplain area, which are subject to either periodic flooding or occasional chronic wetness, which are occupied by public utility easements, or which have a slope in excess of 25% in such a manner as to limit their use or prevent their development shall not be considered part of the total gross area.
4. All mobile home lots shall be given street numbers and all park streets shall be given names. Street numbers shall be visible from the street. Street signs shall be erected and maintained.

D. Yard and Setback Requirements

1. All mobile homes shall be located at least seventy-five (75) feet from any street right-of-way which abuts a Mobile Home Park boundary and at least one hundred (100) feet from any other park boundary line.
2. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and adjoining pavement of a park street, or common parking area, or other common areas.
3. All mobile homes shall be separated from each other and from other buildings by at least twenty (20) feet.

E. Park Street System

1. Park Access. Access to Mobile Home Parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. Each Mobile Home Park shall be provided with at least two (2) points of ingress and/or egress and a distance of at least 150 feet shall be maintained between centerlines of access streets.
2. Lot Access. All Mobile Home Parks shall be provided with safe and convenient paved access streets to and from each and every mobile home lot. Alignment and gradient shall be properly adapted to topography.
3. Streets. All streets within any Mobile Home Park shall have a minimum right-of-way width of fifty (50) feet and a minimum cartway width of twenty-six (26) feet. All Streets shall be paved in accordance with Township specifications and shall be kept in good repair.
4. Intersections. Not more than two (2) streets shall intersect at any one (1) point and a distance of at least 150 feet shall be maintained between centerlines of offset intersecting streets.

F. Required Off-Street Parking

1. Off-street parking areas shall be provided in all Mobile Home Parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least one and one-half (1.5) vehicular parking spaces for each mobile home lot.
2. Each off-street parking space shall contain at least 300 square feet and shall not exceed a distance of three hundred (300) feet from the mobile home lot that it is intended to serve.

G. Utility Improvements

1. Water Distribution. All Mobile Home Parks shall provide to each separate mobile home lot line a continuing supply of safe and potable water as approved by the Department of Environmental Resources.
2. Sewage Disposal. All Mobile Home Parks shall provide to each separate mobile home lot a connection to a centralized sanitary sewage disposal system which shall be approved by the Department of Environmental Resources.
3. No building permit shall be issued until the sewage disposal and water distribution systems for the Mobile Home Park have been approved by the Department of Environmental Resources.

4. Electrical Distribution. All Mobile Home Parks shall have underground electrical distribution systems which shall be installed and maintained in accordance with the local electrical power company's specifications regulating such systems.
5. Natural Gas Systems.
  - (a) Natural gas piping systems when installed in Mobile Home Parks shall be maintained in conformity with accepted engineering practices.
  - (b) Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharges of gas when the outlet is not in use.
6. Liquified Petroleum Gas Systems.
  - (a) Liquified petroleum gas systems provided for mobile homes, service buildings or other structures shall include the following:
    - (1) Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
    - (2) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
    - (3) All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas liquid form shall not be conveyed through piping equipment and systems in mobile homes.
    - (4) Vessels of more than 12 and less than 60 U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.
    - (5) No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specially approved by the Commission.
7. Fuel Oil Supply System.
  - (a) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed

and maintained in conformity with such rules and regulations as may be required by the Township.

- (b) All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- (c) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five inches of storage tanks.
- (d) All fuel storage tanks or cylinders shall be securely placed and shall not be less than five feet from any mobile home exit.
- (e) Storage tanks located in areas subject to traffic shall be protected against physical damage.

H. Usable Open Space. All Mobile Home Parks shall provide not less than ten percent (10%) of the total land area for usable open space purposes. Usable open space shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located and easily accessible to all park residents.

- 1. Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, other solid material, or protected with a vegetation growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
- 2. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

I. Buffer Strips. A suitably screened or landscaped buffer strip at least ten (10) feet wide, approved by the Commission shall be provided by the developer along all the property and street boundary lines separating the park from adjacent uses.

J. Walkways

- 1. General Requirements. All parks shall be provided with safe, convenient, all season pedestrian walks of adequate width for intended use, durable and convenient to maintain, between individual mobile home lots, the park streets and all community facilities provided for park residents. Sudden change in alignment and gradient shall be avoided.
- 2. Common Walk System. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four (4) feet.

3. Individual Walks. All mobile home lots may be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

K. Signs and Lighting

1. Signs shall be permitted in accordance with the regulations applicable to the District in which said Mobile Home Park is situated.
2. All means of ingress, egress, and streets shall be adequately lighted.

L. Other Site Improvements

1. One fire alarm box or public telephone shall be provided. The Park Operator shall require that a fire extinguisher of a type approved by the Board of Supervisors shall be maintained in each mobile home and in all public service buildings under park control.
2. Provision shall be made by the Park Operator to have garbage collected at least once every week. Any refuse disposal sites proposed within the Mobile Home Park shall be subject to the approval of the State Department of Environmental Resources. No centralized waste collection station shall be located on the park site.
3. Each mobile home lot shall be provided with a four (4) inch concrete slab on a stable surface at least 10 feet by 18 feet in size for use as a terrace and so located so as to be adjoining and parallel to the mobile home. Such slab shall contain an electrical outlet to which the electrical system of the mobile home shall be connected.
4. There shall be provided in each Mobile Home Park such other improvements as the Township may require whereby such requirements shall at all times be in the best interest of the Park residents.
5. An enclosure of compatible design and material shall be erected around the entire base of each mobile home. Such enclosures shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
6. Television reception service shall be provided from a centralized antenna service and subject to the approval of the Commission.

M. Park Areas for Non-Residential Uses

1. No part of any mobile home park shall be used for a nonresidential purpose, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
2. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on an individual lot and connected to the pertinent utilities.

SECTION 14.34 - TRAILER CAMPS. The Zoning Hearing Board may approve Trailer Camps according to the procedures and requirements specified below.

- A. Tents, camping trailers, travel trailers, pick-up coaches, motor homes or any combination thereof shall be permitted to locate ONLY in an approved Trailer Camp.
- B. Trailer Camps shall be provided for the specific purpose of transient or vacationing occupants and shall be subject to and regulated by the provisions of Section 14.33 entitled Mobile Home Parks, except that:
  1. The Zoning Hearing Board may adjust the requirements of Section 14.33 C. in order to avoid unreasonable requirements, but in no case shall the average density exceed ten (10) trailer camp sites per net acre nor shall the maximum density permitted within said Camp exceed fifteen (15) camp sites for any single net acre. Moreover, the minimum width of any trailer camp site shall not be less than thirty-five (35) feet wide at the building setback line.
  2. The Commission may adjust the requirements of Section 14.33 D.1. where appropriate, but in no case shall said minimum distance be less than fifteen (15) feet.
  3. The Commission may adjust the requirements of Section 14.33 G.2. where appropriate, but adequate sanitary sewage facilities must be provided for said Camp.
- C. Occupancy by each dwelling structure in the Trailer Camp shall be limited to maximum of six (6) months out of each year.

SECTION 14.35 - RESOURCES REMOVAL

- A. Permitted Activities. Sandpits, gravel pits, peat bogs, removal of topsoil and landfill and the excavation, extraction, or removal of any mineral resources from the land or ground, subject to the following conditions:

1. Removal of forests or timber is prohibited without prior approval of the Zoning Hearing Board.
2. The proposed operation shall not adversely affect soil fertility, drainage, and lateral support of abutting land or other properties, nor shall it contribute to soil erosion by water or wind.
3. Machinery and equipment such as bulldozers, shovels, and other equipment used for excavation, collection of material, loading, or hauling shall be subject to Zoning Hearing Board approval.
4. All screening, sifting, washing, crushing or other forms of processing to be conducted upon the premises shall be approved by the Zoning Hearing Board.
5. There shall be no operations of any kind on Sundays or legal holidays. Within 1,000 feet of any residence there shall be no operations between 7 P.M. and 7 A.M.
6. Where any open excavation will have a depth of 10 feet or more and a slope of more than 30 degrees, there shall be a substantial fence, approved by the Commission, with suitable gates where necessary, effectively blocking access to the area in which such excavation is located. Such fence shall be located no less than 50 feet from the edge of the excavation. All operations shall be screened from nearby residential uses as required by the Zoning Hearing Board.
7. The slope of material in any excavation shall not exceed the angle of repose permitted by Pennsylvania Department of Environmental Resources' regulations.
8. That portion of access roads located within 100 feet of any lot in residential use or lot zoned for residence shall be provided with a dustless surface.
9. The top of the natural slope that is cut for any excavation, and the operation of any mechanical equipment, shall not be less than 50 feet from any lot line.
10. At all stages of operations, proper drainage shall be provided to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties.
11. Proper measures, as determined by the Zoning Hearing Board, shall be taken to minimize the nuisance of noise and flying dust or rock. Such measures may include, when considered necessary, limitations upon the practice of stockpiling excavated materials upon the site or the creation of a suitable landscaped buffer strip completely around the site.

12. No buildings shall be erected upon the premises except upon the issuance of a building permit in accordance with the regulations in all sections of This Ordinance including the Performance Standards in Section 14.18. Temporary structures for machinery and field offices may be permitted subject to the approval by the Zoning Hearing Board.
13. Before use by special exception approval is granted, an approved plan for rehabilitation, in accordance with Department of Environmental Resources regulations shall be submitted and approved by the Zoning Hearing Board. After any such operations, the site shall be made re-usable for a use permitted in the Zoning District.
14. Before Land Development Plan approval is granted, the owner or his agent shall execute a certified check made payable to the Township or a bond sufficient in the opinion of the Board of Supervisors to secure the rehabilitation of the site in accordance with the approved Land Development Plan. Any such bond shall also be approved by the Supervisors as to form, sufficiency, and manner of execution, and shall run for the same term as the term of the Development Plan approval. The amount of such bond may be reduced when, in the opinion of the Board of Supervisors, a lower amount will be sufficient to accomplish its purposes. In the event the owner or his agent does not fulfill the conditions of the bond, the Township shall, after due notice to the operator and to his bonding or surety company and upon their failure to comply with the terms of the Development Plan approval, proceed to rehabilitate the premises in accordance with the plan prescribed above, either with its own forces or by contract, and shall charge the costs to the owner, his agent, or the bonding or surety company.

#### SECTION 14.36 - ACCESSORY COMMERCIAL USE

- A. Permitted Uses. In apartment developments, multi-family dwelling developments and office centers, all of which contain not less than two hundred (200) units or combination of units, the following commercial accessory uses are permitted by Special Exception:
1. Eating facilities
  2. Delicatessens
  3. Pharmacies
  4. Newsstand, stationery or book store
  5. Gift Shop
  6. Automatic laundry or dry cleaning shop, or pick-up

7. Barber or beauty shops
  8. Convenience food store
- B. Area and Bulk Regulations. Such uses shall not have exterior signs, advertising or show windows, shall not include the outside storage of materials, equipment or merchandise, and the total area devoted to such commercial use shall not exceed four (4) percent of the total gross floor area of the development.

#### SECTION 14.37 - RESIDENTIAL CONVERSIONS

- A. Permitted Uses. Conversion of an existing residential structure to provide one or more additional dwelling units.
- B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:
1. The lot on which such structure is located shall contain at least 60% of the required minimum lot area for each dwelling unit so created.
- C. Parking Requirements. One and one-half off-street parking spaces shall be provided on said lot for each dwelling unit.
- D. Supplemental Regulations
1. Such structure shall have contained, on the effective date of This Ordinance, 1,000 square feet of livable floor area for the first dwelling unit plus 600 square feet of livable floor area for each additional dwelling unit created.
  2. Each apartment unit shall be provided with complete kitchen facilities, flush toilet and bathing facilities within the unit.
  3. There shall be no evidence of change in the building except as required by building and/or housing codes.
  4. Fire escapes where required shall be located at the rear or an interior side of the building.

## SECTION 14.38 - MULTIPLE DWELLINGS

### A. Permitted Uses

1. Apartment Dwellings
2. Row or Attached Dwellings
3. Townhouse Dwellings

### B. Area and Bulk Regulations

1. The minimum lot area shall be one acre. A minimum area per dwelling unit shall be provided as follows:

|                             |               |
|-----------------------------|---------------|
| Efficiency Units            | 2,000 sq. ft. |
| One Bedroom Units           | 3,000 sq. ft. |
| Two Bedroom Units           | 4,000 sq. ft. |
| Three or more Bedroom Units | 5,000 sq. ft. |

2. The minimum lot width for apartment structures shall be 150 feet.

The minimum lot width for row or attached and townhouse dwellings shall be 20 feet except that end units shall have a lot width of 35 feet.

3. The minimum yard requirements shall be as follows:

|                                          | <u>Front</u> | <u>One Side</u> | <u>Total Side</u> | <u>Rear</u> |
|------------------------------------------|--------------|-----------------|-------------------|-------------|
| Apartment Dwelling                       | 40           | 25              | 50                | 35          |
| Row or Attached &<br>Townhouse Dwellings |              |                 |                   |             |
| End Units                                | 25           | 35              |                   | 35          |
| Other Units                              | 25           |                 |                   | 35          |

5. The maximum lot coverage permitted shall be 25 percent.
6. The maximum building height shall be 3 stories, but shall not exceed 35 feet.

C. Parking Requirements

- |                                |                      |
|--------------------------------|----------------------|
| 1. Efficiency Units            | 1.50 spaces per unit |
| 2. One Bedroom Units           | 1.75 spaces per unit |
| 3. Two Bedroom Units           | 2.00 spaces per unit |
| 4. Three or more Bedroom Units | 2.50 spaces per unit |

D. Supplemental Regulations

1. Centralized water and centralized sewer service shall be provided.
2. The maximum number of dwelling units per row or attached and townhouse buildings shall be six.
3. No building shall exceed 140 feet in length.
4. The minimum distance between principal buildings shall be equal to 2 times the height of the highest building and between a principal and an accessory building shall be at least 20 feet.
5. Any inner court shall have a minimum dimension of 60 feet, any outer court shall have a minimum of 20 feet and its depth shall not exceed its width.
6. There shall be provided on the same lot suitably equipped and landscaped play spaces and usable open space subject to Zoning Hearing Board approval and in accordance with the following schedule:

|                            | <u>Play Space</u><br><u>(Sq. Ft.)</u> | <u>Open Space</u><br><u>(Sq. Ft.)</u> |
|----------------------------|---------------------------------------|---------------------------------------|
| Efficiency Unit            | 75                                    | 360                                   |
| One Bedroom Unit           | 100                                   | 785                                   |
| Two Bedroom Unit           | 125                                   | 895                                   |
| Three or more Bedroom Unit | 175                                   | 1,125                                 |

SECTION 14.39 - AUCTION HOUSE FOR HOUSEHOLD AND OTHER GOODS. The Zoning Hearing Board may approve Auction Houses for Household and Other Goods in the A-C and R-A Districts according to the procedures and requirements specified below.

A. An Auction House for Household and Other Goods shall be permitted as an accessory use to the principal use of the lot.

B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply with the following exceptions:

1. The minimum lot area (principal and accessory uses) shall be 5 acres.
2. The building set-back shall be at least 50 feet from any lot or street line.
3. The maximum lot coverage (principal and accessory buildings) shall be 20 percent.
4. The maximum building height for new structures shall be one (1) story.

C. Parking Requirements

1. One (1) parking space per 100 sq. ft. of gross floor area shall be required.
2. One (1) off-street loading berth shall be required.

D. Supplemental Regulations

1. No parking area shall be located within the required front, side or rear yards.
2. The auction house site shall be easily accessible from an improved street or highway with safe ingress and egress for both vehicular and pedestrian traffic.
3. The use of outdoor public address systems for any purpose shall be approved by the Board of Supervisors.
4. Exterior lighting, other than that essential for the safety and convenience of the users of the premises shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.
5. A sign identifying the auction house use shall be permitted in accordance with provisions for a customary home occupation (Section 14.16).

6. Temporary signs advertising a particular sale event shall be permitted in accordance with the provisions of Section 14.16. Such temporary sign shall be erected not more than 15 days prior to, and removed not more than one (1) day after the scheduled sale event.
7. Auctions shall not be held more frequently than once in a 7-day period without a waiver by the Zoning Hearing Board to increase the frequency.
8. Except as provided above, all other pertinent provisions of Article XIV, Supplementary Regulations, shall apply.

#### SECTION 14.40 - FARM EQUIPMENT OR LAWN AND GARDEN SALES AND SERVICE.

- A. Farm equipment or lawn and garden sales and service shall be permitted as an accessory use to the principal agricultural use of the lot.
- B. Permitted Uses
  1. Distribution, sales and/or servicing of equipment and machinery commonly used for agricultural purposes.
  2. Distribution, sales and/or servicing of lawn and garden equipment and supplies.
- C. Area and Bulk Regulations. All area and bulk requirements of the A-C Agricultural-Conservation District shall apply with the following exceptions:
  1. The minimum lot area (principal and accessory uses) shall be 5 acres.
  2. The building set-back shall be at least 50 feet from any lot or street line.
  3. No accessory building utilized in connection with the farm equipment or lawn and garden sales and service may be located in any required side or rear yard.
  4. No accessory building shall project nearer to the street on which the principal building fronts than such principal building.
- D. Parking Requirements
  1. One (1) parking space per non-resident employee plus three (3) spaces for customer parking.

2. One (1) off-street loading berth shall be required.
3. No parking area shall be located within the required front, side or rear yards.

E. Supplemental Regulations

1. The sales and service business shall be easily accessible from an improved street or highway with safe ingress and egress for vehicular traffic.
2. Exterior lighting, other than that essential for the safety and convenience of the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.
3. One (1) premise sign identifying the sales and service business use shall be permitted provided that such sign shall not exceed twelve square feet (12 sq. ft.) in area.
4. No outdoor displays of goods for sale or rental shall be located in required front or side yards.
5. Except as provided above, all other pertinent provisions of Article XIV, Supplementary Regulations, shall apply.

SECTION 14.41 - COMMERCIAL KENNELS

- A. Kennels shall be permitted by Special Exception in indicated zoning districts, subject to the following:
1. The minimum lot size shall be five (5) acres.
  2. Adequate parking shall be required.
  3. One sign shall be permitted which shall not be greater than two (2) square feet in area and located a minimum of twenty (20) feet from the street right-of-way line.
  4. All areas used for exercise shall be securely fenced.
  5. All animals shall be kept within a completely enclosed building which shall be a minimum of one hundred (100) feet from any property line.
  6. Animals shall be permitted to exercise daily between the hours of 8 A.M. and 8 P.M. (prevailing time). All outdoor exercise areas shall be located at least two hundred (200) feet from any property line.

SECTION 14.42 - BED AND BREAKFAST INNS. The Zoning Hearing Board may approve Bed and Breakfast Inns in existing structures in the A-C, R-A and R-S Districts according to the procedures and requirements specified below:

- A. The structure shall be of local, state, or Federal historic significance. It is the applicant's responsibility to show proof of historic significance.
- B. The structure shall contain a minimum of 2,000 square feet of gross floor area.
- C. All Bed and Breakfast units shall be contained within the principal structure.
- D. There shall be no more than one Bed and Breakfast unit per 700 square feet of gross floor area in the principal structure.
- E. All area and bulk regulations of the prevailing zoning district for single family dwellings shall apply.
- F. In addition to the two (2) spaces required for the principal dwelling, there shall be one off-street parking space per Bed and Breakfast unit.
- G. Dining and other facilities shall not be open to the public but shall be exclusively for the residents and registered Bed and Breakfast guests.
- H. Signs shall conform to the standards for home occupations in residential districts (Section 14.16).

SECTION 14.43 - SECTION RESERVED

SECTION 14.44 - COMMERCIAL RIDING STABLES

- A. Commercial riding stables shall be permitted in the A-C District by Special Exception, subject to the following:
  - 1. Adequate off-street parking shall be provided.
  - 2. One sign shall be permitted which shall not be greater than two (2) square feet in area and located a minimum of twenty (20) feet from the street right-of-way line.
  - 3. All areas used for exercise and pasturing shall be securely fenced.

4. All animals except while exercising or pasturing shall be kept within a completely enclosed building erected or maintained for that purpose which shall be a minimum of two hundred (200) feet from any property line.
5. The accumulation and storage of manure or other odor producing substances shall not be permitted.

SECTION 14.45 - WIND ENERGY CONVERSION SYSTEMS. The Zoning Hearing Board may approve Wind Energy Conversion Systems in the A-C, R-A, and L-I, Districts according to the procedures and requirements specified below:

- A. One windmill or windwheel shall be permitted per property.
- B. The structure supporting the wind rotor unit, including any required supporting cables, etc., shall not be connected to any occupied structure and shall be located a minimum distance of the wind rotor unit tower height, plus ten (10) feet, from any occupied dwelling.
- C. The maximum height of the wind rotor and tower shall be determined as follows:

| <u>Minimum Distance From<br/>All Property Lines</u> | <u>Maximum<br/>Tower Height</u> |
|-----------------------------------------------------|---------------------------------|
| 75 ft. - 85 ft.                                     | 35 ft.                          |
| 86 ft. - 95 ft.                                     | 40 ft.                          |
| 96 ft. - 100 ft.                                    | 45 ft.                          |
| More than 100 ft.                                   | 50 ft. to 75 ft.                |

The tower height may be increased from 50 ft. up to a maximum of 75 feet, with the allowance of each one foot of setback from 101 ft.

- D. All mechanical equipment and buildings associated with the operation shall be enclosed with a six (6) foot fence. The tower shall also be enclosed with a six (6) foot fence, unless the base of the tower is not climbable for a distance of twelve (12) feet.
- E. When a building is required for storage cells or related mechanical equipment, the building may not exceed 150 square feet in area nor 8 feet in height, and must be located at least 75 feet from any property line.
- F. All electric and other utility wires associated with the Wind Energy Conversion System shall be buried underground.
- G. The applicant shall demonstrate that any noise emanating from the wind energy conversion system shall not exceed sixty (60) decibels measured at the nearest property line.

- H. If the wind energy conversion unit is abandoned from use, the tower and related structures shall be dismantled and removed from the property within ninety (90) days.
- I. The energy generated from the wind energy conversion system shall be used on the property on which it is located and shall not be operated as a commercial enterprise.

#### SECTION 14.46 - AUTOMOTIVE SERVICES.

##### A. Permitted Uses

- 1. Service stations
- 2. Repair garages
- 3. Automotive supply shops

##### B. Supplemental Regulations

- 1. The minimum lot size for such service stations shall be one (1) acre, and the minimum street frontage shall be 150 feet.
- 2. Entrance and exit driveways shall have an unrestricted width of not less than 12 feet nor more than 30 feet, shall be located not nearer than 30 feet from any property line and shall be so laid out as to avoid the necessity of any vehicle leaving the property to back out across any street right-of-way or portion thereof.
- 3. Vehicle lifts or pits, dismantled and disabled automobiles and all parts or supplies shall be located within completely enclosed buildings.
- 4. All service or repair of motor vehicles, other than such minor servicing as change of tires or sale of gasoline or oil, shall be conducted in completely enclosed building. This requirement shall not be construed to mean that the doors to any repair shop must be kept closed at all times.
- 5. The storage of gasoline or flammable oils in bulk shall be located fully underground and not nearer than 50 feet from any property line other than the street line.
- 6. No gasoline pumps shall be located nearer than 25 feet to any street line.

7. No building permit for a motor vehicle service station shall be issued within a distance of 300 feet of any school, church, hospital or place of public assembly designed for the simultaneous use and occupancy by more than 100 persons: the said distance to be measured in a straight line between the nearest points of each of the lots or premises, regardless of the District where either premises are located.

#### SECTION 14.47 - HOTELS, MOTELS AND TOURIST HOMES

- A. A site to be used for a hotel or motel establishment shall include an office and lobby and may include such accessory uses as: restaurants, coffee shops, cafeteria-dining halls providing food and drink; amusement and recreation facilities such as a swimming pool, children's playground, tennis or other game sports; and game or recreation rooms.
- B. The minimum lot area shall be one (1) acre; the minimum lot width shall be 150 feet; 2,000 square feet of lot area is required for each guest room or one (1) second story guest room for every 1,750 square feet of first story guest rooms.
- C. All principal and accessory buildings and structures shall cover a total of not more than 35% of the site. A restaurant, coffee shop, cafeteria or dining hall shall not cover more than 10% of the site.
- D. The maximum length of any building shall not exceed 150 feet. The total interior floor area of each guest room, inclusive of bathroom and closet space, shall not be less than 250 square feet.
- E. Distance between buildings shall not be less than 25 feet except that this distance may be reduced to 15 feet where no driveway passes between buildings.
- F. Points of vehicular ingress and egress shall be limited to a total of two (2) on any street. Off-street parking shall be provided as follows: at least one automobile parking space, car port or garage shall be provided on the site for each guest room, and shall be located within 150 feet of the guest room which it serves; for restaurants, coffee shops or cafeterias, at least one (1) automobile parking space shall be provided for every 100 square feet of floor area devoted to patron use, and one additional space shall be provided for each employee. All buildings and off-street parking areas shall be at least 50 feet from all lot and street lines, and parking areas serving a restaurant, cafeteria or coffee shop or dining hall shall be at least 30 feet from all guest rooms.
- G. Before the issuance of any building permit, a detailed Land Development Plan for the proposed development of a site for a hotel, motel and tourist home and accessory facilities shall be submitted to and approved by the Township, as provided in the Middlesex

Township Subdivision and Land Development Ordinance. The Land Development Plan, at a minimum, shall identify the location and size of existing trees, all other landscaping proposed, the architectural style, general design, colors and materials to be used on exterior surfaces and detailed plans for any signs as well as any other information, elevations or perspectives which will enable the Commission to recognize the impact of the proposed development on the area involved and to determine conformity with the purpose of This Ordinance.

SECTION 14.48 - DAY CARE CENTERS. The Zoning Hearing Board may approve Day Care Centers in the V-C and C-H Districts according to the procedures and requirements specified below:

- A. Day Care Centers providing care for more than three (3) children not related to the caregiver must secure a license from the Commonwealth of Pennsylvania, Department of Public Welfare. Evidence of such state licensing must be provided prior to the issuance of a use and occupancy permit by the Zoning Officer.
- B. The Day Care facility shall have at least 65 square feet of outdoor play area for each child. This play area must be located in the rear yard and be sufficiently screened and sound-insulated so as to protect the neighborhood from excessive noise and other disturbances.
- C. A Day Care Center shall not be located within 1,000 feet of any other Day Care Center. This measurement shall be taken from property line to property line.

SECTION 14.49 - BUSINESS CONVERSIONS. The Zoning Hearing Board may approve Business Conversions in the V-C and C-H Districts according to the procedures and requirements specified below:

- A. Permitted Uses. Conversion of an existing residential structure to a non-residential use. The conversion can be a total conversion from residential use or a conversions of a portion of the premises, with the retention of one or more dwelling units. (As in the case of a first-floor retail or office use with apartment(s) on the second and higher floors.
- B. Area and Bulk Regulations. All area and bulk regulations of the prevailing zoning district shall apply.
- C. Parking Requirements. Off-street parking spaces shall be provided on said lot for each distinct use located on it, in accordance with Section 14.10.

D. Supplemental Regulations

1. If apartment units are proposed, each unit shall be provided with complete kitchen facilities, flush toilet and bathing facilities within the unit.
2. Fire escapes where required shall be located at the rear or an interior side of the building.

SECTION 14.50 - ADULT BOOK STORES AND ADULT THEATRES. The Zoning Hearing Board may approve Adult Book Stores and Adult Theatres in the IG District according to the procedures and requirements specified below:

- A. Purpose. The purpose of this Section is to provide for the establishment of adult bookstores within the Township at such places, and in such manner, as is appropriate and reasonable; and to establish reasonable regulations which take into consideration the potential for adverse impact from such businesses upon adjoining property owners, occupants and uses.
- B. Interpretation and Application. This Section shall be interpreted and applied in a manner consistent with the Constitution and shall not be applied to unduly restrict or infringe upon rights guaranteed thereby.
- C. Severability. The provisions of this Section shall be severable and in the event any one thereof shall be determined to be invalid or unenforceable such determination shall not operate to repeal or invalidate the remaining provisions.
- D. As used in this Ordinance, the following terms, word and phrases shall have the meanings ascribed to them by this Section:
  1. Adult Book Store: An establishment open to the general public in which twenty (20%) percent or more of the occupied sales or display area offers for sale, for rent or lease, for loan, or for view upon the premises, pictures, photographs, drawings, prints, images, sculpture, still film, motion picture film, video tape, or similar visual representations distinguished or characterized by an emphasis on sexual conduct or sexually explicit nudity, or books, pamphlets, magazines, printed matter or sound recordings containing explicit and detailed descriptions or narrative accounts distinguished or characterized by an emphasis on sexual conduct, or offers for sale of sexual devices.
  2. Adult Theatre: A building or a room within a building open to the general public, used for presenting live entertainment, motion picture film, video tape or similar visual representation of materials distinguished or characterized by an emphasis on sexual conduct or sexually explicit nudity.

3. Sexual Conduct: Ultimate sexual acts, normal or perverted, actual or simulated, involving a person or persons, or a person or persons and an animal, including acts of masturbation, sexual intercourse, fellatio, cunnilingus, analingus or physical contact with a person's nude or partially denuded genitals, pubic area, perineum, anal region, or, if such person be female, a breast.
  4. Sexual Device: Any artificial human penis, vagina or anus, or other device primarily designed, promoted, or marketed to physically stimulate or manipulate the human genitals, pubic area, perineum or anal area, including dildoes, penisators, vibrators, vibrillators, penis rings and erection enlargement or prolonging creams, jellies or other such chemicals or preparations.
  5. Sexually Explicit Nudity: The sexually oriented and explicit showing, by any means, including but not limited to, close-up views, poses or depictions in such position or manner which present or expose such areas to the following: postpubertal, full or partially developed human female breast with less than a fully opaque covering of any portion thereof below the top of the areola or nipple; the depiction of covered human male genitals in a discernible turgid state; or lewd exhibition of the human genitals, pubic area, perineum, buttocks or anal region, with less than a fully opaque covering.
- E. The use and occupancy of any land, building or structure as an adult book store or an adult theatre shall be subject to the following:
1. An adult book store or an adult theatre shall be permitted only in a (I-G) Industrial - General District.
  2. An adult book store or an adult theatre shall not be permitted to be located within five hundred (500) feet of any of the following:
    - (a) Any building or other structure used for residential purposes.
    - (b) The geographical boundary line of the (I-G) Industrial - General District.
    - (c) The geographical boundary line of the Township.
  3. An adult book store or an adult theatre shall not be permitted to be located within one thousand (1,000) feet of any of the following:
    - (a) Any other adult book store or adult theatre.

- (b) Any public or private school, public park or playground, or any church or other house of worship.
- 4. No materials, merchandise, or film offered for sale, rent, lease, loan or for view upon the premises shall be exhibited or displayed outside of a building or structure.
- 5. Any building or structure used and occupied as an adult book store or adult theatre shall be windowless, or have an opaque covering over all windows or doors of any area in which materials, merchandise, live entertainment or film shall be visible from outside of the building or structure.

SECTION 14.51 - GROUP HOMES. The Zoning Hearing Board may approve Group Homes according to the procedures and requirements specified below:

- A. The use and occupancy of any land, building or structure as a group home shall be subject to the following:
  - (1) Any group home shall have a minimum of 350 square feet of habitable floor area provided for each occupant.
  - (2) A common kitchen and dining facility shall be provided and no cooking or dining facilities shall be provided in individual rooms or suites. This provision is not intended to require any kitchen and dining facilities if the affiliated institution provides them elsewhere.
  - (3) All group homes shall be connected to public water and public sanitary sewage facilities.
  - (4) All group homes shall comply with the Federal Life Safety Code, the rules and regulations of the Pennsylvania Department of Labor and Industry, and all other applicable building, safety, and fire codes of the Federal, state or local government.
  - (5) Group homes shall be registered and licensed by either the Federal Government or the Commonwealth of Pennsylvania and shall be in compliance with all applicable rules and regulations of the licensing body.
  - (6) A group home shall not be located within 2,000 feet of any other group home.
  - (7) Off-street parking shall be provided for all group homes based upon one (1) parking space per occupant, including resident staff.