

**FALLOWFIELD TOWNSHIP
WASHINGTON COUNTY, PENNSYLVANIA
ORDINANCE NO. 224**

AN ORDINANCE OF FALLOWFIELD TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING AND UPDATING THE TOWNSHIP'S ZONING ORDINANCE, ORDINANCE NO. 120, TO AMEND AND UPDATE SECTION 1 "COMMUNITY DEVELOPMENT OBJECTIVES;" TO AMEND AND UPDATE ARTICLE 3 "DEFINITIONS;" TO AMEND AND UPDATE ARTICLE 4 "ESTABLISHMENT OF DISTRICTS;" TO AMEND AND UPDATE ARTICLE 6 "A-1 AGRICULTURAL DISTRICT;" TO AMEND AND UPDATE ARTICLE 7 "R-1 SINGLE FAMILY DISTRICT;" TO AMEND AND UPDATE ARTICLE 8 "R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT;" TO AMEND AND UPDATE ARTICLE 9 "B-1 GENERAL BUSINESS DISTRICT;" TO AMEND AND UPDATE ARTICLE 10 "I-1 LIGHT INDUSTRIAL DISTRICT;" TO AMEND AND UPDATE ARTICLE 16 "I-2 LIGHT INDUSTRIAL DISTRICT;" TO AMEND AND UPDATE ARTICLE 11 "SIGN REQUIREMENTS;" TO AMEND AND UPDATE ARTICLE 12 "PARKING AND LOADING REQUIREMENTS;" TO AMEND AND UPDATE ARTICLE 13 "SUPPLEMENTARY REGULATIONS;" TO AMEND AND UPDATE ARTICLE 13 "FLOOD REGULATIONS;" TO CREATE, IN SECTION 14, AN ARTICLE ENTITLED "CONDITIONAL USES AND SPECIAL EXCEPTIONS;" TO AMEND AND UPDATE ARTICLE 15 "ADMINISTRATION AND ENFORCEMENT;" TO INCLUDE SECTION 16 "USE AUTHORIZATION AND LOT, AREA, AND DIMENSIONAL STANDARDS TABLES;" ALSO, TO AMEND AND UPDATE ORDINANCE NO. 166 TO ADD TRAFFIC ACCESS AND IMPACT STUDY STANDARDS TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Township adopted a Zoning Ordinance, known as the Fallowfield Township Zoning Ordinance, No. 120, 1991, including any amendments thereto; and

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code authorizes amendments to Zoning Ordinances, 53 P.S. § 10609; and

WHEREAS, as the Township's Zoning Ordinance is nearly twenty-five (25) years old, the Board of Supervisors of Fallowfield Township desires to amend the Township Zoning Ordinance to update its provisions so that they are more current with applicable law and land use development; and

WHEREAS, the Board of Supervisors of Fallowfield Township has determined it to be in the best interests of the health, safety, and welfare of the residents of Fallowfield Township to amend the Township Zoning Ordinance to update its provisions so that they are more current with applicable law and land use development.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Fallowfield Township, Washington County, Commonwealth of Pennsylvania, and it is hereby ordained and enacted as follows:

**FALLOWFIELD TOWNSHIP
WASHINGTON COUNTY
OMNIBUS ZONING AMENDMENTS
SUBDIVISION ORDINANCE AMENDMENT
2015**

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SECTION 1, Amendments to Community Development Objectives

Subsection A: Section 2.1, Community Development Objectives shall be amended as follows where underlined text shall be added and text indicated in a strikethrough format shall be removed¹:

This Ordinance has been developed to assist in furthering the long range community development objectives of Fallowfield Township as ~~originally~~ outlined in the Fallowfield Township Comprehensive Plan of ~~1970-1999~~ and subsequent reviews and evaluations of the material documented therein. Considerations have included land use changes ~~from~~ since 1970-1999

~~to~~ 1991, regional development trends, the status of community infrastructure, local housing conditions, population factors and other pertinent local and areawide studies and documentation. Specifically, the local community development objectives are related to the following elements:

- A. Creation and maintenance of orderly development patterns, and the coordination of inter-relationships between living and working areas of the community to provide for functionally distinguishable but complementary districts, as delineated in the various components of the Comprehensive Plan and subsequent studies.
- B. Maintenance and improvement of the aesthetic quality and significant open space features throughout the Township to protect and preserve the rural character of the Township.
- C. Protection of the natural environmental quality and significant open space features throughout the Township.
- D. Preservation of viable agricultural pursuits and areas devoted to such purposes.
- E. Protection of the residential character of the community consistent with local needs for a variety of housing types and densities and ability of the community to expand in an orderly manner.
- F. Preservation of property values and encouragement of the highest and best use of developable land areas.
- G. Maintenance and expansion of the municipal economic base.

¹ The Community Development Objectives were amended based on a review of the 1999 Comprehensive Plan and as per suggestions made in the General Code Editorial Analysis.

- H. Development of accessways, utility systems, municipal services and community facilities consistent with local needs.
- I. Coordination and cooperation with area and regional development programs and trends that are consistent with the type and quality of growth necessary to achieve the community development objectives of the Township.
- J. To guide more intensive residential and nonresidential growth to areas where future sanitary sewer service is proposed or provided.

Section 2, Amendments to Article 3: Definitions

Subsection A: *Item "j" shall be added to Section 3.0, Interpretation and shall be stated as follows:*

Those definitions cited under 3.1, Meaning of Words, that are furthermore listed as authorized principal uses within the respective zoning districts of this ordinance shall be interpreted to exclude uses more specifically defined within 3.1, unless otherwise stated.

Subsection B: The following terms shall be added, removed, or amended and shall be placed within alphabetical order under Section 3.1, Meaning of Words, where underlined text shall be added and text indicated in a strikethrough format shall be removed:

~~AUTOMOTIVE GAS OR SERVICE STATION~~ — Any premises used for the retail sale of motor fuel and lubricants, and incidental services such as lubrication, and the sale, installation or minor repair of tires, batteries, or other automobile accessories; but not including major repair work, such as motor replacement, body fender repair or spray painting.

BANK - An establishment primarily engaged in accepting demand and other deposits and making commercial, industrial, and consumer loans.

BANQUET FACILITY - Any establishment operated for profit wherein the facilities are leased on a temporary basis for private wedding receptions, meetings, banquets, and other similar events. Such establishments shall not be open to the general public and may include food preparation facilities and areas for dancing, dining and other entertainment activities customarily found in association with banquets or receptions. Said facilities may include off-site catering services as an accessory use.

BED AND BREAKFAST - An existing residential structure converted for use from a single family dwelling to a facility for the boarding of overnight guests on a limited basis.

~~BUSINESS SERVICE — Any business activity which renders service to other commercial industrial enterprises.~~

BUFFER-AREAYARD — A strip of land which is planted and maintained in shrubs, bushes, trees, grass, or other landscaping material and within which no structure is permitted except a wall or fence.

CAMPGROUND - A property, under single ownership, upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.

CAMPSITES - A plot of ground within a campground intended for occupation by camping and recreation equipment or tent.

CAR WASH - A building enclosed on at least two sides by exterior walls or party walls, having a permanent roof, and possibly having garage type doors to permit vehicle access to the interior of the building, designed for, and intended to be used for, the washing and cleaning of motorized licensed vehicles having no more than two axles and a gross vehicle weight of less than 13,000 pounds. Such facilities shall include automotive car washes, any facility, its structures, accessory uses, or paved areas used wholly or partly to wash, clean and dry the exterior of vehicles, using conveyors to move the vehicle, or equipment that moves over or around the vehicle, or other automated equipment intended to mechanically wash such vehicles; and self service car washes, any facility, its structures, accessory uses or surrounding areas used wholly or partly to wash, clean and dry the exterior of automobiles using hand-held equipment.

CEMETERY - Property used for interring of dead persons or domestic pets, including mausoleums and columbarium, but not including a crematorium.

COMMERCIAL GREENHOUSE - A building or buildings constructed chiefly of glass, in which the temperature is maintained within a desired range for the purpose of growing plants intended for retail or wholesale distribution, including retail sales on the premises.

COMMON OPEN SPACE – A parcel or parcels of land, or an area of water, or a combination of land and water, within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas and areas set aside for public facilities.

COMPLETELY ENCLOSED BUILDING - A building designed and constructed so that all exterior walls shall be solid from the ground to the roofline, containing no openings except for windows and doors which are designed so that they may be closed and any other small openings required for the ventilation system.

CONVENIENCE STORES - Any retail establishment offering for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

~~CONVERSATION~~ CONVERSION APARTMENT — A suite of rooms, consisting of at least one private bedroom, one additional habitable room, one separate and private bathroom and separate and private sanitary cooking facilities, designed or intended for occupancy by one family, which is established in a portion of a building originally used or designed for use by a single-family unit.²

CORRECTIONAL INSTITUTION - Publicly or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including but not limited to halfway houses, homes licensed for juvenile offenders or other facilities where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.

DRIVEWAY — A private accessway to a parking area, garage or structure, including accessways to land use activity areas and the total area used for parking and access to single family and duplex dwelling unit structures.³

DWELLING — A building or portion thereof providing complete housekeeping facilities for one family unit.

- A. DWELLING UNIT — A building or portion thereof providing complete housekeeping facilities for one individual or one family.
- B. DWELLING, SINGLE-FAMILY — A detached or separate building designed for or occupied exclusively as a residence for one family.
- C. DWELLING, DUPLEX — A detached or separate building designed for or occupied exclusively by two families living independently of each other with separate entrances and facilities.
- D. DWELLING, MULTI OR MULTIPLE FAMILY — A structure containing three or more separate dwelling units for families living independently of each other which may provide joint services and/or facilities but separate housekeeping, sanitary and cooking facilities. Such structures may be referred to as apartment, garden apartment, townhouse or row house.
- E. DWELLING, TOWNHOUSE – A dwelling within a group of units, consisting of a minimum of three, but no more than six, independent single dwelling units that are attached side by side by common unpierced party walls. This definition shall include those arrangements commonly cited as quads and carriage homes that are arranged as aforesaid.

² Corrected as per General Code Editorial Analysis

³ Amended to clarify inclusion of residential uses versus definition of “parking facilities” limited to multi-family and commercial uses.

EDUCATIONAL INSTITUTION — A school, including a public school, parochial school, private school, college, university and a private nursery school or preschool, having regular session, with regularly employed instructors, which teaches those subjects that are fundamental and essential in elementary, secondary, or higher education under the supervision of the Commonwealth of Pennsylvania or a lawfully constituted ecclesiastical governing body, or a corporation meeting the requirements of the Commonwealth. Any building or group of buildings the use of which meets Commonwealth requirements for elementary, secondary, or higher education, whether publicly or privately owned, and excluding trade or vocational schools.

ESSENTIAL SERVICES — The erection, construction, alteration or maintenance by public utilities, municipal departments or commissions, including buildings necessary for furnishing adequate services for public health, safety or general welfare. The provision of distribution systems by public utilities regulated by the Pennsylvania Public Utilities Commission (PUC), municipal authorities, Township or other governmental agencies of underground or overhead water, sanitary sewers, or storm sewers, gas, electrical, telephone, pipes, conduits, cables, towers, fire alarm boxes, traffic signals, hydrants, and similar equipment and accessories in connection therewith and where reasonably necessary for the furnishing of adequate services by such public utilities regulated by the PUC, municipal authorities, Township, or other governmental agencies or for the public health and safety or general welfare. Specifically excluded from this definition are wireless communications facilities, wind farms and windmills.

FAMILY HOME DAYCARE - any family residence other than a child's relative, operated for profit or not for profit, in which child day care is provided at any one time to four, five or six school-aged children (the date the child initially enters the first grade of a public or private school system to twelve [12] years of age), preschoolers (approximately three [3] years of age to initial school entry at the first grade level of a public or private school system) or to infants and toddlers (from birth to approximately three [3] years of age) who are not relatives of the caregiver.

FUNERAL HOME - An establishment devoted to or used in the care and preparation for the funeral and burial of dead human bodies and maintained for the convenience of the bereaved for viewing or other services in connection with dead human bodies and as an office or place for carrying on the profession of funeral directing, including crematoriums as a principle or accessory use.

GARDEN CENTER — A retail commercial sales establishment for the sale of plants, garden supplies and related items. For purposes of this Ordinance, said establishments shall not include the sale or service of machinery, tractors or mowing equipment in excess of 20 horsepower, or landscaping supply centers.

IMPERVIOUS SURFACE - A surface which resists the entrance or passing through of water or other liquids and prevents the percolation of water into the ground.

IMPERVIOUS SURFACE COVERAGE – The portion of lot area, expressed as a percentage, comprised of impervious surface(s), which for purposes of this ordinance, shall include gravel parking lots and/or driveways.

~~GAS — Gas, as used herein, shall mean coalbed methane, methane, methane gas, natural gas, gob gas and dry other gaseous substances and constituent produced from one or more coal seams, or the rock or other strata in communication with a coal seam.~~

~~GAS PROCESSING FACILITY — A facility constructed to remove inert gases and moisture from gas produced from wells drilled into gas bearing formations. The processing facility will also include the necessary compression equipment and tanks for the storage of both processing liquids and dry waste stream liquids.~~

~~GAS PROCESSING FACILITY ACCESSORY USE — Any facility that directly supports a Gas Processing Facility, including, but not limited to, gas compressor stations, metering stations, water treatment facilities, water storage tanks, communication towers, power lines and pipelines.~~

GAMING ENTERPRISE – An establishment in which legal betting activities, pari-mutuel wagering activities, gambling activities and the playing of games of chance or mixed chance and skill are conducted and/or permitted under the laws of the United States of America and the Commonwealth of Pennsylvania, including but not limited to any establishment, business and/or facility regulated and/or licensed by the Pennsylvania State Horse Racing Commission, the Pennsylvania State Harness Racing Commission, and the Pennsylvania Gaming Control Board under the Pennsylvania Race Horse Industry Reform Act, 4 P.S. §325.101 et seq., as amended, and the Pennsylvania Race Horse Development and Gaming Act, 4 Pa.C.S.A. §1101 et seq., as amended. This definition includes the following:

OFF-TRACK BETTING FACILITY – A facility in which pari-mutuel wagering is conducted by a licensed racing entity, other than the horse racetrack where live racing is conducted, pursuant to the Pennsylvania Race Horse Industry Reform Act, 4 P.S. §325.101 et seq., as amended.

RACETRACK – A course or facility where motor vehicles, including but not limited to automobiles, trucks, go-carts, motorcycles, model airplanes and similar vehicles, are driven and/or operated for recreation, testing and/or competition; or any course or facility where animals are raced for competition.

GROUP RESIDENTIAL FACILITY — An establishment that provides room and board in a family environment to persons who receive supervised care limited to health, social, rehabilitative, or housing services. Such facilities may include child and adult services for individuals not in need of hospitalization or incarceration, but who because of age, convalescence, infirmity, disability, or related circumstances require such care. Group residential facilities may be characterized as rest homes, nursing homes, ~~halfway houses,~~ or similarly described; however, the scope of all operations shall be of a limited nature as specified in this ordinance. Nothing in this ordinance should be construed so as to include within the definition of group residential facility any and all group residences for populations protected by the Federal Fair Housing Act, including but not limited to physically and mentally handicapped individuals, which same shall be defined as single-family dwellings.⁴

HEAVY EQUIPMENT SALES AND RENTAL - Any establishment engaged in selling, renting or leasing heavy machinery without operators, selling, renting, or leasing vehicles requirement a commercial driver's license, and those engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.

HOBBY FARM - A lot, with a minimum area of at least three acres but less than ten acres, where agricultural activities are conducted by the residents thereof but where such activities are not the principal source of employment or income, with no more than one large livestock per each three acres of the lot.

HOSPITAL — ~~May include sanitarium, clinic, rest home, nursing home, convalescent home, and any place utilized for the diagnosis, treatment, or other care of humans which provides for overnight accommodation.~~ An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices and staff residences.

KENNEL — Any structure, pen or area set aside for the breeding, boarding, show, grooming or keeping of dogs, cats or similar domestic animals, which, For purpose of this Ordinance, shall constitute the keeping of four or more such animals for economic gain, shall be deemed a commercial kennel.

⁴ Halfway houses, where individuals are committed by court order, are included under the definition of Transitional Residential Facilities.

LANDSCAPING SUPPLY CENTER - An establishment which offers retail sale of garden and landscaping supplies, principally garden compost, mulch, decorative gravel, and similar products.

LOCAL EMERGENCY SERVICES - Fire departments or fire stations and/or ambulance services.

LOT DEPTH – The average of the total length of side lot line(s) forming both side yards of any lot expressed in feet.

MASSAGE ESTABLISHMENT - Any establishment or business which provides the personal services of massage and body manipulation, including exercises, heat and light treatments of the body and all forms of physiotherapy unless operated by a medical practitioner, chiropractor or professional physical therapist licensed by the Commonwealth of Pennsylvania.

MEDICAL CLINIC - An establishment, excluding a professional office, where human patients receive diagnostic testing, treatment and/or counseling by professionals licensed by the Pennsylvania Department of Health, where patients are not provided with board or room or kept overnight on the premises; provided, that all such uses have access only from the interior of the building or structure, including methadone treatment facilities.

MEDICAL OFFICE - A medical, dental, or psychiatric practice offering medical or dental services on an outpatient basis and which may also contain associated in-house ancillary services such as in-house diagnostic testing facilities, medical counseling services, and similar services; and excluding medical clinics

MINOR EQUIPMENT REPAIR - Repair of appliances of a scale customarily utilized by individuals for noncommercial purposes and by retail or administrative uses.

MOTEL OR HOTEL - A building made up of two or more living or sleeping quarters used independently of each other and used principally and commercially for overnight accommodations.

MUNICIPALITIES PLANNING CODE (MPC) – The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended.

NET FLOOR AREA – The floor area occupied by a principal use, expressed in square feet, which excludes restrooms, storage areas, and indoor parking areas.

NO-IMPACT HOME-BASED BUSINESS – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup,

delivery or removal functions to or from the premises, in excess of those normally associated with residential use. Pursuant to 53 P.S. § 10603(l), no- impact home-based businesses are permitted in all residential zones of the municipality. Such business or commercial activity must satisfy the following requirements:⁵

- (1) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- (2) The business shall employ no employees other than family members residing in the dwelling.
- (3) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (4) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- (5) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- (6) The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
- (7) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
- (8) The business may not involve any illegal activity.

~~NON BUSINESS USES — Service of charitable activities conducted on a voluntary or nonprofit basis by individuals or public or service groups and organizations.~~

NONCONFORMING LOT – A lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.⁶

NONCONFORMING STRUCTURE – A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.⁶⁷

NONCONFORMING USE — A use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation. ~~A building, structure or premises lawfully occupied at the time of the enactment of this Ordinance by a use that does not conform with the provisions of this Ordinance for the~~

⁵ As suggested by the General Code Review, the definition is as per the Municipalities Planning Code and is intended to permit traditional "home occupations" that have no discernable impact.

⁶ Added at the suggestion of the General Code Editorial Analysis and commensurate with MPC definitions.

~~district in which it is located; also, such use resulting from amendments to the Zoning District Map or in text provisions made hereafter.⁶⁷~~

NONRESIDENTIAL – Any use other than a dwelling unit or group of dwelling units. An institutional use in which persons may reside, such as a dormitory, prison, nursing home or hospital shall be considered a nonresidential use.

~~NURSERY/DAY CARE FACILITIES, PRIVATE – Any premises, other than a child's own home, operated for a fee or similar remuneration, in which child day care is provided for six or fewer juveniles.~~

OIL AND GAS OPERATIONS - The term includes the following: (1) gas well location assessment, including seismic operations, well site preparation, construction, drilling, hydraulic fracturing and site restoration associated with an oil or gas well of any depth; (2) water and other fluid storage or impoundment areas used exclusively for oil and gas operations; (3) construction, installation, use, maintenance and repair of oil and gas pipelines.

ORNAMENTAL TREE - Consists of trees of a deciduous nature with a minimum height of 6 feet at planting and a caliper of 1 1/2 inches at planting that will not ultimately exceed 25 feet in height. All measurements and plant quality shall be consistent with the American Standards for Nursery Stock published by the American Nursery & Landscape Association., Washington, D.C., latest edition.

PARKING LOT OR PARKING FACILITY(IES) - The total composite of all off-street structures and facilities for a parking area to include but not limited to parking spaces, parking aisles, stand-by/stacking lanes, driveways, access drive(s), and all related facilities, excluding such areas serving single family dwelling units or duplex dwelling units. A parking lot or parking facility is an accessory use for the parking of vehicles associated with a principal use and/or building.

PERSONAL SERVICE - Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, including but not limited to, barber, beautician, massage establishment, laundry and dry cleaning, tailor, photographer or travel agent.

PLACE OF WORSHIP - An institution of any denomination where people regularly observe, practice or participate in religious or spiritual services, meetings or activities. Uses separately defined, including but not limited to day care, clinics as otherwise defined herein, or any other use, the function of which customarily exists apart from a religious congregation or regular assembly shall be classified and authorized a manner consistent with the said use specified.

PREMISES – A parcel or group of adjacent parcels that bear a principal use or a collection of related principal uses as within a shopping center, office park, or similar integrated uses, and all uses accessory thereto.

PROFESSIONAL DAYCARE CENTER - a facility in which child day care services are provided for seven (7) or more school age, pre-school or infant children in an institutional related structure suitable to such functions.

PROFESSIONAL SCHOOL - A privately operated, for-profit establishment providing technical or skilled training, vocational or trade educational courses and programs, excepting truck driving and similar schools with onsite training facilities, wherein all educational instruction and activities take place within a completely enclosed building or buildings

PUBLIC NOTICE - notice published once each week for two successive weeks in a newspaper of general circulation in the township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.⁷

RECREATION FACILITY, COMMERCIAL – A recreation facility that offers one or more of its activities and/or services to the general public or private membership for a fee or charge and which satisfies the standards, criteria and requirements of this Chapter. A gaming enterprise and/or racetrack, both of which as defined herein, shall not be considered a commercial recreation facility.

RECREATION, NONCOMMERCIAL – A recreation facility that offers all of its activities and services to the general public for no fee or charge and which satisfies the standards, criteria and requirements of this Chapter. A gaming enterprise and/or racetrack, both of which as defined herein, shall not be considered a noncommercial recreation facility.

RECREATIONAL FARMS - Farms and woodland adapted for use as vacation farms or demonstration farms; riding stables; picnicking and sports areas; fishing waters; camping; scenic and nature appreciation; hunting areas; hunting preserves; and watershed projects, excluding overnight lodging.

RESEARCH AND TESTING LABORATORIES - Any establishment which, as a principal use, carries on investigation in the natural, physical or social sciences, or engineering and development as an extension of such investigation by persons with professional training, with the objective of creating end products and which may include, as an accessory use, pilot manufacturing to test concepts and ideas prior to undertaking full-scale production.

~~RESTAURANT, DRIVE IN — An establishment where refreshments, meals or prepared foods may be obtained by the public, where customers thereof customarily arrive at the premises via motor vehicle, and where only a portion of the persons served consume the food or drink served to them within the main building on the premises. This definition shall include, inter alia, such enterprises as drive in ice cream or custard stands, hot or cold drink or~~

⁷ MPC definition has been added and is referenced throughout the existing and amended zoning ordinance.

~~sandwich establishments and the like. It shall not include enterprises selling canned or bottled beverages, dairy stores, or grocery stores, where such beverages or food products are sold in their original closed containers. Where more than 25% of the gross business of any establishment is covered under this definition, such establishment shall be considered a drive-in restaurant for purposes of this Ordinance.~~

~~RESTAURANT, FULL SERVICE — A restaurant where customers purchase and consume food or drink at a table or counter.~~

RESTAURANT - An establishment that offers food and beverages for sale directly to the end consumer for consumption either on and or off of the premises.

RETAIL ESTABLISHMENT - An establishment principally offering the sale of consumer goods to the general public, not including the manufacturing of any products but including the assembling or processing of products offered for sale, only if the processing or assembling is accessory to the principal use and customarily incidental and subordinate to the selling activities.

RIDING STABLES - A structure housing the boarding of more than one horse as a service for any individual or group other than the owner of the premises on which the stable is located, and/or facilities for horseback riding, lessons, and training.

SELF STORAGE FACILITIES - A building or group of buildings in a controlled access, and usually fenced compound that contains varying sizes of individual, compartmentalized and controlled-access rooms, stalls or lockers for the storage of the customer's goods or belongings.

~~SERVICE (FILLING) STATION — A building, buildings, premises or portions thereof which are used for the sale of gasoline or other fuel for motor vehicles, as well as minor automobile repair and servicing.~~

~~SHOPPING CENTER — A combination of retail commercial uses on a common contiguous site, designed as a unit, with adequate off street free parking area, and usually consisting of several one-story buildings. Two or more retail establishments, including those that are more specifically defined in Article III of this Ordinance, and/or restaurants, collectively comprising 20,000 or more square feet of gross floor area and including additional permitted uses authorized in the respective zoning district, that are developed as an integrated unit through one or more of the following: Uses on one or contiguous parcels created by the same preliminary or final land development plan; uses integrated through common parking areas or driveways.⁸~~

SIGN AREA -

The entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of the same. However, such

⁸ Definition was revised to clearly address the minimum scale necessary to constitute a shopping center.

perimeter shall not include a structural or framing element lying outside the limits of such sign and not forming any part of the display.

A. For either a freestanding sign or monument sign, the area shall be considered to include all lettering, wording and accompanying designs and symbols, together with the entire background, whether open or enclosed, on which they are displayed.

B. For a sign painted upon or applied to a building, the area shall be considered to include all lettering, wording and accompanying designs and symbols, together with any background, and shall be the smallest geometric shape that can be drawn to encompass all the lettering and/or symbols.

C. For a sign consisting of individual letters or symbols attached to or painted on a surface, building, wall or window, other than those signs described in Subsections A and B above, the area shall be considered to be that of the smallest common geometric shape that can be drawn to encompass all of the letters and symbols.

SIGN, ELECTRONIC MESSAGE - a changeable sign whose message copy or content can be changed by electrical or digital means on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. Electronic signs, animated signs and digital signs shall be considered changeable signs unless the changeable copy or content is limited to time and temperature.

TOWNSHIP FACILITIES - Any facility owned and operated by Fallowfield Township for purposes related to the administration and maintenance of Township-owned equipment, activities, and infrastructure as such relate to the provision of services and roles customarily assumed by the Township under the Pennsylvania Second Class Township Code, including but not limited to administrative, public works, storage, and recreational facilities.

TRADE OR VOCATIONAL SCHOOL - An establishment, other than an educational institution or commercial school, as defined by this ordinance, offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to building and construction trades, automotive and aircraft mechanics and technology, commercial vehicle operation and maintenance, and similar types of instruction.

TRANSITIONAL RESIDENTIAL FACILITY - A dwelling unit or group of dwelling units occupied on a short-term basis by persons assigned by a court of law, or who are self-referred, or referred by a public, semipublic or nonprofit agency, and managed by a public, semipublic or nonprofit agency responsible for the occupants' care, safety, conduct, counseling and supervision for a specified period of time, for alcoholic recovery, community reentry services following incarceration, prison assignment, house arrest or other court-ordered treatment, and other such short-term supervised assignments.

TRUCK TERMINAL - A facility for the receipt, transfer, short-term storage, and dispatching of goods transported by truck.

UNCONVENTIONAL NATURAL GAS WELL - A bore hole drilled or being drilled for the purpose of or to be used for the production of natural gas from an unconventional formation.

URGENT CARE FACILITY - An establishment that primarily provides ambulatory care.

VEHICLE SALES AND SERVICES — Facilities for the sale or rental, and service of vehicles; includes factory authorized car dealers, ~~mobile-home-dealers~~, self-propelled or towed recreational vehicle dealers, farm or construction equipment dealers, or any similar factory authorized dealers, excluding heavy equipment sales and rental. The definition includes outdoor display areas, service areas within a completely enclosed building and a showroom and offices within the building; and/or service for automobiles at retail, direct to the motorist consumer, including the making of repairs and painting.

VETERINARY CLINIC - A place where animals are given medical care and boarding of animals is limited to short-term care incidental to the veterinary office use.

WAREHOUSE - An establishment for the storage and handling of freight, goods or merchandise, but not including the maintenance or fueling of commercial vehicles. Warehousing which is incidental to retail sales and which does not constitute in excess of 30% of the total floor area of the retail establishment shall be excluded from this definition.

WHOLESALE AND DISTRIBUTION - A building or part thereof where the process of supplying and distributing goods to a professional customer, retailer, manufacturer or other wholesalers rather than to the general public or acting as a broker for such merchandise sales.

Section 3, Amendments to Article 4: Establishment of Districts

Item 6 shall be added to Section 4.0 as follows: I-2 Mixed Industrial District⁹

Section 4, Amendments to Article 6, A-1 Agricultural District¹⁰

Subsection A: Article 6, A-1 Agricultural Zoning shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed:

Statement of purpose and use summary.

The A-1 Agricultural District is established to preserve productive agricultural land resources and to provide sites for low density residential development and suitable nonresidential uses

⁹ Added as suggested by General Code Editorial Analysis.

¹⁰ Sections 4 through 9 reformat each zoning district to reference one streamlined dimensional standards table and one use authorization table with all districts listed.

that will be compatible with natural features, agricultural pursuits and the perpetuating of the low density use characteristics of the district. ~~Uses in this district include:~~

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the A-1 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 6, including the remaining text within Section 6.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 5, Amendments to Article 7, R-1 Single Family Residential District

Subsection A: Article 7, R-1 Single Family Residential District shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed:

Statement of purpose and use summary.

The R-1 Single Family Residential District is established to provide for the development and maintenance of single family residential neighborhoods together with activities that are compatible and normally associated with residential neighborhoods.

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the R-1 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 7, including the remaining text within Section 7.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 6, Amendments to Article 8, R-2 Multiple Family Residential

Subsection A: Article 8, R-2 Multiple Family Residential District shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed:

Statement of purpose and use summary.

The R-2 Multiple-family Residential District is established to provide for a mix of single and multifamily residential dwelling units in areas of the Township which have acceptable levels of infrastructure and access facilities.

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the R-2 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 8, including the remaining text within Section 8.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 7, Amendments to Article 9, B-1 General Business District

Subsection A: Article 9, B-1 General Business District shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed:

Statement of purpose and use summary.

The B-1 General Business District is established to provide locations for general business and related activities for the use and convenience of area and district consumers. Regulations for this district are intended to generate commercial activities and associated supporting amenities, to encourage and strengthen the local economic base, to effectuate circulation and to provide necessary parking facilities.

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the B-1 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 9, including the remaining text within Section 9.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 8, Amendments to Article 10, I-1 Light Industrial District

Subsection A: Article 10, I-1 Light Industrial District shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed, and italic text indicates amendments stated as such below:

Statement of purpose and use summary.

The I-1 Light Industrial District is designed to provide sites for both commercial and light industrial activities.

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the I-1 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 10, including the remaining text within Section 10.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 9, Amendments to Article 16, I-2 Light Industrial District

Subsection A: Article 16, I-2 Mixed Industrial District shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed:

Statement of purpose and use summary

The Mixed Industrial District is designed to accommodate services or certain of the industrial activities of the types permitted in the I-1 District which are suited to the location and topography of the I-2 district, and to permit uses, the location of which have not otherwise been specified by the Township's zoning ordinance, including beverage distributing/bottling, junkyards, mine entrance, mine ventilating shafts and adult-oriented uses.

- A. Authorized principal uses shall be set forth in the Use Authorization Table, found in Table 2 of this ordinance.
- B. The Lot, Area, and Dimensional Requirements of the I-2 District shall be as set forth in Table 1 of this ordinance.

Subsection B: The remainder of Article 16, including the remaining text within Section 16.0 not shown above, shall be stricken from the Ordinance in its entirety.

Section 10, Amendments to Article 11, Sign Requirements

Subsection A: Article 11, Sign Requirements, shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed. Where not otherwise specified, the text of Article 11 shall remain as currently set forth:

Subsection B: Section 11.2(1), d-k shall be amended as follows:

- (d) One permanent ~~announcement—~~monument sign erected by ~~churches~~places of worship, schools, hospitals, cemeteries, municipal facilities or similar principal permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed 24 square feet in area. The sign may include in part, or in total, an electronic message sign.
- (e) *Temporary signs advertising a garage sale, street fair or other temporary activity, or a temporary sign directing persons to the location of such activity. Signs must be removed within 24 hours of termination of the activity and shall not exceed 12 square feet in area.
- ~~(f) *Signs relating to the sale of farm products produced on the premises in A-1 Districts shall be limited to a total of two such signs that do not exceed a cumulative total of 20 square feet in area. Stationary signs and billboards shall be regarded as structures within the meaning of this chapter. Advertising display on a barn or other building or surface shall be included as stationary signs.~~
- (g) *Temporary signs relating to the sale of agricultural products produced on the premises in residential districts and for roadside stands shall be limited to a total of two such signs that do not exceed a cumulative total of 20 square feet in area. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable.
- (h) One permanent ~~announcement—~~monument sign erected by ~~churches~~places of worship, schools, hospitals, cemeteries, municipal facilities or similar principal permitted uses, which may include any appropriate message, provided that the area of such sign shall not exceed 24 square feet in area. The sign may include in part, or in total, an electronic message sign.
- (i) *Temporary signs advertising a garage sale, street fair or other temporary activity, or a temporary sign directing persons to the location of such activity. Signs must be removed within 24 hours of termination of the activity and shall not exceed 12 square feet in area.
- ~~(j) *Signs relating to the sale of farm products produced on the premises in A-1 Districts shall be limited to a total of two such signs that do not exceed a cumulative total of 20 square feet in area. Stationary signs and billboards shall be regarded as structures within the meaning of this chapter. Advertising display on a barn or other building or surface shall be included as stationary signs.~~
- (k) *Temporary signs relating to the sale of agricultural products produced on the premises in residential districts and for roadside stands shall be limited to a total of two such signs that do not exceed a cumulative total of 20 square feet in area. Such signs shall be displayed only when seasonal sales are taking place and removed when not applicable.

Subsection C: Section 11.3(1), shall be amended as follows:

Permitted signs - Business and Industrial Districts.

In the Business and Industrial Districts, the following requirements shall apply.

1. The following signs shall be permitted:
 - (a) Signs advertising the sale or rental or development of property.
 - (b) Signs indicating the location of premises.
 - (c) Signs advertising business conducted or services, material or equipment for sale on the premises.
 - (d) Business signs not to exceed one square foot of sign area for each one lineal foot of lot frontage, ~~up to a maximum cumulative total sign area of 100 square feet.~~
 - (e) ~~Individual signs; shall not exceed 30 square feet in area~~One wall sign per wall visible from a street or commercial access drive shall be permitted for each principal use within the building to which it is attached. The total cumulative area of signs per wall shall not exceed fifteen percent of the area of the wall's face. One monument sign shall be permitted for each parcel at one square foot for every lineal foot of frontage up to fifty square feet. The sign shall not exceed eight feet in height
 - (f) ~~No sign shall face an adjoining residential district.~~
2. Signs shall be located a minimum distance of 10 feet from the street right-of-way line.
3. ~~The bottommost part of a sign shall not be more than two feet above ground level, except signs attached to the building. No sign shall exceed 25 feet at its highest point above ground level. No sign shall be mounted onto a building above the eave line of a roof or extend above a public sidewalk or vehicular right-of-way.~~

Subsection D: Section 11.4 shall be amended as follows:

Signs in shopping centers and integrated industrial areas.

Business signs established for shopping centers and integrated industrial areas shall meet the following criteria:

1. ~~Number of~~Monument signs; ~~per each development center or park.~~
 - (a) ~~One free standing pole~~monument sign; or one free standing ground sign at facilities constructed on an area of 50 acres or less, per frontage bearing an entrance to the center or area. Said sign area shall not exceed one half square foot per lineal

square foot of frontage up to four hundred square feet in sign area. Said sign shall not exceed 12 feet in height. Up to 50% of the sign area may be comprised of an electronic message sign.¹¹

~~(b) A total of two free-standing signs (pole or ground signs) at a facility constructed on an area in excess of 50 acres.~~

~~2.— Pole Sign. One pole sign within fifty feet of the I-70 or SR43 right of way not exceeding 25 feet in height and setback at least 20 feet from the I-70 or SR43 right of way and 50 feet from the remaining site boundaries. Said sign area shall not exceed one half square foot per lineal foot of frontage on the preceding routes up to 200 square feet. Total combined maximum area of all free-standing pole signs and/or ground signs.~~

~~(1) One hundred square feet at facilities with highway frontage of 50 lineal feet or less.~~

~~(2) For facilities with highway frontage of between 51 lineal feet and 250 lineal feet the following requirements shall apply.~~

~~(a) Fifty one to 100 line feet: Maximum sign area 200 square feet.~~

~~(b) One hundred one to 150 line feet: Maximum sign area 300 square feet.~~

~~(c) One hundred fifty one to 250 line feet: Maximum sign area 400 square feet.~~

~~(f) Five hundred square feet maximum at facilities with highway frontage in excess of 250 lineal feet.~~

~~(3) Signs per unit of use affixed to the subject premises within the site shall be limited to one square foot of sign area per lineal foot of frontage up to a maximum of 100 square feet.~~

~~(4) Signs shall be located a minimum distance of 25 feet from the street right of way line. E. The top of signs shall be no higher than 25 feet above ground level.~~

~~(5) No sign shall be set closer than 50 feet of a rear or side property line.~~

3. Wall signs and monument signs for individual establishments within the center or area shall be subject to the standards of Permitted signs - Business and Industrial Districts, 11.3.

Subsection E: Section 11.5 shall be amended as follows:

Portable or mobile signs.

¹¹ This section is modified to limit freestanding pole signs to specific areas near the Interstate while limiting most areas to monument-style signs.

Portable or mobile signs and other similar advertising displays may be used for special sales, announcements and related purposes, except roadside stands, subject to the following provisions:

- (1). Display area of such signs shall not exceed 32 square feet.
- (2). No portion of the sign or its supporting structure shall occupy a public right-of-way.
- (3). All lighting and illumination restrictions which apply to displays, signs and structures under this Ordinance shall apply except that electronic message signs shall be prohibited.
- (4). Permits for the placement of such signs shall be issued for a maximum of 30 consecutive days and may be renewed no more than one time during any consecutive one-hundred-eighty-day period.

Subsection F: Section 11.6(7)(b) shall be amended as follows:

- (b) Signs shall be permitted only in those districts zoned for business and industrial uses. (B-1, ~~B-2~~, I-1 and I-2).

Subsection G: Section 11.8 shall be amended as follows:

Political signs - all districts.

1. All signs used for political advertisement shall be subject to the following rules, regulations and requirements:¹²
 - (a) ~~No sign shall be located or constructed to obstruct or interfere with any traffic control signal, sign, device or intersection site triangle.~~
 - (b) ~~All signs shall be constructed of durable material, shall be kept in good conditions and repair, and shall not be permitted to become unsightly, dilapidated, or the like.~~
 - (c) ~~No sign shall be permitted that is deemed to constitute a hazard of any kind.~~
 - (d) ~~No signs shall be attached to utility poles except as specifically authorized for specific public purposes.~~

Subsection H: The following shall be added as Section 11.9

11.9 Sign Illumination Standards and Electronic Message Signs

¹² The Political Signs section contained redundant language. The General Code review suggested removal of this Section.

Electronic Message Signs, where authorized, and all illuminated signs shall be subject to the following standards:

1. Within the R Residential District, signs shall have a minimum display time of twelve (12) seconds. The transition time between messages and/or message frames is limited to one (1) second.
2. Where otherwise authorized by this Chapter within the B-1, I-1, I-2, or authorized shopping centers, electronic message signs shall have a minimum display time of eight (8) seconds.
3. The following display features and functions are prohibited: scrolling, traveling, flashing, spinning, rotating, fade, dissolve, any other moving effects, and all dynamic frame effects or patterns of illusionary movement or simulated movement.
4. Signs may be illuminated at night. Signs that are illuminated at night may not exceed a maximum luminance level of two hundred fifty (250) cd/m² or Nits, regardless of the method of illumination.
5. All signs must comply with the maximum luminance level of seven hundred fifty (750) cd/m² or Nits at least one-half hour before sunset. All electronic message signs must comply with this maximum luminance level throughout the night, if the sign is energized, until sunrise, at which time the sign may resume luminance levels appropriate for daylight conditions, when required or appropriate.
6. Luminance levels of illuminated signs shall not otherwise exceed 5,000 NITS.
7. Signs that have external illumination, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaires that are fully shielded.

Subsection I: The following shall be added to Section 11.6, General Standards

8. Two menu boards may be authorized for drive through facilities for restaurants in the B and I Districts. Menu boards shall not exceed more than fifty cumulative square feet and eight feet in height and shall conform to the same setbacks required for the principal structure.
9. A residential plan or more than six principal single family buildings or two or more multi-family buildings, shall be authorized one monument sign at each entrance not exceeding fifteen square feet in sign area or five feet in height, excepting an additional foot for decorative elements.
10. Gas or Service Station Signs.

- a. Where a gas or service station is engaged in the on-premises retail sale of gasoline or other motor vehicle fuels, the following signage shall be authorized as an accessory use.
- b. Monument signs are authorized as follows:
 - (1) In lieu of a freestanding or monument sign otherwise authorized by this Part, one monument sign bearing up to 75 square feet of sign area is authorized on the premises of the gas or service station.
 - (2) An automatic changeable copy sign may comprise up to 36 square feet of said sign area when primarily used for the display of fuel pricing.
 - (3) The monument sign shall not exceed nine (9) feet in height.
 - (4) The monument sign shall be located at least 10 feet from the front property line and 20 feet from side or rear property lines.
 - (5) Where the gas or service station is located on a corner lot, a second sign meeting the standards of this section may be located on the secondary frontage provided that both frontages border an arterial street or an internal street within a retail center or office park.
 - (6) Where the parcel lies within a retail center or office park, the authorized monument sign may be located within the front yard adjoining an exterior arterial or collector street.
- c. A canopy sign not to exceed 50 square feet on each face of a canopy covering fuel stations.

Section 11, Amendments to Article 12, Parking and Loading Requirements

Section 12.1, Schedule of minimum requirements for off-street parking, shall be stricken and replaced with the following introduction and schedule of parking requirements

- (1) Off-street parking facilities shall be provided in the various zoning districts as specified in the following table:

Use	Requirement
Adult Oriented Business	Determined as per parking study

Amusement Establishment	1 per 200 square feet of gross floor area plus one per employee on peak shift
Automobile Sales and Rental	One per 200 feet of showroom area plus one per employee on peak shift provided that a space is provided for each vehicle on display in addition to the preceding.
Automobile Service	One space per 250 feet of gross floor area
Bank	One per 250 feet of gross floor area.
Banquet Facility	1 for every 3 1/2 seats for areas with fixed seating, plus 1 for each 100 square feet of assembly area or display area without fixed seating, plus 1 for every 2 employees on a peak shift
Bed and Breakfast	Two spaces plus one space per guest bedroom.
Bulk Fuel Storage	Three spaces plus one per employee on peak shift.
Catering Services	1 per 350 square feet of gross floor area.
Cemetery	Determined as per parking study
Child Day Care Home	Four Spaces
Church	1 for every four seats in places of assembly
Club	Determined as per parking study

Commercial Car Wash	Four stacking spaces per either bay (self-serve car wash) or four standard parking spaces per bay plus one space per employee on peak shift for full serve carwash.
Commercial Recreation Facility	Determined as per parking study
Contractor's Storage Yard	Two spaces plus one per employee on peak shift.
Convenience Store	One per 150 square feet of gross floor area
Correctional Institution	Determined as per parking study
Day Care Center	1 for each teacher, administrator or employee on a peak shift, plus one for every 6 persons based on regulated maximum capacity
Distribution Center	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Dwelling, Duplex	Two per dwelling unit
Dwelling, Multi-Family	1.5 per dwelling unit
Dwelling, Single-Family Detached	Two per dwelling unit
Dwellings, Townhouse	Two per dwelling unit
Flexible Use Development	Determined by establishment types specified in the remainder of this table.
Gas Or Service Station	Parking or storage space for all vehicles used directly in the conduct of the business plus one (1) parking space for each gas pump, three (3) spaces for each grease rack or similar facility, and one (1) space for every two (2) persons employed on the premises at maximum employment on a single shift.
General Rental Center	One per 250 square feet of gross floor area.

Greenhouse	1 1/2 for every 1,000 square feet of gross floor area
Group Care Facility	1 for every 4 beds, plus 1 for each staff position during the peak shift
Group Home	One per three residents and one per caregiver on peak shift
Group Residential	Determined as per parking study
Heavy Equipment Rental Sale	One per 200 feet of display area plus one per employee on peak shift provided that a space is provided for each vehicle on display in addition to the preceding.
Heavy Industrial	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Home Occupation	Three Spaces (in addition to dwelling unit requirement)
Hotel or Motel	1 per sleeping room plus one per employee on peak shift. A parking study is required for other accessory functions that may serve patrons other than hotel guests.
Hospital	Determined as per parking study
Indoor Entertainment Recreation Facilities	One off-street parking space for each five persons which can be accommodated at designed capacity, or at least one off-street parking space for each 50 square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests, or members, whichever requires the greater number of off-street parking spaces, plus one additional space for each employee.

Junkyard	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Kennel	One off-street parking space for each employee plus one off-street parking space for each eight animals in capacity.
Landscaping Supply Center	Three off-street parking spaces for each four employees on the largest shift, or one off-street parking space for every 250 square feet of gross floor area, whichever is greater, plus one off-street parking space for each company vehicle normally stored on the premises.
Light Industrial	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Massage Establishment	One space per 200 feet of gross floor area
Medical Clinic	Two spaces per treatment room or chair (whichever is greater) and one per doctor and/or employee on peak shift.
Minor Equipment And Automotive Repairs	One space per 250 feet of gross floor area
Mobile Home Park	Two off-street parking spaces per dwelling unit, plus supplemental parking at a ratio of one off-street parking space per six dwelling units, to be centrally located.
Municipal Waste Landfill	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Natural Gas Compressor Station	Two Spaces
Natural Gas Processing Plant	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.

Nightclub	One off-street parking space for each 4 square feet of net floor area devoted to seating at stools or standing area, plus one off-street parking space for each 50 square feet of net floor area devoted to seating at tables with chairs.
Non-Commercial Recreation Facility	One off-street parking space for each 2,500 square feet of outdoor recreation area, or one off-street parking space for each 100 square feet of gross floor area used or intended to be used for service to patrons, whichever requires the greater number of off-street parking spaces, plus one additional space for each employee.
Oil and Gas Well Operations / Impoundment Areas	Two spaces
Outdoor Storage	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Park, Public or Semi-Public	Determined as per parking study
Personal Services	One off-street parking space for each 200 square feet of gross floor area, plus one additional space for every employee.
Professional Office	One off-street parking space for each 250 square feet of gross floor area; for each 200 square feet of gross floor area for medical offices.
Recreational Farms	Three spaces for each employee on peak shift.
Recreational Vehicle Campground	One off-street parking spaces per dwelling unit, plus supplemental parking at a ratio of one off-street parking space per six dwelling units, to be centrally located.

Restaurant	One off-street parking space for each 75 square feet of service area; plus one additional off-street parking space for each employee.
Retail Sales And Service	One off-street parking space for each 250 square feet of gross floor area, plus one additional space for every employee.
School	Determined as per parking study
Self-Storage Facilities	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Stable	One off-street parking space for each employee plus one off-street parking space for each four animals in capacity.
Tower Based Wireless Communications Facility	Two spaces
Township Facilities	Determined as per parking study
Trade or Vocational School	Determined as per parking study
Truck Terminal	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Veterinary Office	4 Spaces for every veterinarian and one space for each additional employee.

Warehouse	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.
Wholesale Use	One per employee on peak shift plus one per 200 square feet of gross floor area used for office or administrative functions.

- (2) **Parking Study.** Where a parking study is required in order to determine minimum parking requirements for a particular use, the study shall be prepared using data from the latest edition of *Parking Generation*, published by the Institute of Transportation Engineers where a similar use is addressed therein, or shall be prepared using methodology and studies acceptable to the Township Engineer. When a reasonably similar use or scale of a particular use is not otherwise available via existing acceptable studies or industry publications, the applicant may provide a parking study of a similar location or locations in a manner acceptable to the Township Engineer.
- (3) **Shared Parking.** Shared parking is permitted for development containing multiple principal uses or establishments on the same premises notwithstanding and in accordance with the schedule of off-street parking of this ordinance, where the minimum spaces in the lot utilizing such is computed as follows and accordance with the following table.
- (a) Determine the minimum parking requirements in accordance with the Table in 12.1(1) for each land use as if it were a separate use;
 - (b) Multiple each amount by the corresponding percentages for each of the five time periods set forth in Columns (A) through (D) of Table 12.1(3)(e)
 - (c) Calculate the total parking demand for each time period;
 - (d) Select the column with the highest total and use this number as the required minimum number of parking spaces.
 - (e) Table, Parking Calculation for Mixed-Use Developments:

Calculating Parking for Mixed-Use Developments				
Use	Weekday		Weekend	
	A	B	C	D
	Daytime	Evening	Daytime	Evening
Office/Industrial	100%	10%	10%	5 %
Retail	60 %	90%	100 %	70 %
Hotel	75 %	100 %	75 %	100%
Restaurant	75 %	100 %	100 %	100 %
Entertainment/Recreational	40 %	100 %	80 %	100 %

Section 12, Amendments to Article 13, Supplementary Regulations

Article 13, Supplementary Regulations, shall be amended as follows where underlined text shall be added, text indicated in a strikethrough format shall be removed. Where not otherwise specified, the text of Article 13 shall remain as currently set forth:

Subsection A: Section 13.6 shall be amended as follows:

Essential services

Essential services as defined in this Ordinance shall be permitted in all zoning districts, subject to restrictions ~~approved by the Zoning Hearing Board~~otherwise set forth in this ordinance with respect to use, design, yard area, setback and height.

Subsection B: Section 13.12 shall be amended as follows:

Subsidiary regulations

Floodplain zoning regulations. All development within flood-prone areas of Fallowfield Township shall conform to applicable requirements of the Zoning Ordinance of the Township of Fallowfield and to applicable requirements of the Fallowfield Township Floodplain Management Ordinance in Chapter 209, Floodplain Management, of the

~~Code. Floodplain zoning regulations. All development within flood-prone areas of Fallowfield Township shall conform to applicable requirements of the Zoning Ordinance of the Township of Fallowfield and to applicable requirements of Fallowfield Township Ordinance No. 155, adopted August 16, 1982.~~¹³

Subsection C: The following shall be added as Section 13.14 and 13.5, Buffering and Screening and Bufferyard Types, respectively:¹⁴

13.14, Buffering and Screening

1. No structure or uses shall be permitted in the bufferyard, other than stormwater management facilities, provided the structures or uses do not interfere with the required plantings in the bufferyard and provided all plantings are located outside any stormwater management structure. Structures or uses not permitted within the required bufferyard include, but are not limited to, buildings, accessory structures, parking spaces and lighting devices.
2. Openings for driveways and Township required access drives shall be permitted to cross a required bufferyard. Plantings in the bufferyard shall be located so as to not obstruct vision for traffic entering and exiting the site.
3. In the event that existing vegetation and/or existing topography provides screening which is adequate to meet the intent of the required bufferyard to screen the buildings, activities and parking areas from adjoining residential properties, the Township Engineer, upon recommendation by the Planning Commission may determine that existing topography and/or vegetation constitutes all or part of the required bufferyard. If such a determination is made and the size of the bufferyard warrants it, the applicant may be required to record a conservation easement of the depth specified by the Board of Supervisors to guarantee that the existing topography and/or vegetation will not be disturbed or removed from the approved bufferyard.
4. None of the plantings in the required bufferyard shall encroach across any property line. All plantings shall be located a minimum of 2½ feet from the property line which constitutes the exterior boundary of the bufferyard.
5. Bufferyard "A"
 - a. Purpose. Bufferyard "A" is designed to provide for adequate screening between uses and districts exhibiting the greatest potential conflict in terms of density and intensity.
 - b. Depth of Bufferyard: 40 Feet

¹³ Amended to make proper reference to Floodplain Ordinance as per General Code review suggestion.

¹⁴ Added based on Comprehensive Plan recommendations.

- c. **Base Planting Standards.** Plantings in groupings or planted evenly along the perimeter shall be installed at a rate of one high level planting for every fifty feet or one ornamental tree for every thirty feet.
- d. In addition to the Base Planting Standards, plantings and screening shall be furnished through one or a combination of the following to provide a solid visual screening:
 - (1) A planted mound of at least three feet in height from the elevation of the adjoining property with a row of low level plantings sufficient to provide screening to a level of six feet.
 - (2) Two staggered rows of evergreen trees of at least six feet in height at planting which, at planting, provide continuous both screening and are spaced in a manner which best ensures long term survival. Up to fifty percent of such trees may be substituted for trees required under the Base Planting Standards.
 - (3) An opaque fence of six feet in height located on the side of the landscaping buffer facing the principal structure(s) on the interior of the site or where multiple rows of plantings are utilized, at a location where an equal number of plantings are disbursed on each side of the fence. The fence shall be constructed of vinyl, brick, masonry with finished surfaces, or similar maintenance-free material, it may be located on the side of the buffering directly facing the property line. The colors of fence materials shall be consistent or in harmony with the housing and fence materials of the block on which the lot is located. The fence shall be set back at least four feet from the abutting property line.

6. Bufferyard "B"

- a. **Purpose.** Bufferyard "B" is intended to provide for the visual screening between uses which possess inherent contrasts in types and functions of similar use, namely between forms of residential and lower impact forms of commercial development.
- b. **Minimum Depth of Bufferyard:** 20 Feet.
- c. Bufferyard "B" shall contain a minimum of one row of plantings consisting of a mixture of high level and ornamental trees which include sufficient evergreen trees of a proportion and species sufficient to ensure the 60% of the row will provide a solid visual screening within three years of planting, with the remaining portions screened to a height of six feet through a combination of mounding, decorative fencing as per the standards of Bufferyard "A" and/or low level plantings.

7. Bufferyard "C"

- a. **Purpose.** Bufferyard "C" is designed to provide visual screening between varied uses in mixed use and transitional neighborhoods and between varied uses that possess minimal, yet potential, conflicts with respect to the density and intensity of use.
- b. **Depth of Bufferyard:** 10 feet

- c. Bufferyard "C" shall be comprised of a continuous, compact evergreen hedge combined with decorative fencing as specified under Bufferyard "A" or mounding in a manner that provides six feet in height of screening; or a line of high level plantings as evergreen trees that will grow together when mature.
8. Where 20 or more parking spaces face the bufferyard, in addition to the required trees, a row of low level evergreen shrubs or hedges shall be planted, or earthen mounding shall be constructed in the bufferyard which shall provide a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of passenger cars. These low level shrubs or hedges or mounds shall be installed so that a person facing a passenger car with the shrubs or hedges or mounds between him/her and the car could observe the car's low beam lights only as a result of the diffused or reflected light from the headlights and not because the direct beam from those lights was observable. The earthen mound shall be a minimum of 3 feet in height at its centerpoint with a minimum width at the base of 10 feet. Low level shrubs or hedges shall be a minimum of 3 feet at the time of planting.
 9. Where landscaping is required by and installed in accordance with plans approved under the Fallowfield Township Subdivision and Land Development Ordinance, said landscaping shall be maintained in accordance with the approved landscaping plan.

13.15 Bufferyard Types

1. A bufferyard shall be required as identified in the following table and shall be installed along the property line of the use specified in the column in accordance with the bufferyard type, if any, that is specified by the row headings which represent the use of the adjacent lot. The categories of Institutional, Intensive Residential, Intensive Industrial/Institutional, and Retail shall be determined by finding the particular use and corresponding category in the Use Authorization Table as set forth in Article 16 of this Ordinance.

	Single Family Detached or Vacant R or A-1 District Lot	Institutional	Intensive Residential	Office and Industrial	Retail/ Service	PRD/Cluster Option	Mobile Home Park
Single Family Detached or Vacant R or A-1 District Lot							
Institutional	B	A	B			B	B

	Single Family Detached or Vacant R or A-1 District Lot	Institutional	Intensive Residential	Office and Industrial	Retail/Service	PRD/Cluster Option	Mobile Home Park
Intensive Residential	B		B			B	B
Intensive Industrial	A	A	A	B	B	A	A
Office and Industrial	A	B	B			A	A
Retail/Service	A	B	B			A	A
PRD/Cluster Option	B		B			C	C
Mobilehome Park	B					B	C

2. **Conflict Between Bufferyard and Yard Requirements.** When the width of a required bufferyard is in conflict with the minimum yard requirements of this Ordinance, the greater distance shall apply. The bufferyard planting requirement shall be adhered to regardless of what the yard requirement is.
3. **Existing Trees in Required Bufferyards.** Any existing trees within the required bufferyard which are a minimum of 2 inches in diameter at breast height (DBH) shall be preserved and shall count as a required tree within the bufferyard; provided, however, diseased or dead material may be removed. At no point, however, shall any existing trees and required trees be separated at a distance greater than the distance specified in the required bufferyard for the planted material.
4. **Responsibility for Maintenance.** It shall be the continuing responsibility of the landowner or lessee to assure the continued growth of all required landscaping and/or to replace the same in the event of frost, vandalism, disease or other reasons for the discontinued growth of the required trees, shrubs and bushes. Failure to replace such landscaping shall be a violation of this Chapter and shall be subject to the enforcement provisions of Article 15 of this Chapter.
5. **Stormwater Management Facilities in Buffer Areas.** When required by the Township Stormwater Management Regulations, stormwater management facilities and structures may be located within a bufferyard; however, the existence of such facilities or structures shall not be a basis for a failure to meet the planting requirements in the bufferyard.

6. **Landscaping of Open Areas.** All yard areas not utilized for parking facilities, driveways, gardens, the planting of trees or shrubs, flower, vegetable or herb beds or similar uses shall be seeded, sodded or landscaped within a reasonable period of time. The phrase "a reasonable period of time" shall be interpreted to be within 30 days after construction activities are completed, unless those activities are completed between November 1 and April 1. In such case, the required sodding or seeding must occur within 30 days of April 1.
7. **Landscaping Specifications.** Landscaping shall be provided in accordance with the following specifications:
 - a. Planting required in bufferyards other than this Section cannot be substituted for any required planting mandated by this Section.
 - b. Where bufferyards are required and in land developments where additional landscaping is required, a landscaping plan, with detailed drawings, shall be submitted with the application for approval of the land development and this landscaping plan shall contain and show the following information:
 - (1) All required bufferyards with proposed plantings (identifying each proposed tree, bush or shrub by type and size) drawn to scale and identifying the height and width of any proposed mounds.
 - (2) All required planting independent of any bufferyard requirements (identifying each tree, bush, shrub by type and size, the use of sod or seeding, etc.) drawn to scale.
 - (3) Any planting in excess of the requirements in this Section.
 - (4) Any existing trees or vegetation which are to be preserved, accurately identifying type, size and their relative location.
 - (5) Any existing trees or vegetation which will be removed, accurately identifying their type, size and relative location.
 - c. For nonresidential developments which have a building or buildings with a gross floor area of 10,000 square feet or more and/or which have parking areas containing more than 50 spaces, a landscaping plan shall be required which is in compliance with this Section, subject to approval by the Township.
 - d. For residential land developments containing multi-family dwellings or duplex dwellings, at least one deciduous tree shall be planted for each four multi-family dwelling units or portion thereof.
 - e. All trees which are required to be planted as per the regulations of this Section shall be a minimum of 2 inches in diameter at breast height (DBH) at the time of planting measured along the trunk of the planted tree which tree shall be planted in accordance with accepted conservation practices.

- f. In all zoning districts, all areas not utilized for buildings, structures, screening, parking facilities, driveways or other paved areas shall be graded to conform to existing contours on adjacent properties and to contain stormwater runoff on the lot. These areas shall be seeded, sodded or landscaped within 1 year following the completion of grading and/or construction activities. Continued maintenance of soil erosion and sedimentation control techniques as approved by the Township Engineer shall be required until such planting can be accomplished.
8. Posting of Financial Security for Landscaping
 - a. The landowner and/or developer shall provide the Township with performance security, as required by the Subdivision and Land Development Ordinance, during development of the site to guarantee proper installation of the required landscaping and bufferyard materials required by this Chapter and as shown on the Township-approved Landscaping Plan.
 - b. The landowner and/or developer shall provide the Township with maintenance security to guarantee the maintenance and survival of the landscaping and bufferyard materials installed on the subject property in accordance with this Chapter and the Township-approved landscape plan. This maintenance security shall be in the amount of 15% of the total cost of the landscaping and bufferyard materials shown on the Township-approved landscape plan for a period of 18 months from initial planting and certification by the Township Engineer and/or Township landscape consultant.
 - c. All such performance security and maintenance security shall comply with the requirements and the release of the performance security and maintenance security shall be handled consistent with the requirements of the Subdivision and Land Development Ordinance.

Subsection D: The following shall be added as Section 13.6, Supplementary Regulations for Specific Uses

1. Amateur radio service communications antennas and support structures shall be permitted subject to the following standards:
 - a. The height of any such antenna or structure shall not exceed 65 feet above ground level.
 - b. Antenna or antenna structures shall be at least 30 feet from the rear of the principal structure on the lot and may not be located in the front yard area.
 - c. Associated supports or guy wires shall be no closer than five feet to any property line.
 - d. The construction of all such antennas and antenna structures must conform to the Pennsylvania Uniform Construction Code.

- e. An applicant for a amateur radio service communications antenna or antenna structure must provide a copy of their insurance certificate showing general liability coverage in a minimum amount of \$100,000 prior to the issuance of the permit.

2. Car Washes

- a. Stacking lanes with a minimum capacity for up to five vehicles shall be provided for vehicles waiting to use automatic car wash facilities and two vehicles per bay for self-service car washes. For the purpose of this requirement, the size of a vehicle shall be equal to the size of the parking stall required by this Chapter. The Township may require the submittal of a traffic analysis to determine the minimum required stacking lane length.
- b. Parked or waiting vehicles may not block sidewalks, internal access drives, ingress or egress points, or extend to adjoining streets.
- c. No storage or repair of vehicles shall be allowed within the car washing facility.
- d. A concrete straight curb of at least 8 inches in height shall be installed around the entire perimeter of the paved area to prevent vehicles from being driven onto, or parked with any part of, the abutting grass, landscaped areas, sidewalks, streets, buildings, or adjoining property.
- e. Buildings shall be oriented so that open bays, particularly for self-service car washes, do not face onto adjacent streets unless screened from view or sufficient landscaping is provided to prevent overspray from blowing onto the street right-of-way.
- f. All washing activities shall be carried on within the building.
- g. Self-service vacuuming facilities (if provided) shall be provided at the entrances to each bay for use by the stacked vehicles. If additional self-service vacuum, shampoo, fragrance, or other such facilities are provided, they shall be located in areas outside stacking lanes and areas needed for access to other facilities within the site. An area the size of the parking stall required by this Chapter shall be reserved adjacent to each station. All vacuuming stations shall include an integrated or adjacent trash receptacle, and shall be located at least 50 feet from adjacent residentially zoned or used property.
- h. Sufficient space shall be provided on the subject lot so that vehicles do not enter or exit the car wash building directly from an adjacent street. All maneuvering areas, stacking lanes, and exit aprons shall be located on the same parcel as the car wash building or facility. A sufficient distance shall be maintained between the exit door of the car wash building to the nearest exit driveway to permit adequate time for excess water to drip off the vehicle prior to exiting to street rights-of-way. Additional

devices, such as rumble strips, mechanical dryers, etc., may be proposed to lessen the required distance, upon approval by the Township. Under no circumstances shall the use be permitted to cause or contribute to icing problems on adjoining or adjacent streets.

- i. One parking stall for each employee on the largest shift, plus one additional stall, or a minimum of two stalls shall be provided. The required parking stalls shall not be part of, or interfere with, access to the car wash building or other related facilities. The parking stalls shall be designed to permit access to and from the stalls assuming all required stacking lanes and other areas reserved for vacuuming or other activities are occupied.

3. Cluster Subdivision

- a. Purpose. The Cluster Subdivision is intended to encourage the development of single family detached neighborhoods in a manner that considers and ultimately preserves the natural and environmental limitations and assets of the Township and fosters preservation of open space or agriculture.

- b. Permitted Principal Uses: Single Family Dwellings and accessory structures.

- c. Lot Bulk Standards

- (1) Minimum Lot Size: 6,500 square feet.

- (2) Minimum front yard: 20 feet.

- (3) Minimum rear yard: 30 feet, 10 feet for accessory structures.

- (4) Minimum side yard: Minimum of 15 feet on both sides with neither less than 5 feet.

- (5) Minimum lot width: 60 feet.

- d. General Bulk and Open Space Standards

- (1) Maximum Density: 3 units per acre in the A-1 District, 4 units per acre in the R-1 District.

- (2) A minimum of 35% of the Cluster Subdivision shall be preserved as open space through one or more of the following methods. Open space shall be platted and designed to preserve environmentally sensitive areas and wooded hillsides and may also serve to protect and encourage agriculture within the Township:

- (a) As a separate lot maintained by a homeowner's association or conservation organization with protective covenants, in favor of the Township and acceptable to the Township Solicitor, ensuring its preservation as open space. Playgrounds or similar recreational facilities intended for the use of the residents of the Cluster Subdivision are also authorized within the Subdivision.
 - (b) As a separate lot used for agricultural purposes, that may include a single family dwelling, provided that sufficient covenants, in favor of the Township and acceptable to the Township Solicitor, ensuring continued compliance with the standards of this section are recorded. The lot must meet the minimum requirements for agricultural use and said use shall be subject to the standards for agricultural use otherwise required by this ordinance.
 - (c) As conservation easements over environmentally sensitive areas or areas used for trails or pedestrian connections, in favor of the Township and acceptable to the Township Solicitor.
 - (d) As one separate estate lot used for one single family dwelling with protective covenants, in favor of the Township and acceptable to the Township Solicitor, ensuring its preservation as one lot.
- (3) The entire site for the proposed development plan shall be owned or controlled by the developer and/or landowner.
 - (4) The Cluster Subdivision shall include at least five units within each phase of the development.
 - (5) Other than one estate lot, as authorized by this section, all lots shall front on and access streets platted within the Cluster Subdivision.

4. Gas or Service Station

- a. All repair work, vehicle washing, waxing, detailing, lubrication and installation of parts and accessories shall be performed within an enclosed building.
- b. All vehicle parts, dismantled vehicles and similar materials shall be stored within an enclosed building or totally screened from view by a solid or privacy fence.
- c. All vehicles awaiting repair shall be stored on the lot in an approved storage area and, in no case, shall said vehicles be stored on or obstruct access to a public or private right-of-way.
- d. Where supplemental retail service is proposed, off-street parking shall be provided as required for retail in addition to service station standards.
- e. Supplemental retail service space shall not exceed 2,000 square feet.

- f. Gasoline pump islands and canopies shall not encroach upon the front yard setback of the zoning district in which they are located.
- g. All fuel, oil and similar substances shall be stored at least 25 feet from any property line.

5. Hobby Farm

- (a). All activities and livestock shall be constrained by a fence which otherwise meets the requirements of this Chapter within an area a minimum of 20 feet from adjoining property lines.
- (b). No structure housing operations of the hobby farm shall be placed within the required front yard.
- (c). Storage of manure, odor or dust-producing substances shall be located at least 200 feet from any property line.
- (d). Adequate provisions shall be made to contain all poisonous or obnoxious odors or fumes.

6. Planned residential development. Planned Residential Development ~~may be~~ established ~~in the R-2 Multiple family Residential District,~~ to supplement zoning in order to encourage innovations in residential development, pursuant to the standards herein and the procedures specified in the Pennsylvania Municipalities Planning Code, Act 247, as amended December 21, 1988.¹⁵

- (a) The application process for approval of Planned Residential Development ~~as a Conditional Use~~ shall be consistent with Act 247, as amended, and shall consist of the following steps:
 - (1) An application for tentative approval shall be filed by or on behalf of the landowner.
 - (2) ~~All planning matters shall be determined by the~~ The Planning Commission shall review the application and shall make recommendations to the Board of Supervisors.
 - (3) Within 60 days after filing of the application, a public hearing shall be held by the Township Supervisors.

¹⁵ Planned Residential Development is included as currently set forth under the R-2, Conditional Use Standards. Underline and strikethrough font are intended to indicate changes, variations, additions, and deletion of the existing PRD provisions of the Zoning Ordinance.

- (4) Within 60 days following conclusion of the public hearing or within 180 days after the date of filing of the application, whichever occurs first, an official written communication shall be transmitted to the landowner which either:
 - [a] Grants tentative approval;
 - [b] Grants approval, subject to conditions; or,
 - [c] Denies approval.
 - (5) Tentative approval shall not qualify a plat for recording nor authorize the issuance of any permits.
 - (6) Following tentative approval, an application for final approval may be submitted for the entire development site or incremental parts thereof.
 - (7) Public hearings on applications for final approval shall not be required, provided the application is in compliance with the tentative plan previously given approval.
 - (8) The Township Supervisors shall act on the application for final approval within 45 days from the date of the regular meeting of the governing body next following the date the application is filed; provided, however, that should the next regular meeting occur more than 30 days following the filing of the application, the 45-day period shall be measured from the 30th day following the day the application has been filed.~~of filing.~~
- (b) The application for tentative approval shall include the following:
- (1) A location map of the site at a scale no smaller than one inch equals 100 feet, showing boundaries, road systems and land uses within one-half mile of the site perimeter.
 - (2) A site plan of the project which shall define the location of proposed uses; state the acreage by proposed use; show density of dwelling units; include street system plans for traffic and vehicular parking; include plans for sewage disposal system, stormwater and other utilities; delineate the location of recreation facilities, open spaces and site amenities; and show proposed lot lines and plat designs.
 - (3) Additional documentation shall include the following: the form of organization proposed to own and maintain common facilities and open space; the substance of covenants, grants of easements or other restrictions to be imposed; a written statement by the landowner or developer setting forth the reasons why, in his or her opinion, a planned residential development would be in the public interest, specifically those criteria set forth in Item K of this section.

- (4) Application elements cited in Subsection A(2)(a) and (b) above shall be prepared by a Registered Landscape Architect, Architect or Civil Engineer.
- (5) Any and all other reports, specifications, and plat details as required by the Fallowfield Township Subdivision and Land Development Ordinance, as otherwise applied to preliminary subdivision approval.
- (6) Fees as required by the Township Fee Schedule.
- (c) Applications for final approval shall include any drawings, specifications, covenants, easements, performance bonds and other such requirements as may be specified by local officials at the time of tentative application approval. Additionally, any and all other reports, specifications, and plat details as required by the Fallowfield Township Subdivision and Land Development Ordinance, as otherwise applied to final subdivision approval shall be required. Fees as required by the Township Fee Schedule shall be submitted.
- (d) The following requirements shall govern the approval and development of Planned Residential Developments in the Township of Fallowfield.
 - (1) The minimum land area for a planned residential development shall be 15-25 contiguous acres in the A-1 and R-1 Districts and 10 contiguous acres in the R-2 District.
 - (2) The developer shall provide within the planned development, a sanitary sewage disposal system which shall be of sufficient size and design to collect and dispose of all sewage from all present and projected development in the planned development, and shall be constructed and maintained in conformity with the statutes and regulations of the State Department of Environmental Resources Protection and all local regulations.
 - (3) The developer shall provide within the planned development, a storm drainage system which shall be sufficient to dispose of all surface water run-off within the development.
 - (4) Water service from a certified public utility water system shall be supplied to each structure and facility to be erected in the development. Evidence of a commitment from said utility shall be supplied to the Township Supervisors consistent with Article VII of Act 247, as amended.²
- (e) Permitted uses. A building may be erected or used, and a lot may be used or occupied for any of the following purposes;
 - (1) Single-family detached dwelling.
 - (2) Townhouse units upon and as an incentive to meeting the standards of 13.7 of this Ordinance.

- (3) ~~Apartment buildings~~Multi-family dwellings (not to exceed three stories in height), upon and as an incentive to meeting the standards of 14.1.1Z.
 - (4) Public or private park or recreation which may include: golf courses, swimming pools, tennis courts, ski slope, toboggan run, ice skating rink, and similar uses approved by the Township Supervisors.
 - (5) ~~Schools~~Duplex dwelling units.
 - (6) ~~Church, parsonage or convent~~Institutional Uses as classified in the Use Authorization Table of 16.2 (Table 2) of this Ordinance.
 - (7) Group residential facilities which are integral to and associated with the remainder of the Planned Residential Development as an age restricted community in accordance with the Federal Fair Housing Act, 42 U.S.C. 3601 et seq., as amended.
- (f) Within a planned residential development, the following percentages of the total land area and uses shall be devoted to the specified uses listed herewith:
- (1) A maximum of ~~75~~85% for residential use; land devoted to residential use shall be deemed to include housing sites and streets, parking areas, private open spaces and courts that abut and service residence or group of residences. Within the A-1 and R-1 Zoning Districts, a minimum of 60% of all dwelling units shall be comprised of single family or duplex units. Within an age restricted community, 35% of all dwelling units shall be single family or duplex units, wherein one dwelling unit shall equal the capacity of four residents within an authorized group residential facility for purposes of determining the minimum proportion of the remaining units.
 - (2) A minimum of ~~15~~25% for open air recreational uses and other usable open space. Usable open space shall be defined as open areas designed and developed for use by the occupants of the development for recreation and related leisure purposes. These spaces shall be readily accessible, and effectively separated from automobile traffic and parking.
 - (3) A minimum of 60% of all environmentally sensitive areas shall be preserved as such and shall be included within the Common Open Space of the development or otherwise preserved by covenants in favor of the Township.
- (g) Residential density shall not exceed six dwelling units per gross acre of land within the development.
- (1) There shall be no minimum lot size, setbacks, percentage of lot coverage or lot width, except as specified below.

- (2) Every dwelling unit shall have access to a public street, court, walkway or other area dedicated to public use.
- (3) Townhouse Structures and Multifamily Structures: No structure or group of related structures shall be erected within 30 feet of any other structure or group of structures.
- (4) There shall be a yard setback of at least 40 feet along the perimeter of each planned residential development tract and adjacent to all existing adjoining roads.
- (5) No structure shall exceed three stories in height.
- (6) There shall be no continuous structure of townhouses containing more than six dwelling units.
- (7) Single Family and Duplex Dwellings shall be subject to a minimum five foot sideyard setback and 25 foot rear yard setback with accessory structures permitted within 10 feet of the rear lot line. The preceding shall also be subject to minimum lot size of 6,000 square feet and lot width of 45 feet.
- (h) Open spaces between structures, including those spaces being used as public or private recreational areas, shall be protected by adequate covenants running with the land or by conveyances or dedications.
- (i) In cases where the Township will not be accepting dedications of streets, recreation areas or open spaces, the landowner shall provide for an organization or trust for ownership and maintenance. In the event of default the Township may assume control and the resulting costs may be assessed against the properties that have right of enjoyment of these spaces and facilities as specified by applicable State statutes. (Act 247, as amended)
- (j) The dimensions and construction of roads and parking areas within the development, whether or not dedication to the Township is contemplated, shall conform with all applicable Township ordinances and regulations.
- (k) Tentative Plan Approval Criteria. The Board of Supervisors shall grant approval of a tentative planned residential development provided that the plan meets the following criteria:
 - (1) The tentative plan complies with all applicable purposes, standards, criteria and conditions of this Part and this Chapter, preserves the community development objectives of this Chapter.
 - (2) Where the tentative plan departs from this Chapter and the Subdivision and Land Development Ordinance regulations otherwise applicable to the subject property, such departures are in the public interest and promote the public health, safety and welfare.

- (3) The proposals for the maintenance and conservation of any proposed common open space are reliable, and the amount and extent of improvements of such open space are adequate with respect to the purpose, use and type of proposed residential development.
- (4) The physical design of the tentative plan adequately provides for public services, traffic facilities and parking, light, air, recreation and visual enjoyment. The tentative plan organizes vehicular ingress, egress and parking to minimize traffic congestion in the surrounding neighborhood.
- (5) The total environment of the tentative plan is harmonious and consistent with the neighborhood in which it is located. The tentative plan is sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds within the development and to the buildings and grounds of adjacent properties. The tentative plan shall, to the fullest extent possible, preserve the scenic, aesthetic and historic features of the landscape.
- (6) The tentative plan affords a greater degree of protection of natural watercourses, topsoil, trees and other features of the natural environment, and the prevention of erosion, landslides, siltation and flooding than if the subject property was developed in accordance with the provisions of this Chapter and the Subdivision and Land Development Ordinance which would otherwise apply.
- (7) The tentative plan will be fully served by public utilities, public water systems, and a public sewer system or community sewage system, without reducing the level of service to the remainder of the Township.
- (8) The tentative plan shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other lot or persons.
- (9) In the case of a tentative plan which proposes development over a period of years, the terms and conditions shall be sufficient to protect the interests of the public and of the residents of the planned residential development in the integrity of the development plan.
- (l) Where not otherwise specified in this Section, planned residential development shall be subject to all approval criteria, procedural requirements, modification standards, and enforcement remedies as set for in the Municipalities Planning Code, Act 247, as amended.

Subsection E: The following shall be added as Section 13.7, Incentive Zoning Standards

13.7 Incentive Zoning Standards

Where referenced by other sections of this ordinance, the following standards shall apply in addition to standards otherwise applicable under this ordinance.

1. Townhouses. Groups of townhouses shall meet the following standards applied to the front facades of the structures facing the front yard and to all of those to which the primary entrance to the building faces when applied to units commonly referred to as triplex or quads. A minimum of two of the following shall be required for each unit and shall vary from each adjoining unit.
 - A. Offset in the front wall of the building of at least two feet.
 - B. Front porch with varying roof style or offset of at least two feet from the adjoining unit porch.
 - C. Change in building façade treatment applied to at least 40% of the building façade of each unit.
 - D. Change in roof pitch or design.
2. Group Residential and nonresidential principal structures.
 - A. Building facades shall utilize finished materials that incorporate architectural design elements to create continuity with adjacent buildings on the site.
 - B. Building facades that are viewable from a public street shall consist of a combination (minimum of 2) of horizontal and vertical breaks including, but not limited to, the following:
 - (1). A vertical architectural element.
 - (2). Building recesses, offsets or projections.
 - (3). Texture and/or material change.
 - (4). Architectural banding.
 - (5). Variation in roof line.
 - (6). Contrasting window framing or shutters.
 - (7). Awnings.
 - (8). Canopies or porticos.
 - (9). Overhangs.
 - (10). Arcades.
 - (11). Peaked roof forms.

(12). Arches.

(13). Architectural details such as tile work and molding integrated into the building structure and design.

(14). Equal or similar design feature.

C. Building facades that are viewable from a public street shall utilize natural building materials such as brick, stone, glass, wood and similar materials.

D. Building facades that are viewable from a public street shall have an articulated break at least every 30 feet, measured horizontally.

E. Mechanical equipment designed to be located on the roof of a structure must be screened with typical building materials approved by the Zoning Officer.

Subsection F: The following shall be added to Section 13.3 as subsection 5.

5. Accessory Structure, Dimensional Standards

A. A-1, R-1, and R-2 Districts:

(1) No accessory structure shall be located in the required front yard.

(2) Accessory structures shall be set back at least ten feet from side and rear property lines

(3) Sheds with a gross floor area of 300 square feet or less may locate up to five feet from the side and rear property lines.

(4) Swimming pools and paved areas and accessory structures adjacent thereto shall not be located closer than 10 feet to any property line of the property on which it is located. Swimming pools shall not be located in the front yard of any lot.

B. B-1, I-1, and I-2 Districts

(1) Single family and duplex residential accessory structures shall be subject to those applied the A-1, R-1, and R-2 Districts as set forth in the preceding section.

(2) Accessory structures shall otherwise be subject to the required yards of the respective zoning district provided that sheds with a gross floor area of 300 square feet or less may locate up to five feet from the side and rear property lines.

Section 13, Amendments to Article 13, Flood Regulations

The text added by Ordinance 134, creating Section 13.4 of the Zoning Ordinance, relating to building permit requirements and construction standards in flood-prone areas shall be stricken in its entirety.

Section 14, Creation of Article entitled "Conditional Uses and Special Exceptions"

An Article shall be created, following the Supplementary Regulations of the Ordinance, entitled "Conditional Uses and Special Exceptions"

Part 1, Conditional Uses

1. Conditional Use, General Provisions

A. Applicability.

- (1) Applications for conditional uses, when listed as permissible by this Ordinance, shall be approved or denied by the Board of Supervisors in accordance with the standards and criteria of this Part. Applications for conditional uses shall be deemed administratively complete upon submission of all items set forth in Part 15.2 of this Ordinance.
- (2) Conditional uses are unique and their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. At the time of application, the Planning Commission shall conduct a review of the location, design, configuration, and potential impact of the proposed use by comparing the proposed use to established development standards and design guidelines. This review shall determine whether the proposed use addresses the specific standards identified in this Section and whether it should be permitted, by weighing the unique impacts of the proposed use with respect to its location and scale with that ordinarily and customarily expected for the type of use or establishment authorized.

- B. **General Conditional Use Standards.** Before approving a conditional use application the Board of Supervisors shall determine that the proposed use complies with the following general standards and criteria, which are in addition to any other requirements in this Ordinance for a specific type of use or development:

- (1) The proposed use will not alter the established character and use of the neighborhood or district in which it is located, and will not substantially impair the use or development of adjacent properties.
- (2) The establishment, maintenance, location and operation of the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (3) The proposed use complies with all applicable provisions and requirements for that type of use contained in this Ordinance (unless a variance to any provision has been granted by the Zoning Hearing Board) and all other applicable Federal, State, County, and Township laws, statutes, ordinances and regulations.
- (4) The proposed use is compatible with surrounding land uses. It does not have a negative impact on the existing neighborhood or development in terms of air and water quality, noise, illumination and glare, restrictions to natural light and air circulation or other hazardous conditions that could endanger surrounding residents or impair the use of surrounding properties.
- (5) The proposed site of the conditional use is suitable in terms of topography, soil conditions and size, based on number of projected users and the frequency of use of the proposed use.
- (6) The proposed use and site provide for safe, adequate vehicular and pedestrian access. It has access from a street capable of handling the traffic generated by the proposed use, and it will not result in undue traffic congestion and hazardous conditions on adjacent streets. The use provides for safe and efficient internal circulation and sufficient off-street parking and loading.
- (7) The proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal water supply, stormwater management, solid and toxic waste storage and disposal.
- (8) The proposed use provides landscaping, screening and buffer areas sufficient to protect the use, enjoyment and development of adjacent properties.
- (9) The proposed use is reasonably consistent with the Township's Comprehensive Plan as amended and readopted.

C. Application Procedures

- (1) An application for conditional use in accordance with Section 15.2 of this ordinance approval shall be filed with the Zoning Officer, on forms prescribed by

the Township, by no later than 11:00 a.m., prevailing time, at least 21 days prior to the date of the regular meeting of the Planning Commission. A conditional use application shall not be considered to be administratively complete until all items required by this Ordinance, including the application fee and/or deposit, have been received by the Township.

- (2) The Zoning Officer shall review the application to determine whether all materials required by this Ordinance have been submitted by the applicant. If all such materials have not been submitted by the applicant, then the Zoning Officer shall reject the application as administratively incomplete and shall notify the applicant, in writing, citing the specific deficiencies and the specific requirements of this Ordinance that have not been met.
- (3) Revised applications for conditional use approval shall be filed with the Zoning Officer by no later than 11:00 a.m., prevailing time, at least 21 days prior to the date of the Planning Commission or Board of Supervisors meeting in order to be considered at that meeting.
- (4) The Planning Commission shall review the application and forward its recommendation to the Board of Supervisors.
- (5) The Board of Supervisors shall hold a public hearing, pursuant to public notice, within the time periods and procedures required by the MPC. The public hearing shall commence within 60 days of the date of the filing of an administratively complete application. Public hearings shall be conducted and held in accordance with the applicable provisions of the MPC.
- (6) The Board of Supervisors shall render a written decision on the conditional use application within 45 days of the last hearing. Where the application is contested or denied, the Board of Supervisors decision shall be accompanied by findings of fact and conclusions based thereon, together with any reasons therefor. Conclusions based on any provisions of this Ordinance or any other rule, regulation, ordinance or statute shall contain a reference to the provision relied upon and the reasons why the conclusion is deemed appropriate in light of the facts found.
- (7) In granting a conditional use, the Board of Supervisors may attach such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of this Ordinance and the MPC.
- (8) A copy of the final decision or, where no decision is called for, of the findings, shall be delivered to the applicant personally or mailed to him not later than the day following its date.

(9) All development, construction and use shall be in accordance with the approved conditional use decision and plan, unless a revised conditional use application is submitted, approved and filed. The approved conditional use plan shall consist of the application, as submitted, together with all of its attachments and exhibits, as finally approved by the Board of Supervisors, and the conditions attached by the Board of Supervisors. Any development contrary to the approved conditional use decision and plan shall constitute a violation of this Ordinance.

D. Expiration of Approval. The grant of a conditional use shall expire 2 years after the date of the Board of Supervisors written decision unless: (A) the applicant has applied for and obtained a building permit and commenced construction; or (B) in a case where the conditional use does not require the issuance of a building permit, the applicant has applied for and obtained a zoning use permit or a zoning occupancy permit, whichever is required first, and has commenced the use which is the subject of the conditional use approval. Expiration of the conditional use approval under this Section shall require the applicant to re-apply for conditional use approval.

2. Conditional Use, Specific Provisions

A. Adult-oriented uses. This use shall be subject to the following express standards and criteria, and to any other standards and criteria generally applicable to conditional uses in the Township of Fallowfield:¹⁶

- (1) Adult-oriented uses may be established only in an I-2 District.
- (2) An adult-oriented use and its premises, owners, operators, employees and performers must register with and be licensed by Fallowfield Township pursuant to all applicable state and local Ordinances, rules, regulations and laws and remain in compliance therewith.
- (3) No adult-oriented use can be located within 500 feet of a preexisting residence, school, hospital, day-care center, nursing home, sanitarium, group home, retirement or convalescent home, personal care home, public park, church, establishment which is licensed to sell alcoholic beverages or other adult-oriented uses.
- (4) No adult-oriented use can be located within 1,000 feet of an area zoned residential.
- (5) No viewing booth shall have a door nor be otherwise located so as to prohibit the unfettered observation of the actions and conduct of all persons located therein.
- (6) No person under the age of 18 shall be permitted on the premises of an adult-oriented use.

¹⁶ This section as currently set forth elsewhere in the existing ordinance.

- (7) No adult-oriented use shall be open for business before 9:00 a.m., Monday through Saturday, nor after 10:00 p.m., Monday through Saturday. Adult-oriented uses may not be open for business on Sundays nor legal holidays.
- (8) No person may appear in a nude condition in an adult-oriented use unless that person is an employee who, while in such condition, shall be at least 10 feet from any patron or customer and on a stage at least two feet from the floor.
- (9) Any adult-oriented use found to be in violation of the Fallowfield Township Zoning Ordinance, as amended, shall be subject to the enforcement penalties provided for in the Fallowfield Township Zoning Ordinance and the Municipalities Planning Code.

B. Banquet Facility.

- (1) The Banquet Facility shall be located on a lot with a minimum of five acres.
- (2) The establishment shall directly access a collector or arterial street.
- (3) All parking facilities shall be set back at least 75 feet from all property lines adjoining lots in the A-1 or R Districts.
- (4) Outside ceremonies and functions shall not occur within 125 feet of any from all property lines adjoining lots in the A-1 or R Districts and shall be limited from dawn to dusk and shall not exceed the limitations set forth in the Performance Standards of this Chapter as set forth in 13.9, Performance standards.
- (5) Other than incidental outside activities such as wedding ceremonies and similar events customarily occurring at a banquet facility, entertainment and primary dining functions shall occur within a completely enclosed building.

C. Bed and Breakfast

- (1) The minimum lot area shall be 2 acres.
- (2) All rooms and related facilities provided for transient guests shall be regular, integral components of the principal dwelling.
- (3) The operator of the bed and breakfast must own at least a 25% interest in the real property upon which the bed and breakfast use is operated and shall be a full-time resident of that property.
- (4) No more than six guest sleeping rooms shall be available and/or utilized at any one time for the transient guests.

- (5) Each guest sleeping room shall be a minimum of 100 square feet in area, excluding closets.
- (6) No meals, other than breakfast, shall be served on the premises, nor shall breakfast be served to groups or individuals who are not guests of the facility.
- (7) One off-street parking space shall be provided on the lot or parcel for each guest sleeping room, plus two additional parking spaces shall be provided for the owner/resident. Parking spaces shall not be placed within the required rear or side yard setbacks. The parking spaces shall be screened from adjoining properties by a compact hedge or fence 6 feet in height.
- (8) Sharp cut-off luminaries shall be used for all exterior lighting except that decorative seasonal lighting shall be exempt from this requirement.
- (9) The applicant shall document the capacity of on-lot sewage treatment and/or adequacy.
- (10) As part of the conditional use application process the facility shall be inspected by the Township Zoning Officer and Fire Marshal (or agent thereof) to evaluate egress, fire hazard potential, fire escape provisions and fire escape routes for the guests. Each guest room and each hallway of the facility shall be equipped with a smoke detector and fire alarm device. No certificate of occupancy for the facility shall be issued until the respective officers have given approval of the fire provisions and fire warning devices. Each room shall also be posted with a fire excavation route.

D. Billboards

- (1) Location: Billboards shall be located within 75 feet of the right-of-way of I-70 or SR 43 in zoning districts where authorized in this Chapter.
 - a. Number permitted: one billboard per lot.
 - b. Minimum lot area: 6,000 square feet.
- (2) Minimum lot width: 60 feet.
- (3) Yard requirements:
 - a. Front yard: 50 feet
 - b. Other yard abutting a A-1 or R zoning district or use: 100 feet; abutting all other zoning districts: 25 feet
- (4) Separation between billboards: No such billboards shall be located within 1,500 feet in any direction of any other existing or proposed billboard.

- (5) **Maximum Sign Area:**
- a. **Per Billboard.** The area of a billboard shall not exceed 376 square feet with only single-face signs permitted.
 - b. **Per Lot or Site.** If a lot or site has an existing or proposed billboard located thereon, and the square footage of such sign is equal to or in excess of the maximum allowable in accordance with maximum total sign area per lot or Site then the lot or site shall not be permitted any additional signage of any type whether freestanding or building.
- (6) **Maximum Height:** The height of a billboard shall not exceed 35 feet to the top of the sign.
- (7) **Design:** All billboards shall be attached to the ground by a single vertical metal or concrete post, pillar, pole, or column.
- (8) **Illumination:** Illumination of billboards shall be by external illumination only, but no direct ray of light shall extend beyond the face of the sign.
- (9) **Owner Identification:** All billboards shall be identified on the structure with the name and address of the owner of such sign.
- (10) **Landscaping Requirements:**
- a. A decorative landscaped strip shall be located immediately adjoining the supporting structure of the billboard and extending a minimum of five feet from the sign in all directions.
 - b. A hedge or other durable planting of at least two feet in height shall extend the entire length and breadth of the required landscaped strip.
 - c. The rear side of a single-faced billboard shall be of one color and screened by existing or natural landscaping materials or by a planting of evergreen trees at least six feet tall.
 - d. Two ornamental trees shall be planted within the required landscaped strip.
- (11) No adult-oriented use shall be open for business before 9:00 a.m., Monday through Saturday, nor after 10:00 p.m., Monday through Saturday. Adult-oriented uses may not be open for business on Sundays nor legal holidays.
- (12) No person may appear in a nude condition in an adult-oriented use unless that person is an employee who, while in such condition, shall be at least 10 feet from any patron or customer and on a stage at least two feet from the floor.
- (13) Any adult-oriented use found to be in violation of the Fallowfield Township Zoning Ordinance, as amended, shall be subject to the enforcement penalties

provided for in the Fallowfield Township Zoning Ordinance and the Municipalities Planning Code.

E. Campgrounds

- (1) The minimum lot size for all campgrounds shall be 50 acres.
- (2) In no case shall there be more than 10 campsites per acre within the campground.
- (3) All campsites shall be located at least 100 feet from any side or rear property line and at least 100 feet from any street line.
- (4) All outdoor play areas shall be set back 100 feet from any property line and screened from adjoining properties by Bufferyard "A" as set forth in Section 13.14 of this Ordinance. All outdoor play areas shall be used exclusively by registered guests and their visitors.
- (5) A fifty-foot-wide buffer yard shall be provided adjacent to all property lines and public road right-of-way lines. The buffer yard shall contain suitable plantings of vegetation which create an effective screen. In addition, the buffer yard shall meet all pertinent standards specified under Section 13.14 of this ordinance.
- (6) All campgrounds shall furnish centralized completely enclosed sanitary and garbage collection facilities that are leakproof and vermin-proof that shall be set back a minimum of 200 feet from any property line and shall be screened.
- (7) Any accessory retail or accessory commercial uses shall be set back a minimum of 200 feet from any property line. Such accessory retail or commercial uses shall be solely designed and constructed to serve the campground's registered guests and their visitors. Any parking spaces provided for these retail or commercial uses shall have vehicular access from the campground's internal road rather than the public street. All accessory retail and commercial uses and related parking spaces shall be screened from adjoining properties.
- (8) Any reference to accessory commercial or recreational facilities in the campground signage shall remain secondary in size to the reference to the principal campground use.
- (9) A minimum of 20% of the gross area of the campground shall be devoted to active and passive recreational facilities.
- (10) Every campground shall have an office and a public phone. The public phone shall be accessible 24 hours per day, and the office shall be staffed 24 hours per day.

- (11) All water facilities, sewage disposal systems, rest rooms, solid waste disposal and vermin control shall be approved and maintained in accordance with the requirements of the PA DEP.
- (12) All lighting shall be arranged and shielded so that no glare of direct illumination shall be cast upon adjacent properties or public streets.
- (13) All campgrounds containing more than 100 campsites shall have vehicular access to an arterial or collector street as identified in this chapter.
- (14) An internal road system shall be provided. The improved cartway width of one-way access drives shall be at least 12 feet, and the improved cartway width of two-way access drives shall be at least 20 feet. On-drive parallel parking shall not be permitted.
- (15) Roads and accessways shall be provided in such a manner so that ingress and egress for each campsite lot can be had without encroaching or entering upon any other campsite lot.
- (16) The minimum area of a campsite shall be 2,500 square feet and shall be so dimensioned, improved, and arranged that when occupied no part of any unit including accessory attachments shall be within 10 feet of any designated campsite lot line.
- (17) Each campsite may be occupied only by one recreational vehicle or one trailer or one camper or one tent. or two tents. or one recreational repair and one tent. or one trailer and one tent. or one camper and one tent, and shall have one stabilized parking space large enough for at least one RV and one automobile.
- (18) No permanent structures shall be permitted on any campsite other than fireplaces.
- (19) No recreational vehicle may be parked within a campground for more than 90 consecutive days. No recreational vehicle which has been parked in a campground may return to that campground for a period of at least 90 days.
- (20) No persons shall be permitted to permanently reside on any campsite.
- (21) A fire prevention and protection plan approved by the local fire chief having jurisdiction shall be submitted with application.

F. Cemetery, mausoleum.¹⁶⁴⁷

- (1) Minimum site area shall be 25 contiguous acres.
- (2) All structures shall be a minimum of 100 feet from property boundaries.

(3) All vehicular points of access shall be subject to the approval of the Township of Fallowfield and the Pennsylvania Department of Transportation.

(4) No crematory facilities shall be authorized in conjunction with the establishment of a cemetery.

G. Club

(1) Other than those specifically authorized pursuant to standards of this section, all other outdoor activities shall be subject to those standards those standards and limitations otherwise applicable to outdoor commercial facilities as set forth in this Article.

(2) All principal structures shall be set back at least 75 feet from all lots lines.

(3) Shooting ranges are authorized subject to the following regulations:

(a) Minimum lot area: 10 acres.

(b) Minimum lot width: 300 feet.

(c) The land development plan shall show the shot fall zone in accordance with the National Rifle Association (NRA) guidelines for various types of ranges (NRA Range Development Manual). Adjacent areas must be predominantly undeveloped and the range area must be at least 200 feet from any property or street right-of-way line or in accordance with the shot fall zone and the guidelines of the NRA.

(d) The shot fall zone must also be located at least 1,000 feet from any property lines.

(e) An earthen background berm must be provided within 20 feet of the farthest target post to prevent wild or ricocheting bullets or wild or stray arrows. The berm shall meet the following requirements.

[1] The berm shall have a slope of not less than one vertical to two horizontal and must extend at least eight feet above the ground level of the highest target.

[2] The crest of the berm at the eight-foot-minimum height limit shall be at least four feet in width as measured between the wall of the berm facing the range and the opposite wall.

[3] Earthen side berms must be provided immediately adjacent to the range and shall extend from the firing line to the background berm.

- (f) Only targets mounted on target posts shall be permitted. No targets of any kind shall be set directly on the ground.
 - (g) Warning signs must be posted at least 10 feet from the outside of the berm of sufficient size to be read outside the shot fall zone.
 - (h) The firing range shall be free of gravel and other hard surface materials and be adequately drained.
 - (i) Adult supervision must be provided for children under 16 years of age.
 - (j) Hours of operation shall be limited for trap, skeet, rifle and pistol ranges to daylight hours, Monday through Saturday, with no Sunday operations.
- H. Coal mine adjunct facilities.¹⁶³⁷ This use shall be subject to the following express standards and criteria, and to any other standards or criteria generally applicable to conditional uses in the Township of Fallowfield; as well as any other standards as deemed within the interest of the general health, safety and welfare of the Township by the Board of Supervisors:
- (1) The application shall include a development and operation plan. The following information, and all other data deemed appropriate and necessary to demonstrate that the intent and purposes of this ordinance will be achieved shall be included.
 - (a) A description of the character, appearance, timing, extent and duration of the proposed operation, including maps and plans showing the location of the site, all access routes from public roads and area of the proposed activity.
 - (b) The location and identity of all structures and land uses that will or may be affected by the proposed operation, and measures that will be taken to protect all surrounding structures, inhabitants, and land uses from adverse impacts from the proposed use.
 - (c) Plans for restoring and reclaiming all involved areas following discontinuance of the underground mining.
 - (d) A description of plans for: transportation of materials and equipment to construct a facility or; the measures that will be taken to maintain all Township roads within the Township that are used to transport any materials and equipment; and any and all procedures repairing any damages to the roads which may occur as a result of this activity.

- (e) A description of how the proposed use and facility will meet all applicable regulations concerning construction standards, sewage disposal, water supply, and fire protection.
 - (f) A site plan of the proposed facility showing all structures, facilities, access ways, fencing and screening provisions.
- (2) The site location of each borehole shall be constructed and landscaped in a manner appropriate to the district in which it is located. The lot for a borehole shall not be less than 1/2 acre and such borehole shall not be located within 100 feet of any property line. Open areas shall be covered with an appropriate vegetative material and the property shall be maintained. Every ventilating shaft, including all structures intended to supply air or power to underground coal mines, shall be constructed and landscaped in a manner appropriate to the district in which it is located. The lot for a ventilating shaft shall not be less than one acre and such ventilating shaft shall not be located within 100 feet of any property line. Open areas shall be covered with an appropriate vegetative material and properly maintained.
- (3) Noise which is determined to be objectionable because of the volume or frequency of same shall be muffled or otherwise controlled, except for fire sirens or related apparatus that are used solely for public safety purposes. Additionally, noise that occurs or is generated on a regular, frequent, or periodic basis that is in excess of 60 DBA as measured on a decibel or sound level meter of standard quality design operated on the A-weighting scale at any property line (and/or beyond any such property line) which originates on the property of which the noise source is located shall not be permitted.
- (4) All uses shall be completely enclosed by a metal fence not less than six feet high, with a top capping above the height of six feet (above ground level), to be constructed of appropriate security material in such a manner so as to prevent the entry by unauthorized persons, domestic animals or livestock.
- (5) The site shall be fenced or screened or both to the extent deemed necessary by the Township so as to provide security and protect adjacent properties. As to the screen or screening, the same shall have a height adequate to achieve its purpose. Plant materials used for screening shall consist of dense evergreen plants. They shall be of a kind or used in such a manner so as to provide a continuous, opaque screen within 12 months after commencement of operations in the area. The governing body may require that either new planting or alternative screening be provided, if after 12 months the plant materials do not provide an opaque screen. For each use that is adjacent to or considered by the Board of Supervisors to be visibly or environmentally detrimental to the use of any structure used for residential, human habitation, sleeping, cultural, social, educational, recreational, religious, or similar residential related purpose, there must be preserved a strip of land for screening purposes on any side of the tract on which the residential or

related use is situated. The preserved strip shall be a minimum 30 feet in width. The foregoing is a minimum requirement.

- (6) The applicant shall have acquired sufficient legal or equitable interest in the real property in which the site of the adjunct coal mine facility is located to provide a basis for seeking the use permits.
- (7) The applicant shall have obtained from each appropriate state and federal regulatory agency or authority a permit issued in accordance with all applicable state and federal laws and regulations for the proposed use. In the event such permits have not been issued at the time the Township zoning approval is requested, the applicant's zoning approval shall be expressly conditioned on the grant of necessary permits as required by the above state and federal agencies or authorities. At the time of making application of such federal or state authorities, the applicant shall file with the Township secretary a copy of each state or federal application with supporting documentation for the proposed use.
- (8) All uses in conjunction with the conditional use permit issued by the Township Supervisors pursuant to this section shall comply with the following additional performance standards:
 - (a) Compliance with all of the plans submitted to the Township as part of the application for the conditional use permit.
 - (b) Compliance with all state and federal laws and regulations relating to the approval, development and operation of the underground coal mine and the related Coal Mining Adjunct operations.
 - (c) The correction within the time specified of any violation by the mine owner or operator of any local, state or federal law, regulation, rule, or enforcement order or any condition to any permit, license, or authorization of authority issued in connection with the underground mine or the conditional use.
 - (d) Compliance with any and all other Township ordinances that are relevant to related coal mining adjunct operations.
- (9) The applicant shall post a bond, in favor of the Township and in an amount deemed sufficient by the Township, so as to insure compliance with the conditional use provisions provided herein, as well as any other conditions as imposed by the Board of Supervisors. The term of the bond shall begin on the date the Zoning certificate is issued. The bond shall be returned to the operator upon completion of all operations and upon completion of any reconstruction or reclamation necessary to restore the site to its original condition. Any failure to comply with the conditions as provided in this Ordinance or as imposed by the Board of Supervisors, upon notice by the Zoning Officer, and upon failure

to correct by the operator within a reasonable time, but in no event later than 30 days from the date of the notice, shall result in forfeiture of the bond.

- I. Coal Mine entrance. ¹⁶²² This use shall be subject, in addition to the provisions for coal mining adjunct facilities as enumerated herein except for Subsection I(4) above, to the following express standards and criteria and to any other standards or criteria generally applicable to conditional uses in the Township of Fallowfield, as well as any other such standards as deemed within the interest of the general health, safety and welfare of the Township by the Board of Supervisors:
- (1) There shall be no mine entrance within 200 feet of the bank of any stream or natural water force identified on maps prepared by United States Geologic Survey (U.S.G.S.). This requirement shall not apply to access roads.
 - (2) Any mine entrance shall be prohibited in watersheds of rivers or streams now or hereafter designated by the Pennsylvania Fish Commission as a weltered trout stream, by the Pennsylvania Department of Environmental Protection as part of the scenic rivers system or designated under the federal Wild and Scenic Rivers Act.
 - (3) No mine entrance shall be conducted within 500 feet of any public building, school, church, community, or institutional building, commercial building, public park or private recreational area. This requirement shall not apply to access roads.
 - (4) There shall be no mine entrance within 300 feet of the outside right-of-way line of any public road, except for access roads or roads that join the right-of-way line of the public road and where the appropriate state or federal agency having jurisdiction over the conduct of the mine entrance operations shall permit in accordance with law.
 - (5) There shall be no mine entrance which will adversely affect any publicly owned park or places including those on the National Register of Historic Places, unless approved by the governmental agency with jurisdiction over the park or historic site.
 - (6) There shall be no mine entrance within 300 feet of a cemetery.
 - (7) There shall be no mine entrance within 500 feet of any occupied dwelling, unless the consent of the owner of the dwelling has been obtained in advance of the filing of the application for zoning approval, but in no event shall any mine entrance be located within 300 feet of any occupied dwelling. This requirement shall not apply to access roads.

- (8) The applicant shall present expert testimony to demonstrate that the proposed mine entrance will not adversely affect any of the following:
- (a) Lawful existing or permitted uses of adjacent properties.
 - (b) The quality or adequacy of any public or private water supply source. (c) Any flood-prone or landslide prone areas within the Township.
- (9) The applicant shall present expert testimony to demonstrate the use of explosives, if proposed, shall not cause injury to any adjacent structures or shall not substantially diminish underground water resources.
- (10) If blasting is to be undertaken, a seismograph shall be placed on the site of the operation during all times that blasting is performed and shall be monitored by an independent engineering consultant whose credentials are acceptable to the Township and whose fee is paid by the applicant.
- (11) The applicant shall provide reclamation plans for the site which demonstrate that the condition of the land after the operation is completed will allow economically and ecologically productive uses of the type permitted in the district in which the site is located. Acceptance of the reclamation plan shall not constitute approval of any aspect of any future development plan.
- (12) The applicant shall show the proposed routes of all trucks to be utilized for hauling and the estimated weights of such trucks. The applicant shall comply with designated weight limits on Township roads and shall design the hauling routes for the mineral from the mine entrance to minimize the impact on local roads within the Township.
- (13) The operator shall post a bond in favor of the Township and in a form acceptable to the Township prior to beginning operations in the amount of \$100,000 for each mile of the Township road or portion thereof proposed to be accessed for the mine entrance. The term of the bond shall begin on the date the zoning certificate is issued. The bond shall be returned to the operator upon completion of all operations, any back filling and any reconstruction of a damaged roadway due to excess weight in excess of the posted weight for the road. Any failure to complete the repair or reconstruction required by this ordinance, within a reasonable time but in no event later than 30 days from the date upon which notice is given to the operator, shall result in the forfeiture of the required bond. Those portions of the Township roads which have been damaged shall be determined by inspection of the Township Engineer and shall be reconstructed to current Township specifications for street construction. Prior to commencement of any operations, the Township Engineer shall conduct any inspection of any Township road or any

portion thereof proposed to be accessed for the operation, and shall submit a report as to the condition of same to the Township Supervisors.

- (14) No surface structure shall be located within 100 feet of an existing property line and said setback distance shall include a 30 foot buffer area along the common property lines wherein the same shall be 30 feet in depth as measured from the property line. The setback requirements herein set forth shall not apply to access roads. All structures shall comply with the standards regarding noise as is determined to minimize noise impacts on joining property, as contained herein within this ordinance.
- (15) The applicant shall comply with all applicable Township, county, state and federal rules, ordinances, statutes and regulations and shall show evidence of satisfaction of the same, including proof of required insurance coverage by said entities, before initiating any work and/or operating, maintaining or otherwise used in the premises. Furthermore, the applicant shall provide proof of compliance of the same throughout the period of operation or activity by the applicant, its successors and/or assigns. Said proof of ongoing or subsequent compliance shall be provided by the applicant to the Township upon demand. Any suspension or revocation of the necessary approvals or permits shall result in the suspension and/or revocation of the zoning approval and/or conditional use approval and therein the applicant, its heirs, assigns, and successors shall be subject to the enforcement and/or penalty provisions of this ordinance.
- (16) If completion of construction of the approved conditional use has not been completed within one year from the date of its authorization, the same shall expire and be terminated unless an application for renewal has been submitted prior to the expiration date. Therein, said renewal application may be granted by the Zoning Officer upon demonstration by the applicant that all conditions of the conditional use approval and/or any subsequent renewals have been met and not by way of limitation, all conditions or permits of the other regulatory agencies remain in full force and effect and that the applicant is and has been diligently pursuing the completion of the same. Upon expiration or revocation of the conditional use permit, or any renewal thereof, the right of the applicant to continue said use or activity shall terminate and the applicant shall not be permitted to engage in any further activity that is otherwise governed by the conditional use requirements until a new conditional use permit has been granted. Any renewals shall be for a period of one year from the date of its authorization.
- (17) Parking for the employees and/or other individuals associated with or utilizing the mine entrance must meet any and all requirements applicable within the Zoning Ordinance of the Township of Fallowfield.

- (18) The applicant must demonstrate compliance with any and all local and state provisions or regulations concerning public sanitation and/or sewage.
 - (19) The height of any structures must be constructed in a manner appropriate and consistent as to other like structures in the surrounding area.
 - (20) The applicant must provide the Township with a detailed traffic study and/or sufficient information on road travel, congestions, or any other such increases in traffic to the area so as to demonstrate that the proposed use will not cause undue hazard or annoyance to surrounding parcels.
 - (21) Any and all parking lots, roadways, or access routes must be paved in accordance with all local and state regulations.
 - (22) Any and all exterior lighting must be constructed in such a manner so as not to create an undue nuisance or interference with any use or enjoyment of the property rights of the surrounding property owners.
 - (23) The applicant must meet any and all other terms or conditions or deemed within the interest of the general health, welfare and safety of the residents of the Township of Fallowfield by the Board of Supervisors.
 - (24) Any access route leading into or out of the mine entrance facility shall be properly gated and adequate security measures shall be included to maintain the safety and security of the site.
 - (25) Any dust, debris or particulate matter emanating from the facility should be controlled in such manner as to minimize any effect on adjacent properties.
- J. Coal mine conveyer. ¹⁶¹⁷ This use shall be subject to the following expressed standards and criteria, and any other standards or criteria generally applicable to conditional uses in the Township of Fallowfield:
- (1) The conditional use application shall include the site plan, drawn to scale, of the entire proposed conveyer system as located within the Township. The following information, and all other data deemed appropriate and necessary to demonstrate that the intent and purposes of this ordinance will be achieved, shall be included:
 - (a) The physical location of the proposed facility showing all structures, facilities, fencing, screening, and related structures from the beginning point to the system's termination point.
 - (b) Contours at minimum interval of 20 feet.

- (c) A delineation of the conveyer right-of-way routing which identifies parcels of ownership, easement, or other instruments or agreements by which access in use will be achieved.
 - (d) The location of all public and private rights-of-way which traverse the conveyer corridor.
 - (e) The location and identity of ownership of all structures and land uses that will or could possibly be affected by the proposed facility.
 - (f) A listing of provisions and measures that will be utilized to protect persons, properties and activities from adverse impacts resulting from the proposed construction and use of the conveyer facility. Fencing or other security measures may be specified by the Township Supervisors if they determine that there is a reasonable possibility that dangerous condition will be created with respect to persons or property as a result of the construction and/or operation of the facility.
- (2) Documentation shall be submitted to verify ownership, easements, or other instruments or agreements for corridor access in use.
 - (3) The conveyer corridor shall have a minimum width of 200 feet in A-1 Districts.
 - (4) All surface areas of the corridor shall be covered with an appropriate vegetative material and the property shall be maintained at all times.
 - (5) The conveyer shall be constructed in such a manner as to eliminate the discharge or spillage of dust or other particulate matter.
 - (6) The conveyer shall be constructed in such a manner as not to generate noise on a regular, frequent or periodic basis that is in excess of 60 DBA as measured on a decibel or sound level meter of standard quality design operated on the A-1 weighting scale and as measured at or beyond any adjacent or abutting property line.
 - (7) All uses in conjunction with the conditional use permit issued by the Township Supervisors pursuant to this section shall comply with the following additional performance standards:
 - (a) Compliance with all of the plans submitted to the Township as part of the application for the conditional use permit.

- (b) Compliance with any and all state and federal laws and regulations relating to the approval, development, and operation of the facility.
 - (c) The correction within the time specified of any violation by the mine owner or operator of any local, state or federal law, regulation, rule, or enforcement order or any condition to any permit, license, or authorization of authority issued in connection with the underground mine or the conditional use for the conveyer.
- (8) The applicant shall obtain as required from each appropriate state and federal regulatory agency or authority a permit issued in accordance with all applicable state and federal law and regulations for the proposed use. In the event that any required permits have not been issued at the time Township zoning approval is requested the zoning approval shall be expressly conditioned on the grant of necessary permits. At the time of making application to such federal or state authorities, the applicant shall file with the Township Secretary a copy of each state or federal application with supporting documentation for the proposed use.
- (9) The applicant shall post a bond, in favor of the Township and in an amount deemed sufficient by the Township, so as to insure compliance with the conditional use provisions provided herein, as well as any other conditions as imposed by the Board of Supervisors. The term of the bond shall begin on the date the Zoning certificate is issued. The bond shall be returned to the operator upon completion of all operations and upon completion of any reconstruction or reclamation necessary to restore the site to its original position. Any failure to comply with the conditions as provided in this Ordinance or as imposed by the Board of Supervisors, upon notice by the Zoning Officer, and upon failure to correct by the operator within a reasonable time, but in no event later than 30 days from the date of the notice, shall result in forfeiture of the bond.

K. Commercial Greenhouse

- (1) Minimum Lot Size: 2 acres.
- (2) Parking shall be required as required by Article 12 of this Chapter and shall meet the dimensional and design standards of the Subdivision and Land Development Ordinance.
- (3) Parking may be paved with a minimum of two inches of gravel or slag and shall be set back a minimum of 50 feet from any property line.
- (4) All principal and accessory structures shall be placed a minimum of 75 feet from all property lines.

- (5) Heating plants shall be at least 100 feet from any property line. The retail sales area for a greenhouse shall not exceed 1,200 square feet. The growing area shall not be considered sales area.

L. Contractor's Plant and Storage

- (1) The contractor's yard shall be screened from the adjoining street by Bufferyard "A" as defined in Section 13.14 of this Ordinance.
- (2) The yard shall be paved with a minimum of two inches of gravel or slag and maintained in a dust-free manner.
- (3) The yard shall be setback a minimum of fifty feet from any property bearing a single family detached dwelling.
- (4) The yard shall not occupy an area greater than 25,000 square feet.

M. Comparable Uses Not Specifically Listed¹⁷

- (1) The comparable uses not specifically listed or "use" shall be of the same general character, scale, and impact as uses otherwise permitted by right, conditional use, or special exception in the respective zoning district in which the use is proposed. The Board shall examine but not be limited to consideration of the following in evaluating compliance with the preceding criteria:
 - a) Number of employees at the establishment;
 - b) Gross floor area and/or lot area devoted to the proposed use;
 - c) The type of products, materials, and equipment or processes involved in the use.
 - d) The magnitude and impact of pedestrian, vehicular, and truck traffic.
 - e) Environmental Impacts and compliance with the Performance Standards of this Ordinance.
- (2) The proposed use shall comply with all applicable area and bulk regulations of the Zoning District in which it is located.
- (3) The proposed use shall comply with the express standards and criteria for that most nearly comparable use, including specific standards associated with that use.

N. Correctional Institution

- (1) Maximum Impervious Surface Coverage: 30%.

¹⁷ Added based on Comprehensive Plan recommendations.

- (2) Minimum Lot Size: 10 acres.
- (3) The boundaries of the lot shall not be within 1,000 feet of a dwelling unit, a place of worship, or a school or school-related facility.

O. Educational Institution, Higher Education

- (1) Dormitories and student residences shall not locate closer than 200 feet from boundary of the campus.
- (2) Outdoor recreational facilities shall comply with the standards otherwise applied to commercial outdoor recreational facilities within this ordinance.

P. Funeral Home

- (1) No more than one funeral home shall be authorized per block.
- (2) Traffic circulation on the lot shall be designed to minimize congestion and provide for the anticipated arrangement of vehicles on the property without obstructing the free flow of traffic on adjoining streets or alleys.
- (3) One residential dwelling unit designed for a single family may coincide with the principal building used as a funeral home.

Q. Garden Center

- (1) The minimum lot size shall be five acres and all structures and activities shall be set back a minimum of 125 feet from the side and rear lot lines of the site and 75 feet from the front lot line.
- (2) Parking shall be provided in accordance with this Ordinance. Parking may be paved with a minimum of two inches of gravel or slag.
- (3) While supplies may be stored outside of a completely enclosed building, all equipment shall be stored within a completely enclosed building.
- (4) The use shall be accessed directly from an arterial or collector street.

R. Hospitals

- (1) Hospitals shall be developed pursuant to the following standards.

- (2) The hospital/sanitarium/group care facility site shall be a minimum of three contiguous acres.
 - (3) All structures shall be a minimum distance of 150 feet from property boundaries.
 - (4) All facilities shall be served by a municipal water supply.
 - (5) All facilities shall be served by a municipal sanitary sewage system or a private sewage treatment facility approved by the Pennsylvania Department of Environmental Protection.
 - (6) All development shall be based on a site plan subject to the review of the Township Planning Commission and approval of the Township Supervisors. The site plan shall:
 - (a) Be prepared by a registered architect or registered engineer; and,
 - (b) Designate the locations of all utility systems, storm drainage, accessways, structures, landscaping, parking areas, adjacent uses and related site features.
 - (7) All required county, state and federal requirements, permits and licenses shall be obtained prior to granting of local approvals.
 - (8) Group Care Facilities shall have at least one responsible and appropriately qualified adult on duty on the premises per every 10 patients on a twenty-four-hour basis.
 - (9) The facility shall file annually with the Township Secretary information certifying that the facility continues to adequately meet the conditions of the original approval.
 - (10) In considering a request for establishment of a hospital, sanitarium or group care facility under the provision for conditional uses in the Township, the Planning Commission may recommend, and the Township Supervisors may attach, any reasonable conditions and safeguards beyond those expressed in this ordinance.
- S. Hotels and Motels, subject to the following¹⁶⁺⁷:
- (1) These establishments may have related facilities such as restaurants, auditorium spaces, swim club areas and similar functions. All such related facilities available to other than registered guests shall require additional parking facilities as prescribed in this Ordinance for public assembly facilities.
 - (2) In addition to the regulations governing the Agricultural District, establishments shall be subject to the following additional safeguards and regulations:

- (a) No operation shall be conducted on a lot of less than two acres.
- (b) Establishments shall be serviced by and connected to a public water system and approved by PA-DEP and a municipal sewage system or a sewage treatment system approved by PA-DEP.
- (c) Front, side and rear yards that are not permanently paved shall be landscaped and maintained year around.
- (d) Units, or parts and amenities thereof, shall be placed no closer than 50 feet of any property line.
- (e) The required space between buildings shall not be less than 20 feet and the space between the fronts or rears of the unit shall not be less than 80 feet.
- (f) Signs and off-street parking and loading space shall be developed in accordance with Articles XII and XIII of this ordinance.
- (g) Every application for a permit shall be accompanied by a plan showing as a minimum:
 - [1] The extent and area of the lot,
 - [2] All entrances, exits, driveways, roads and walkways,
 - [3] Locations of all structures and their use, and
 - [4] Location and source of all utilities including sewers, water, electricity and natural gas.

T. Interchange Oriented Development¹⁸

- (1) **Purpose.** The Township acknowledges the necessity to provide for the housing needs of its existing and future residents. Accordingly, demand for a variety of housing, much of which is both conducive to and requires relatively higher density and convenient access to the Township's main arterials, is recognized. Commercial uses, both complementary to higher density development, and advantageous to locations immediately accessible to the Township's main arterials, are appropriately located in manner that minimizes impact to the Township's single family residential districts while providing for nonresidential uses within the path of growth customarily associated with the Interstate Highway System as well as the local economy.

¹⁸ This section was added as a means of addressing the need for mixed use forms of development in areas near interchanges with I-70 that encompass multiple zoning districts.

(2) **Process.** The IO-PRD shall be processed as and subject to the application requirements and criteria set forth in this section and Part 13.6.6 of the Ordinance, Planned Residential Development.

(3) **General Standards and Requirements**

(a) The applicant shall prepare and submit a traffic study in accordance with and meeting the requirement of the Fallowfield Township Subdivision and Land Development Ordinance.

(b) For purposes of the required traffic study as well as site design and phasing, all "imminent development," defined as any development for which an application for further subdivision or land development on the site is submitted within 18 months of tentative approval, shall be included within the scope and impact contemplated through the required study.

(c) **Mixture of uses.** No more than 50% of the gross floor area of structures on the site shall be nonresidential (except for recreational uses accessory to residential development on the site). For purposes of determining the gross floor area devoted to residential use, the following shall be assumed for each type of dwelling proposed, regardless of the actual gross floor area:

[1] Single-family dwelling: 3,000 square feet.

[2] Duplex or townhouse dwelling: 2,500 square feet.

[3] Multi-Family dwelling: 1,500 square feet.

(d) **Covenants, Open Space.** The Board of Supervisors shall require covenants, to which the Township is a party, to be placed on the land to ensure dedication of open space required when open space proposed for a particular phase is less than 30% of the site area for that particular phase.

(e) **Covenants, Use Restrictions.** The Board of Supervisors shall require covenants, to which the Township is a party, to be placed on the land in future phases as a means of ensuring compliance with the Mixture of Uses required in this section.

(f) **Pedestrian Connections** meeting Township construction standards shall be provided in the form of sidewalks, trails, and crosswalks in a manner that provides safe and logical connections between residential uses, community facilities, common open space, and nonresidential uses.

(g) **Primarily residential neighborhoods** within the PRD shall be separated from nonresidential units in accordance with the bufferyards set forth in Section 13.14.

- (h) Structures primarily housing nonresidential uses shall be subject to all bulk and performance standards required for Shopping Centers (Section 14.1.2HH)
- (i) Lots and structures devoted to residential principal uses shall meet the bulk and performance standards of Planned Residential Development as set forth in Section 13.6.6 of this Ordinance, which shall also apply to nonresidential principal uses authorized by the aforesaid section as part of a Planned Residential Development, and subject to the standards and limitations applied thereto, when such are integrated with the street network primarily serving residential principal uses. All principal and accessory structures, including parking facilities, associated with sections subject to the aforesaid Planned Residential Development bulk standards that lie, in whole or in part, within the A-1 District, shall be located within 4,000 linear feet of the right of way of the nearest off-ramp from I-70.
- (j) Common Open Space shall be provided at 30% of the site area and shall serve to and shall be organized in such a manner as to promote the following objectives:
 - [1] Preserve and protect steep slopes and healthy woodlands or promote the preservation of vegetation on slopes created by the development within the standards of this chapter;
 - [2] Preserve and maintain natural areas such as riparian buffers, wetlands, and meadows to the extent that such act as natural recharge and infiltration areas;
 - [3] Provide for greenspace and corresponding trail connections as may be reflected on township plans including, but not limited to parks, recreation, and open space plans; and
 - [4] Provide for general site design that maximizes buffering of adjacent residentially zoned areas and public rights-of-way through the preservation of existing natural features and that defines the site as a clear and distinct node of development in accordance with overall site configuration requirements.

U. Junkyards.

- (1) No junkyards shall be established on a site containing less than 1/2 acre and not more than five contiguous acres.
- (2) Junkyards shall be established so that all water shall drain from the site in a manner to keep the site dry.
- (3) All junkyards shall be completely enclosed by a chain-link fence, not less than six feet high, with the entire fence being a privacy type enclosure.
- (4) No hazardous materials shall be stored on the premises.

V. Kennel

- (1) The minimum lot area for a kennel shall be 2 acres.
- (2) Kennels shall be located within a completely enclosed building and soundproofed to reduce noise impacts on adjacent properties.
- (3) Outdoor runs and similar facilities shall be constructed for easy cleaning, shall be maintained in safe condition, and shall be secured by a fence with self-latching gate.
- (4) Outdoor runs, pens, coops and similar facilities shall be located at least 300 feet from any occupied dwelling on adjoining property and shall be screened from adjoining lots by Bufferyard "C" as set forth in 13.14 of this Ordinance.

W. Light Manufacturing and Research and Testing Laboratory

- (1) No activities shall be permitted that involve the handling, testing, processing or other use of waste materials resulting from residential, municipal, commercial, industrial, institutional, mining, or agricultural operations or from any combination of the above. Such waste materials shall include, but not be limited to, garbage, refuse, sludge and other discarded materials, including solid, liquid, semi-solid or contained gaseous materials.
- (2) No activities or substances of a hazardous nature shall be employed, stored or utilized in a manner that will constitute a danger to the health, safety or general welfare of site occupants, adjacent areas or the community at large. Where reasonable cause for concern is raised by Township officials, residents or other affected parties, the applicant for a conditional use shall be required to certify that no such conditions will be present.
- (3) All processes and activities shall take place within a completely enclosed building.
- (4) The use shall comply with the performance standards of 13.9.

X. Local Emergency Service

- (1) A minimum of three acres of ground shall be required.
- (2) All equipment shall be stored in a completely enclosed building.
- (3) Parking and buildings shall be set back a minimum of 50 feet from side and rear property lines.

- (4) Banquet and similar assembly facilities associated with the use shall be authorized only where and under the conditions otherwise permitting such uses in the respective zoning district.

Y. Medical Clinic

- (1) The facility shall have access directly from a collector or arterial street as classified by the Subdivision and Land Development Ordinance.
- (2) The facility and use shall be licensed by the appropriate departments and/or agencies of the Commonwealth of Pennsylvania. Said valid license and all appropriate documentation shall be submitted to the Township.
- (3) The facility and use shall be conducted in a manner that does not violate any provisions of this Chapter or any other Federal, State, County, Township statute, law, regulations, ordinance and/or resolution.
- (4) The facility and use shall be staffed during all hours of operation by personnel licensed by the Pennsylvania Department of Health.
- (5) The applicant shall provide a community impact analysis consisting of the following information:
 - a) Hours of operation.
 - b) Patient treatment capacity.
 - c) Average daily patient visits.
 - d) Average number of daily vehicle trips estimated to be generated by the facility, with peak-hour vehicle trip ends identified.
 - e) Any and all public transportation connections that may serve the facility.
 - f) Estimated level of emergency (police, fire, ambulance, etc.) calls on a monthly basis generated by the facility.
 - g) Documentation concerning all personnel, licensed by the Pennsylvania Department of Health. Any change in this information to any such approved use shall be reported to the Township within 30 days.
 - h) Any and all security measures to be instituted within the facility
 - i) Any and all security measures to be instituted on the lot or parcel.

- (6) Side and rear buffer yards shall be maintained in accordance with Bufferyard A as required by 13.14.
- (7) A traffic access and impact study as specified in the Fallowfield Township Subdivision and Land Development Ordinance shall be required.

Z. Multifamily Dwellings. To include Apartments, Garden Apartments or Townhouses) Row Houses.¹⁶¹⁷

- (1) Minimum lot size for a multifamily dwelling in an R-2 District shall be 25,000 square feet in area. Single or joint ownership of multi dwelling structures may be permitted.
- (2) The following design standards shall apply:
 - (a) No townhouse or apartment shall exceed three stories in height.
 - (b) No townhouse structure shall contain more than six dwelling units.
 - (c) No townhouse structure shall be more than 300 feet in length.
 - (d) No apartment structure shall be less than 40 feet or more than 300 feet in length.
 - (e) At least two off-street parking spaces shall be provided for each dwelling unit and such space shall be within 100 feet of any commonly used entranceway for such dwelling units.
 - (f) Buildings shall be so designed as to avoid monotonous patterns of construction or repetitive spaces or modules between buildings.
 - (g) No structure shall be erected within 30 feet of another structure.
 - (h) Residential density shall not exceed six dwelling units per gross acre of land.
- (3) The developer shall provide an approved (PA-DEP) sanitary sewage disposal system of sufficient size and design to adequately serve the maximum designed capacity of the proposed residential units in the development in lieu of connection to an approved municipal sewage system.
- (4) An approved municipal water system shall be provided to serve the maximum designed capacity of the proposed residential units.
- (5) All multifamily dwelling unit development shall be subject to preliminary site plan review and approval in accordance with the following application plan requirements:
 - (a) Kind, location, occupancy capacity of structures and uses;
 - (b) General floor plan of building;

- (c) Location and identification of open space, streets and all other means for pedestrian and vehicular circulation, parks, recreational areas and other nonbuilding sites;
- (d) Provisions for automobile parking and loading;
- (e) General landscape plan;
- (f) General location and nature of public and private utilities and community facilities and services.

AA. Municipal Waste Disposal or Processing Facility¹⁶⁺⁷

- (1) All activities conducted in association with, and as a part of, waste disposal areas shall be in accordance with applicable Federal and State statutes, rules and regulations.
- (2) The applicant shall have obtained from appropriate State and Federal regulatory agencies or authorities permits issued in accordance with all applicable laws and regulations for the proposed use. In the event such permits have not been issued at the time Township Conditional Use approval is requested, applicant's zoning approval shall be expressly conditioned on the granting of necessary permits as required by the above agencies or authorities. At the time of making application to such authorities, the applicant shall file with the Township Secretary a copy of each State or Federal application with supporting documentation for the proposed use.
- (3) Materials transported to and processed at a waste disposal area shall be limited to those materials and substances defined herewith:
 - (a) Any garbage, refuse, waste and other similar material, including solid, liquid, semi-solid or contained gaseous material resulting from operation of residential, municipal, commercial or institution establishments and community activities; but shall not include hazardous waste from a municipal, commercial or institutional water supply treatment plant, sewage treatment plant or air pollution control facility.
- (4) A site plan shall be included in the application which delineates site ingress and egress, use areas within the site, phasing of use areas, location of all structures, and location and description of all required screening and fencing.
- (5) No waste disposal area shall be established on a site containing less than 40 contiguous acres.
- (6) The applicant shall provide a plan for transportation of materials to the site. Said plan shall delineate access routes, provisions for traffic control, and procedures to minimize littering and overflow problems along site access routes. Measures that

will be taken to maintain all Township roads used for primary site access shall be specified.

- (7) Bonds in the amount specified by the Board of Township Supervisors shall be posted by the applicant to repair any damages to roads which may result from the disposal operation.
- (8) The applicant shall outline procedures to be employed to provide for anti-pollution and nuisance control, the protection of area water supplies and other applicable concerns related to the health and safety of adjacent residential areas.
- (9) For each site which is adjacent to, or considered by the Planning Commission and Board of Supervisors to be visibly or environmentally detrimental to, the use of any structure used for residential, human habitation, sleeping, cultural, social, educational, recreational, religious or similar residential related purpose in any district, there must be preserved a strip of land for screening purposes on any side of the tract of land on which present or future residential or related uses are situated. The preserved strip shall be a minimum of 30 feet in width.
 - (a) The required screen shall have a height adequate to achieve its screening purposes. Plant materials used shall consist of dense evergreen plants. They shall be of a kind, or used in such a manner, so as to provide a continuous opaque screen within 24 months after commencement of operations in the area to be screened. The Board of Township Supervisors shall require that either new planting or alternative screening materials be provided if, after 24 months, the plant materials do not provide an opaque screen.
 - (b) All active use areas shall be completely enclosed by a chainlink fence not less than six feet high with the top portion above the height of six feet above the ground level to be constructed of barbed wire or other appropriate material, with the entire fence being constructed in such a manner so as to prevent the entry by unauthorized persons onto the portion of the premises on which the use is situated.

BB. Nightclub

- (1) A traffic access and impact study as specified in the Subdivision and Land Development Ordinance shall be required.
- (2) The nightclub operations shall cease between the hours of 2:00 a.m. and 7:00 a.m., prevailing time (unless more restrictive non-operating hours are established by the Board of Supervisors in its conditional use decision), and the establishment shall not be open to the public during those hours.

- (3) The owner and operator of the facility shall provide private security at a ratio of 1 private security guard for every 25 guests, unless another ratio is established by the Board of Supervisors in its conditional use decision.
- (4) All nightclub operations shall be conducted within an enclosed building, and all doors and windows shall remain closed during the hours that the nightclub is open for operation.
- (5) The facility entrances and exits (excluding emergency exits) which face adjacent residential dwellings and/or residential zoned properties shall have a vestibule with a second door to minimize noise impacts to adjacent residential dwellings and properties.
- (6) No nightclub shall be permitted within 500 feet of an adult oriented business and/or another nightclub, as measured from lot line to lot line.
- (7) The nightclub operations shall not cause or create a nuisance including, but not limited to, excessive noise levels.
- (8) The owner and operator shall provide the Township and the Township volunteer fire department with a floor plan of the facility drawn to scale and which clearly delineates all rooms and improvements, all points of ingress and egress within the facility, and all emergency exits and an interior circulation plan indicating the flow of traffic on the site and primary point or points of vehicular access.

CC. Place of Worship

A place of worship may include one single-family dwelling as a secondary principal use, and preschool programs and assembly areas as accessory uses. However, regular operations of day care and banquet facilities leased to the public at large shall be classified as separate uses and subject to the authorizations and standards of zoning district in which said use is located.

DD. Recreation, Commercial Outdoor

- (1) Outdoor Commercial Recreation Facilities authorized in the R and A-1 Districts shall be limited to Golf Courses and Driving Ranges.
- (2) Any such use shall comply with the requirements of the Subdivision and Land Development Ordinance.
- (3) Lighting shall be oriented away from adjacent properties and shall not exceed one foot candle of illumination at the property lot line. The maximum height of free standing exterior lighting standards shall not exceed 20 feet.

- (4) No such use shall generate noise in excess of 75 dB(A) at the lot line between the hours of 10 p.m. and 7 a.m., prevailing time. For purposes of this Section, this noise reduction shall be measured from any lot line of property owned by a person or entity other than the owner of the subject recreation facility. Further, outdoor speakers shall not be permitted if there are dwellings located within 500 feet of the subject property in any direction. If outdoor speakers are permitted, the volume and direction of the speakers shall be regulated to minimize impact on adjacent properties.
- (5) In addition to the requirements of the underlying zoning district in which the recreation facility is proposed to be located, a recreation facility shall also comply with the parking and signage requirements of this ordinance.
- (6) The use shall have frontage on and direct vehicular access from an arterial or collector street, as classified by the Subdivision and Land Development Ordinance.
- (7) All ingress and egress to and from the site shall be so situated so as not to interfere with through traffic movements on adjacent streets.
- (8) Adequate sanitary facilities shall be provided that are available for public use.
- (9) The location of buildings and facilities, traffic circulation on the site and parking areas shall be designed to provide adequate access for emergency vehicles.
- (10) Any outdoor facility within 300 feet of an existing dwelling shall cease operations by no later than 10:00 PM, prevailing time, unless an earlier time is established by the Board of Supervisors as part of its conditional use decision.
- (11) Any use which includes eating or drinking facilities shall be subject to the parking requirements of that use in addition to the parking requirements of the commercial recreation use.
- (12) The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.

EE. Recreational Facilities, Noncommercial

- (1) Noncommercial recreation facility uses are specifically limited to the following:
 - a. Baseball/softball fields
 - b. Soccer fields
 - c. Football fields
 - d. Basketball courts
 - e. Tennis courts
 - f. Hiking and bicycle trails

- (2) Accessory uses to the noncommercial recreation facility are specifically limited to the following:
 - a. Restrooms
 - b. Concession stand limited to a maximum gross floor area of 500 square feet. See Subsection 3 below.
 - c. Fences
 - d. Safety/Security Lighting. See Subsection 6 below.
 - e. Off-street parking areas
 - f. Trash collection facilities
- (3) The use shall not include any retail sales and service establishment, except for the sale of food and beverages from an enclosed concession stand that has a maximum gross floor area of 500 square feet.
- (4) The use shall not include any permanent spectator seats or bleachers.
- (5) The use shall comply with the requirements of the Subdivision and Land Development Ordinance.
- (6) The use shall not include outdoor lighting, except for safety/security lighting which shall be a maximum of one-half footcandle measured at 3 feet above ground level and shall not spill over onto adjacent properties. The maximum height of free standing exterior safety/security lighting standards shall not exceed 20 feet.
- (7) The use shall not include outdoor speakers.
- (8) The use shall not generate noise in excess of 75 dB(A) at the lot line between the hours of 10:00 p.m. and 7:00 a.m., prevailing time. For purposes of this Section, this noise reduction shall be measured from any lot line of property owned by a person or entity other than the owner of the subject recreation facility.
- (9) In addition to the requirements of the underlying zoning district in which the recreation facility is proposed to be located, a recreation facility shall also comply with the requirements of Article 13 of this Ordinance, Supplemental Regulations, Article 12, Parking and Offstreet Loading and Article 11, Signs.
- (10) The location of buildings and structures shall be designed to minimize impact on adjacent residential properties.

FF. Recreational Farms

- (1) Minimum acreage required: 20 acres.
- (2) Activities shall not occur within 75 feet of any lot line.

- (3) Adequate parking shall be provided as per Article 12 of this Ordinance and shall be located at least 100 feet from property lines.

GG. Self Storage Facilities

- (1) A minimum site area of three acres is required.
- (2) All storage unit structures shall be set back a minimum of 75 feet from the front lot line.
- (3) When located on a parcel adjoining the A-1 or R Districts, the property shall be gated and customer access shall be limited to within the hours of 6a.m. and 10p.m.

HH. Shopping Centers

- (1) Shopping Centers that lie, in whole or in part, within the A-1 or R Districts shall bear at least 200 feet of frontage on and shall be served by a street network of commercial access drive(s) extending solely from one of the following roads:
 - (a) SR 481
 - (b) SR 2023, Bentleyville Road
 - (c) SR 2037, Twin Bridges Road
- (2) Within the A-1 or R Districts, all principal and accessory structures, including parking facilities, associated with Shopping Centers that lie, in whole or in part, within the A-1 or R Districts shall be located within 2,500 linear feet of the right of way of the nearest off-ramp from I-70.
- (3) The applicant shall prepare and submit a traffic study in accordance with and meeting the requirement of the Fallowfield Township Subdivision and Land Development Ordinance.
- (4) For purposes of the required traffic study as well as site design and phasing, all "imminent development," defined as any development for which an application for further subdivision or land development on the site is submitted within 18 months of tentative approval, shall be included within the scope and impact contemplated through the required study.
- (5) The Maximum Impervious Surface Coverage of Shopping Centers shall be limited to 65% within A-1 or R Districts.



(6) Shopping Center Bulk Standards. Shopping Centers shall be subject to the following dimensional requirements.

Use	Minimum Required Lot Area (acres)	Minimum Required Lot Width (feet)	Minimum Required Lot Depth (feet)	Required Minimum Yard Setbacks			Minimum Required Setback from lot line of R or A Zoned Parcel or District Boundary (feet)
				Front, as Measured from Street R.O.W. (feet)	Side Yard (feet)	Rear (feet)	
Shopping center, as defined herein, with up to 50,000 square feet of gross floor area	2	250 at the building setback line	250	35 for buildings and structures (except permitted signs); 20 for off-street parking; no loading or dumpsters are permitted with the front yard	50 for buildings and structures (except permitted signs); 15 for off-street parking and loading spaces and dumpsters	25 for all buildings, structures, off-street parking and loading spaces and dumpsters	50 for buildings, structures, offstreet Parking and loading spaces and Dumpsters.
Shopping center, as defined herein, with between 50,000 and 100,000 square feet of gross floor area	6	300 at the building setback line	500	50 for buildings and structures (except permitted signs); 25 for off-street parking; no loading or dumpsters are permitted with the front yard	60 for buildings and structures (except permitted signs); 20 for off-street parking and loading spaces and dumpsters	30 for all buildings, structures, off-street parking and loading spaces and dumpsters	100 for buildings, structures, offstreet Parking and loading spaces and Dumpsters.
Shopping center, as defined herein, over 100,000 square feet of gross floor area; however, in no case shall any one unit of occupancy contain more than 100,000 square feet of gross leasable floor area	14	500 at the building setback line	750	100 for buildings and structures (except permitted signs), 40 for off-street parking, no offstreet loading nordumpsters are permitted with the front yard	100 for buildings and structures (except permitted signs); 25 for off-street parking and loading spaces and dumpsters	35 for all buildings, structures, off-street parking and loading spaces and dumpsters	150 for buildings, structures, offstreet Parking and loading spaces and Dumpsters.

II. Strip Mining. ¹⁶

- (1) A Conditional Use Approval shall be obtained for surface extraction (stripping). All applications submitted for consideration of the Township Planning Commission and Township Supervisors shall include, at a minimum, the following documentation and all other pertinent data deemed necessary to process the applications.
 - (a) A description of the character of the proposed operation, its timing and proposed duration, together with duplicates of maps and plans to be submitted to state and federal regulatory agencies or authorities for the issuance of necessary permits;
 - (b) Identification of seams of coal, rock, ore, beds of sand and gravel, strata of soil or other material to be removed in connection with the proposed extractive operation;
 - (c) An analysis of the possible impact of extractive operations upon ground water supplies in all affected areas of the Township and the measures that will be taken to guarantee that any loss, diminution or pollution of water supply will be corrected;
 - (d) The location and identity of ownership of all structures and land uses that may be affected by the proposed operation.
 - (e) Plans for the restoration or reclamation of all land affected by the extractive operation.
 - (f) Receipt of a certification from each state and federal agency or authority having enforcement jurisdiction for the issuance of all necessary permits, licenses or grants of authority for the installation and operation of the proposed extractive operation, that the owner or operator seeking the Conditional Use has fully complied with all requirements.
 - (g) A description of plans for the transportation of materials, products and equipment to be used, removed from, or marketed in connection with the proposed extractive operation including routes of travel, number and weight of vehicles to be used, and procedures which will be made to maintain and repair roads that are targeted for use.
- (2) No top-of-slope or quarry wall shall be located closer than 100 feet to any property or street line. The perimeter surrounding the area of operation shall be fenced with a fence of minimum height of six feet where required by Township Officials.
- (3) No rock crusher, cement plant or other crushing, grinding, polishing or cutting

machinery or other physical or chemical process for treating such products shall be permitted in the A-1 Agricultural District or other areas of the Township.

- (4) The removal designated in the permit shall be begin within a sixty-day period from the date of issuance of a permit, or the permit shall be revoked at the expiration of said period.
- (5) The designated operator shall complete operation within a period of time as designated in the permit.
- (6) Prior to beginning operation, the designated operator shall deposit a bond issued by a reputable bonding company in the amount specified by the Township Supervisors for each and every mile of Township road or portion thereof proposed to be traversed for removing material from the site. The period designated for the bond shall start with the issuance date of the permit.
- (7) The backfilling operation, after all surface excavation is completed, shall re-establish a satisfactory vegetative ground cover that will deter soil erosion and eventually rebuild the soil. Legumes such as Crownvetch, and rye grass and/or plantings or evergreens or deciduous trees, shall be planted in accordance with Soil Conservation, U.S. Department of Agriculture recommendations.
- (8) The stripping and selling of topsoil and/or sod shall be permitted only under the following conditions:
 - (a) When it is part of the construction or alteration of a building or the grading incidental to such building activity.
 - (b) When it is in conjunction with normal lawn preparation and maintenance.
 - (c) When it is in conjunction with the construction or alteration of a street or utility improvement.
 - (d) In commercial sod farms or farming operations where such use is permitted, provided that sound soil practices are observed.

JJ. Transitional Residential Facility

- (1) The occupancy of the facility shall be limited to the maximum number of individuals permitted under Township building code and/or property maintenance ordinances.
- (2) The facility shall be supervised by appropriate and qualified staff on a 24-hour basis.

- (3) The facility shall be set back a minimum of 75 feet from all property lines.

KK. Vehicles Sales and Service

- (1) Outside or exterior display of vehicles for rent or sale shall be permitted only on lots bearing a lot depth of 300 feet or greater. A minimum ten foot strip of lawn or landscaping area shall be provided between the front lot line and said display areas.
- (2) All repair work, vehicle washing, waxing, detailing, lubrication and installation of parts and accessories shall be performed within an enclosed building.
- (3) All vehicle parts, dismantled vehicles and similar materials shall be stored within an enclosed building or totally screened from view by a solid or privacy fence.
- (4) All vehicles awaiting repair shall be stored on the lot in an approved storage area and, in no case, shall said vehicles be stored on or obstruct access to a public or private right-of-way.
- (5) Where supplemental retail service is proposed, off-street parking shall be provided as required for retail in addition to service station standards.
- (6) Gasoline pump islands and canopies shall not encroach upon the front yard setback of the zoning district in which they are located.
- (7) All fuel, oil and similar substances shall be stored at least 25 feet from any property line.
- (8) The handling, storage and disposal of motor oil, battery acid and any other substance regulated by Federal statute and the Pennsylvania Department of Environmental Protection (DEP) shall be in accordance with all permits and requirements of that agency or its successor agency. Any suspension, revocation or violation of the DEP permits shall be a violation of this Part and shall be subject to the enforcement provisions of this Chapter.

Section 2, Special Exceptions

1. **Special Exceptions, General Standards.** Applications for special exceptions, when listed as permissible by this Ordinance, shall be approved or denied by the Zoning Hearing Board in accordance with the standards and criteria of this Part.
 - A. Special Exceptions shall meet the criteria of 14.1.1, B. General Conditional Use Standards.
 - B. Special Exceptions shall be subject to the standards set forth in 15.6, Zoning Hearing Board.
2. **Special Exceptions, Specific Standards.**

A. Family Home Day Care

- (1) All activities shall be conducted in a private detached single-family residence.
- (2) Activities shall be limited to functions normally associated with the part time tending of children on a for hire or fee basis and shall not include overnight lodging.
- (3) Activities shall be conducted within a home atmosphere that is void of any special facilities or appurtenances other than secure play areas and/or apparatus that are deemed to be normal single family accessory uses within the immediate neighborhood.
- (4) Safe off-street pick-up and drop-off areas shall be provided at the site.
- (5) Outdoor play areas shall be fenced to control access to adjacent properties and vehicular ways.
- (6) The chief or designated agent of the Township Fire Department shall inspect the premises to evaluate emergency access, fire hazards, evacuation provisions, structure layout, fire alarm devices and emergency fire fighting provisions. No Occupancy Permit shall be issued prior to a satisfactory report and approval of such authority.
- (7) All licenses and certifications required by State and/or County agencies shall be obtained as conditions precedent to granting of an Occupancy Permit.
- (8) Nothing in these provisions shall apply to non-hire child care and child tending activities within the context of normal family and acquaintance situations.

B. Home Occupations¹⁶⁺⁷

- (1) A home occupation that involves an activity or operation that is construed as being capable of adversely influencing surrounding residential uses through any of the following conditions shall not be permitted.
 - (a) Changes the external appearance of the dwelling;
 - (b) Is visible from surrounding properties or the adjacent street;
 - (c) Generates traffic, parking or other congestion in excess of normal levels in the neighborhood;
 - (d) Creates hazards to person or property;

- (e) Creates interferences or a nuisance;
 - (f) Involves outside storage, display or operations.
 - (g) Noise level shall not exceed 70 DBA at any time.
- (2) The accessory use shall be located in the principal dwelling or an accessory building. The accessory use shall be limited to not more than 30% of the ground floor area of the principal dwelling structure, not more than 50% of one accessory building. The total area utilized for home occupation activities shall not exceed 400 square feet.
- (3) Signs shall be limited to the provisions of this Ordinance for the district in which the home occupation is located.
- (4) Only members of the family residing on the premises shall be engaged in such occupation, plus one non-family assistant may be employed.
- (5) Off-street parking requirements for home occupations shall be provided on the immediate site and to the rear of the required front yard setback line. A minimum of three off-street spaces shall be provided in addition to normal residential requirements.
- (6) Activities shall be limited to the following types and categories of use:
- (a) Professional, technical or business pursuits that involve only office related functions and practices.
 - (b) Light handicrafts, sewing, photography and objects of art.
 - (c) Teaching instruction, limited to groups of no more than four students at any one time.
 - (d) Small appliance and minor equipment repair and servicing, including saws and private residential lawn equipment.
 - (e) Beautician, barber and similar services, limited to facilities for service to no more than one client at any given time.
- (7) The following types and categories of use shall not be authorized as home occupation.
- (a) Automotive repair and painting.
 - (b) Restaurants and Tea Rooms.
 - (c) Tourist homes.

C. Conversion Apartment¹⁶³⁷¹⁶¹⁷

- (1) Intent. It is the specific intent of this section to:
 - a. Provide the opportunity for extended family living arrangements;
 - b. Recognize the needs of small households; and
 - c. Provide an opportunity to maintain the economic viability of older, large homes in the Township.

- (2) Standards for Conversion Apartments. Where authorized under the terms of this chapter, Conversion Apartments may be created in accordance with the following standards:
 - a. There shall not be more than one Conversion Apartment created within any one single-family residential dwelling.
 - b. The owner of the lot on which both units are located shall occupy either the primary residence or the Conversion Apartment.
 - c. The existing dwelling shall have a minimum floor area of 1,250 square feet.
 - d. The minimum size of a Conversion Apartment shall be 300 square feet of gross habitable area.
 - e. The Conversion Apartment shall not comprise more than 25% of the gross habitable area of the existing dwelling prior to creation of the Conversion Apartment.
 - f. The existing building shall conform to the area and bulk requirements of the underlying district.
 - g. Exterior changes shall be limited to those customarily associated with residential use conforming to the existing single-family character of the neighborhood.
 - h. For properties utilizing an on-lot sewage treatment system, the applicant shall demonstrate that the system is properly sized to support sewage flows from the resulting dwelling unit.
 - i. Parking shall be provided in accordance with Article 12 of this chapter.
 - j. An architectural plan, in accordance with the Fallowfield Township Subdivision and Land Development Ordinance, shall be submitted as part of the application, accurately drawn to scale, indicating the location and size of the existing and proposed dwelling units and parking areas, and any proposed exterior alterations.

Section 15, Amendment to Article 15, Administration and Enforcement

15.7(4) shall be amended as follows:

- (a) The governing body shall commence a hearing thereon within 60 days of the request. The curative amendment and challenge shall be referred to the Fallowfield Township and Washington County Planning Commissions for review and comment and notice of the hearing thereon shall be given as ~~provided in Section 16.2 of this Ordinance~~ per public notice.

Section 16, Use Authorization and Lot, Area, and Dimensional Standards Tables

Subsection A: The Lot, Area, and Dimensional Standards tables for each zoning district shall be stricken from the ordinance. The following table shall be added as Table 1 within Article 16 of the Zoning Ordinance as Table 1, Lot, Area, and Dimensional Standards.

Table 1

Use	Minimum Lot Area (square acres)	Minimum Lot Width	Minimum Front Setback (feet from right-of-way)	Minimum Side Yard	Minimum Rear Yard	Maximum Building Height (feet)	Maximum Lot Coverage	Maximum Impervious Surface Coverage
A-1 Agricultural District	0.75 acres	150	25	30	15	35	25%	40%
R-1 Single-Family Residential District	.5 acres	90	35	10	15	35	40%	60%
R-2 Multiple Family Residential District	10,500	75	25	10	15	35	40%	70%
B-1 General Business District	.5 acres	150	50	25	25	45	50%	80%
I-1 Light Industrial District	.5 acres	150	50	25	25	45	50%	75%
I-2 Mixed Industrial District	.5 acres	150	50	25	25	45	50%	75%

Subsection B: The following paragraph and table shall be added to Article 16 as Table 2, Use Authorization Table:

P= Permitted as of Right and subject to Supplemental Standards of Article 13, where applicable.

C= Conditional Use subject to the General and Specific Standards of 14.1.

S= Special Exception subject to Section 14.2.

A= Permitted Accessory Use and subject to Supplemental Standards of Article 13, where applicable.

Definition	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Adult-Oriented Use						C	Retail/Service
Agriculture	P	P					
Automotive Repair				P	P	P	Retail/Service
Bank				P			Retail/Service
Banquet Facility	C			P			Institutional
Bed and Breakfast	C	C					Retail/Service
Billboard					C		
Bus Garage					P	P	Office and Industrial
Campgrounds	C						Intensive Residential
Car Wash				P			Office and Industrial
Gemetry	C	C	C				Institutional
Club	C			P			Office and Industrial
Cluster Subdivision	P	P	P				PRD/Cluster
Coal Mine Adjunct Facilities	C					C	Office and Industrial
Coal Mine Conveyor	C					C	Office and Industrial
Commercial Greenhouse	C			P			Retail/Service
Comparable Uses Not Specifically Listed				C	C	C	Intensive Industrial
Contractor's Plant and Storage				C	P		Intensive Industrial
Convenience Stores				P	P		Retail/Service

Definition	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Conversion Apartment	S	S					
Correctional Institution						C	Institutional
Dwelling, Duplex			P				
Dwelling, Multi or Multiple Family			C				Intensive Residential
Dwelling, Single-Family	P	P	P	P			
Educational Institution, Elementary and Secondary	P	P	P	P	P	P	Institutional
Educational Institution, Higher Education	C	C					Institutional
Essential Services	P	P	P	P	P	P	Office and Industrial
Family Home Daycare	S	S					
Forestry	P	P	P	P	P	P	
Funeral Home		C	C	P			Retail/Service
Gaming Enterprise						C	Office and Industrial
Gas or Service Station				P	P		Retail/Service
Garden Center	C	C		P			Retail/Service
Group Residential Facility	C			P			Intensive Residential
Heavy Equipment Sales and Rental					P		Office and Industrial
Heavy Industrial						C	Intensive Industrial
Hobby Farm	A	A					
Home Occupation	S	S					
Hospital				C	C		Office and Industrial
Hotel, Motel, Tourist Home				C	C		Retail/Service
Interchange Oriented Development	C	C		C			Retail/Service
Junkyard						C	Office and Industrial
Kennel	C			P			Office and Industrial

Definition	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Landscaping Supply Center				P			Retail/Service
Local Emergency Services	C	C	C	P	P	P	Institutional
Manufacturing, Light				C	P	P	Office and Industrial
Massage Establishment				P			Retail/Service
Medical Clinic						C	Institutional
Medical Office				P	P		Office and Industrial
Mine Entrance						C	Intensive Industrial
Mine Ventilating Shaft	C					C	Intensive Industrial
Minor Equipment Repair				P			Retail/Service
Mobile Home Park	C						Intensive Residential
Motel or Hotel				C	C		Retail/Service
Municipal Waste Disposal or Processing Facility						C	Intensive Industrial
Natural Gas Compressor Station	C			C	C	C	Office and Industrial
Natural Gas Processing and Treatment Plant	C				C	C	Intensive Industrial
Nightclub						C	Retail/Service
No Impact Home-Based Business	A	A	A	A	A	A	
Oil and Gas Well	C	C	C	C	C	C	
Personal and Business Services				P	P	P	Retail/Service
Personal Service				P	P	P	Retail/Service
Place of Worship	C	C	C	P	P	P	Institutional
Planned (Unit) Residential Development		P	P				PRD/Cluster
Professional Office				P	P	P	Office and Industrial

Definition	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Professional Daycare Center				P			Retail/Service
Professional School				P	P		Institutional
Recreation, Commercial Outdoor	C						Office and Industrial
Recreation, Commercial Indoor				P	P		Retail/Service
Recreational Facility, Noncommercial	C	C		P	P		Institutional
Recreational Farms	C						
Research and Testing Laboratories				C	P	P	Office and Industrial
Restaurant				P	P		Retail/Service
Retail Establishment				P			Retail/Service
Riding Stable	P						
Self-Storage Facilities					C	C	Office and Industrial
Shopping Center	C	C		C			Retail/Service
Specialized Animal Raising and Care	P						
Strip Mining	C						Intensive Industrial
Township Facility	C	C	C	P	P	P	Institutional
Trade or Vocational School				P	P		Institutional
Transitional Residential Facility						C	Intensive Residential
Truck Terminal					P		Intensive Industrial
Urgent Care Facility				P	P		Retail/Service
Vehicle Sales And Services				C			Retail/Service
Veterinary Clinic				P	P		Retail/Service
Warehouse					P	P	Intensive Industrial
Wholesale and Distribution					P	P	Intensive Industrial

Definition	A-1	R-1	R-2	B-1	I-1	I-2	Land Use Type
Wireless Communications Facility, Non-Tower Based	C	C	C	C	C	C	
Wireless Communications Facility, Tower-Based, Outside Right of Way	C	C	C	C	C	C	
Wireless Communications Facility, Tower-Based, Inside Right of Way	C			C	C	C	

Section 17, Addition of Traffic Access and Impact Study Standards to the Subdivision and Land Development Ordinance

The following shall be added to Article VI of the Subdivision and Land Development Ordinance, as Section 14, "Traffic Access and Impact Studies."

Intent. Traffic access and impact studies are required to enable the Township to identify the potential impacts of a proposed subdivision and/or land development and determine the roadway improvements necessary to mitigate any impacts resulting from the proposed subdivision and/or development.

A. **Traffic Access and Impact Study Required.** A traffic access and impact study shall be required when:

1. A proposed subdivision or land development is expected to generate 1,000 or more average daily trips (ADT) based on the trip generating characteristics of the land use as identified in the current edition of the Institute of Transportation Engineers Trip Generation Manual.
2. A proposed subdivision or land development is expected to generate 100 or more new vehicle trips during any 1-hour time period based on the trip generating characteristics of the land use as identified in the current edition of the Institute of Transportation Engineers Trip Generation Manual.
3. In the opinion of the Township Engineer, the proposed subdivision or land development is expected to have a significant impact on street-related safety or traffic flow though it does not meet the standards in subsections .A or .B above.

When a traffic access and impact study is required by this Chapter or any other Township ordinance, the study shall comply with the requirements of this Section. The study scope, study area and methodology shall be approved by the Township Engineer prior to the initiation of the study.

- B. Preparation of the Traffic Access and Impact Study.** The study shall be conducted by a professional engineer in the Commonwealth of Pennsylvania that has verifiable experience in traffic engineering and preparing traffic access and impact studies. The study shall be prepared in accordance with the Institute of Transportation Engineer's Recommended Practice *Traffic Access and Impact Studies of Site Development*, current edition and PennDOT Publications 201 and 282, current editions, and the requirements contained herein, the full cost of completing the study and of a review by the Township representative shall be borne by the applicant. In addition, the applicant is responsible for ensuring that any submitted subdivision or development plans meet the minimum State and local standards for geometric design. Upon submission of a draft study, the Township may review the data sources, methods and findings and provide comments in written form. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.
- C. Study Area.** Study area boundaries shall be determined in accordance with the publications referenced in subsection .3 above and through discussion with the Township Planning Commission and Township Engineer. When establishing the study area boundaries, sufficient area shall be included to ensure that any corridors that afford access to the site and critical intersections that may be affected by the site generated traffic are taken into account. The applicant shall provide the Township with a suggested scope of study specifying the study area, intersections, anticipated trip generation (peak hour and daily) and phasing of development (if applicable) as well as a preliminary copy of the site plan. The Township Engineer will review the suggested study scope and provide input regarding concurrence, revisions and/or special requirements that shall be incorporated into the scope of the study. Prior to initiation of the study, a meeting may be held (if deemed necessary by the Township) to review the scope of work. Where deemed appropriate by the Township, PennDOT may be invited to attend the scoping meeting.
- D. Traffic Access and Impact Study Contents.** A traffic access and impact study prepared in accordance with the publications referenced in subsection .3 above for a proposed subdivision and/or land development shall follow the basic format shown below. Additions or modifications should be made for a specific site, when appropriate. This basic format allows for a comprehensive understanding of the existing site, future conditions without the proposed use and the impacts associated with the proposed subdivision and/or land development plan. Following is a brief narrative for each section of a traffic access and impact study.

1. **Introduction.** This section identifies the land use and transportation setting for the site and its surrounding area.
 - (a) **Site and Study Area Boundaries.** A brief description of the size of the subject land or parcel, general terrain features, legal right-of-way lines of the highway and the location within the jurisdiction and the region should be included in this Section. In addition, the roadways that afford access to the site and are included in the study area should be identified. The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions at the site. In all instances, however, the study limits shall be acceptable to the Township.
 - (b) **Site Description.** This Section should contain a brief narrative which describes the proposed development in terms of its function, size and near and long-term growth potential. This description shall be supplemented by a sketch which clearly shows the proposed development within the site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.
 - (c) **Existing and Proposed Site Uses.** The existing and proposed uses of the site shall be identified in terms of the various zoning categories in the jurisdiction. The specific use on which the request is made shall be identified since a number of uses may be permitted under the existing ordinances.
 - (d) **Existing and Proposed Nearby Uses.** A complete description of the existing land uses in the vicinity of the site as well as their current zoning shall be included. The applicant shall also state the proposed uses for adjacent land, if known. This latter item is especially important where large tracts of underdeveloped land are in the vicinity of the site and within the prescribed study area.
 - (e) **Existing and Proposed Roadways and Intersections.** Within the study area, describe existing roadways and intersections (geometrics and traffic signal control), as well as improvements contemplated by government agencies. Describe the proposed internal transportation system for this development including ingress and egress locations, existing or proposed internal roadways, parking conditions, traffic channelization and any other traffic control devices within the site.

2. **Analysis of Existing Conditions.** This section describes the results of the volume/capacity analysis to be completed for the roadways and intersections in the vicinity of the site under existing conditions as well as any data collection efforts that are required.
 - (a) **Daily and Peak Hour(s) Traffic Volumes.** Provide daily and peak hour(s) traffic volumes for roadways within the study area. Turning movement and mainline volumes are to be presented for the a.m. and p.m. peak hours and any site generated peak hours. Traffic volumes should be based on actual counts conducted within the prior 2 years. Provide schematic diagrams depicting daily and peak hour(s) traffic volumes for roadways within the study area. Include the source and/or method of computation for all traffic volumes.
 - (b) **Volume/Capacity Analyses at Critical Points.** Utilizing methodology described in the *Highway Capacity Manual*, current edition, include a volume/capacity analysis of the existing volumes during the peak hours for all roadways and intersections. Levels of service (A through F) are to be computed and presented for key traffic movements, including turning movements. Traffic signal warrant analysis shall be conducted for all unsignalized intersections in accordance with PennDOT Publication 201. Gap studies and queue length analysis shall also be completed for the key intersections. The analysis of the existing road network shall be based on the current geometric condition and traffic conditions.

3. **Analysis of Future Conditions without Development.** The analysis of the future conditions without the proposed development will document the adequacy of the study area network to accommodate the traffic in the design year(s) without the proposed development. This analysis shall include a full consideration of all committed roadway improvements to the study area network. Clearly indicate the method and assumptions used to forecast future traffic volumes. Perform volume/capacity and associated analyses.
 - (a) **Daily and Peak Hour(s) Traffic Volume.** Clearly indicate the method and assumptions used to forecast future traffic volumes in order that the Township can duplicate these calculations. The schematic diagrams depicting future traffic volumes shall be similar to those described in subsection . 5.B(1) hereof in terms of locations and times (daily and peak hours).

- (b) **Volume/Capacity Analyses at Critical Locations.** Describe the ability of the existing roadway system to accommodate future traffic (without site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.
4. **Trip Generation.** The study shall include an estimate of the number of trips expected to be generated by the site development daily and during the a.m. p.m. and site generated peak hours (by development phase if required). Such estimates shall be based on the latest published estimates of the Institute of Transportation Engineers, unless the applicant provides the Township with estimates and supporting documentation based upon actual counts at similar developments which are acceptable to the Township Engineer. All trip generation rates shall be justified and documented to the satisfaction of the Township and must be approved by the Township Engineer prior to performing future traffic analyses.
5. **Trip Distribution.** Identify the direction of approach/departure for site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic methodology and assumptions used in this work must be clearly stated in order for the Township to replicate these results. The approach/departure distribution for the site must be approved by the Township Engineer prior to performing future traffic analyses.
6. **Traffic Assignment.** Describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes shall then be combined with anticipated traffic volumes from subsection .5.C hereof to describe mainline and turning movement volumes for future conditions with the site developed as the applicant proposes.
7. **Analysis of Future Conditions with Development.** Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed. As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system. Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.
- (a) **Daily and Peak Hour(s) Traffic Volumes.** Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.

- (b) **Volume/Capacity Analyses at Critical Points.** Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed, similar to subsections .5.B(2) and .5.C(2) hereof.
- (c) **Description and Analysis of the Proposed Access Plan and Site Plan.** Provide an on-site circulation plan showing parking locations and dimensions, loading access, circulation roadway and traffic control. Also provide a driveway access plan showing location of driveways and new intersections including geometric conditions and traffic control.

8. **Recommended Improvements.** Detail necessary improvements to the study area roadway network which will provide for a level of service for the design year(s) with the development which is at least equivalent to the projected level of service for the design year(s) without the proposed development. Describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Perform volume/capacity analysis, which demonstrates the anticipated results of making these improvements. As a result of the revised volume/capacity analysis presented in the previous Section, present levels of service for the highway system with improvements. For each recommended improvement provide a preliminary cost estimate, source of funding, and the implementation schedule for the improvement. New or modified streets and intersections shall be designed for adequate traffic capacity defined as follows:

- (a) Traffic capacity level of service shall be based upon a future design year which coincides with completion of the development and PennDOT requirements.
- (b) New unsignalized intersections or driveways/access drives which intersect streets shall be designed for Level of Service D or better for each traffic movement.
- (c) New or modified signalized intersections shall be designed for Level of Service C or better for each traffic movement.
- (d) Existing unsignalized intersections impacted by development traffic shall maintain a Level of Service D or better for each traffic movement.
- (e) Existing signalized intersections impacted by development traffic shall maintain Level of Service C or better for each traffic movement.

(f) Streets shall be designed for a Level of Service C or better for each traffic movement.

(g) Sight distance at driveways, access drives and new intersections shall meet standards specified by PennDOT regulations.

9. **Final Report.** A final report must be prepared to document the results of the traffic study and the recommended improvements to accommodate the projected traffic due to the proposed subdivision and/or land development. Provide an executive summary, which provides a concise description of the study area, result of the traffic analysis and any recommended improvements. The presentation of data and analyses results should be accomplished on schematic diagrams of the study area and the use of charts and/or tables. All sources of data and methodologies that were used in the study must be properly referenced and documented. Provide all computer output and calculations in appendices.

10. **Completion of Traffic Control Devices and other Traffic Improvements.** Whenever, as a result of additional traffic generated by a proposed subdivision and/or land development, the traffic access and impact study determines the need for traffic signals, regulatory signs, traffic control devices, additional traffic lanes (including but not limited to acceleration, deceleration or turning) and other traffic improvements to be constructed on the applicant's property or on the property abutting the applicant's property, the applicant shall, as a condition of approval of the subdivision and/or land development plan, agree to construct the improvements at the applicant's cost, or in lieu thereof, and with the written consent of the Township, reimburse the Township for the cost of the improvements.

ORDAINED and ENACTED this 27th day of January, 2015⁶, by the Board of Supervisors of the Township of Fallowfield, in lawful session duly assembled.

ATTEST:

TOWNSHIP OF FALLOWFIELD

By: Karen Falbert

By: Walter D. Caldwell Jr

Township Secretary

Chairman, Board of Supervisors

(Seal)

