

UPPER SAUCON TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

ORDINANCE NO. 141-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF UPPER SAUCON TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA BY (1) CORRECTING VARIOUS TYPOGRAPHIC ERRORS AND REVISING FORMAT, (2) REQUIRING ACCESS DRIVES TO BE CONNECTED TO ROADS OF LESSER FUNCTIONAL CLASSIFICATION (3) DELETING REQUIRED BIENNIAL INSPECTIONS FOR COMMUNICATION ANTENNAS, TOWERS AND RELATED EQUIPMENT, (4) CLARIFYING THE LANGUAGE GOVERNING THE STORAGE OF RECREATIONAL VEHICLES ON RESIDENTIAL PROPERTIES, (5) ADDING REGULATIONS GOVERNING THE OUTDOOR STOCKPILING OF MATERIALS AND WASTE, (6) REDUCING THE NUMBER OF UNRELATED PERSONS WHO ARE DEFINED AS A FAMILY (7) STRENGTHENING THE SUBMISSION REQUIREMENTS FOR CARBONATE GEOLOGIC FEATURES, (8) CLARIFYING THE APPLICABILITY OF ENVIRONMENTAL FEATURE IDENTIFICATION REQUIREMENTS ON DEVELOPMENT SITES, (9) ADDING, DELETING AND/OR AMENDING VARIOUS DEFINITIONS, (10) RESTORING PREVIOUS DESIGN STANDARDS FOR RESIDENCES THAT WERE APPROVED PRIOR TO THE EFFECTIVE DATE OF THE COMPREHENSIVE AMENDMENT TO THE ZONING ORDINANCE WITHIN THE R-1, R-2 AND R-3 ZONES, (11) INCREASING THE NUMBER AND SIZES OF SIGNS PERMITTED WITHIN THE TOWN CENTER CORE, (12) CLARIFYING LOT AREA AND COVERAGE REQUIREMENTS IN THE AQC ZONE, (13) AMENDING THE OFF-STREET PARKING REQUIREMENTS, (14) STRENGTHENING REGULATIONS GOVERNING ALTERNATE ENERGY FACILITIES, (15) ADDING REGULATIONS GOVERNING POWER GENERATION FACILITIES, (16) AMENDING THE SIGN REGULATIONS, (17) CORRECTING REFERENCES TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, (18) CORRECTING REFERENCES TO TRAFFIC IMPACT STUDIES (19) CLARIFYING VEHICULAR ACCESS REQUIREMENTS FOR OUTPARCEL LOTS, (20) REVISING THE OFF-STREET LOADING SPACE REQUIREMENTS FOR SHOPPING CENTERS, (21) ADDING INTERNAL CIRCULATION STANDARDS FOR CAMPGROUNDS, (22) REVISING TREE REPLACEMENT STANDARDS, (23) PROVIDING FOR THE USE OF DUMPSTERS IN RESIDENTIAL ZONES, (24) DELETING THE CERTIFICATE OF USE AND OCCUPANCY PERMIT PROCESS, (25) REVISING THE REGULATIONS GOVERNING THE INVESTIGATION OF ZONING VIOLATION COMPLAINTS, (26) REVISING THE PROCESS FOR INSPECTIONS RELATED TO INDIVIDUAL LOT GRADING PLANS, (27) REVISING LANGUAGE GOVERNING INFORMATION SUBMISSION REQUIREMENTS, (28) ACCURATELY REFLECTING THE AGE QUALIFIED COMMUNITY OVERLAY ZONE UPON THE ZONING MAP, (29) CLARIFYING LANGUAGE REGARDING APPEALS TO THE ZONING HEARING BOARD (30) CLARIFYING LANGUAGE REGARDING THE SEPARATION OF MANUFACTURED HOMES WITHIN MANUFACTURED HOME PARKS (31) PERMITTING AQC ZONE DEVELOPMENTS WITHIN THE OSR ZONE, (32) PERMITTING FENCES UP TO FOUR FEET HIGH IN THE FRONT YARD WHEN SUCH FENCES ARE LOCATED BEHIND THE REQUIRED FRONT YARD SETBACK LINE (33) CLARIFYING THE LOT AREA REQUIREMENTS FOR SHEDS AND (34) CORRECTING A ZONING MAP ERROR FOR TWO PROPERTIES LOCATED ON THE NORTHEAST QUADRANT OF S.R. 309 AND PASSER ROAD FROM THE COMMERCIAL ZONE TO THE SUBURBAN RESIDENTIAL ZONE.

WHEREAS, Upper Saucon Township enacted its comprehensive amendment of its Official Zoning Ordinance and Official Zoning Map on June 9, 2009; and,

WHEREAS, as part of the public adoption process input was received from citizens and various agencies suggesting the need for various modifications; and,

WHEREAS, after adoption of the comprehensive amendment of its Official Zoning Ordinance and implementation of the same, Township Officials identified various provisions thereof which should be revised to reflect the intent of the governing body; and,

WHEREAS, Township Officials believe that making such modifications will enhance administration and strengthen enforcement of the Zoning Ordinance; and,

NOW, THEREFORE BE IT ORDAINED AND ENACTED THAT THE FOLLOWING AMENDMENTS BE MADE TO THE OFFICIAL ZONING ORDINANCE OF UPPER SAUCON TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA:

REVISION 1 – The following definitions are alphabetically added to Section 113:

DEVELOPMENT SITE - The area encompassing a permit application or a land development and any public improvements or common amenities related thereto, whether or not located on an applicant's property. The development site includes all areas of disturbance and areas of impact anticipated by, or expected to result from, the land development and the construction of the public improvements and common amenities. For the purpose of conservation design under Section 427, the development site shall include, in addition to the areas noted above, the entire property which is the subject of the application, including, but not limited to, areas of open space.

EMISSIONS RELEASE POINT – That location where an exhaust chimney of an outdoor furnace permits the unrestricted flow of exhaust into the environment.

HEADQUARTERS – A principal use serving as its primary function as the administrative center of an enterprise, and involving only limited contact with the general public.

NATURAL AND/OR CULTURAL FEATURE – An area characterized by any of the following:

1. Floodplain Zone in accordance with Section 510.C. of this Ordinance;
2. Riparian buffers in accordance with Section 511.C. of this Ordinance;
3. Wetlands and wetland buffers in accordance with Section 512.C. of this Ordinance;
4. Steep slopes in accordance with Section 513.C. of this Ordinance;
5. Pennsylvania Natural Diversity Inventory Sites (PNDI) in accordance with Section 514.C. of this Ordinance;
6. Carbonate geologic features in accordance with Section 515.C. of this Ordinance;
7. Woodlands, as necessary to demonstrate compliance with Sections 516 and 517 of this Ordinance;
8. Wellhead protection overlay zones in accordance with Section 518 of this Ordinance;
9. Historic structures as defined herein;

10. Areas of suspected archaeological significance in accordance with Section 520 of this Ordinance;
11. Individual soils as identified in the Soil Survey, as defined herein;
12. Surface water bodies (e.g. creeks, streams, springs, ponds and lakes);
13. Rock outcrops and other significant and/or scenic geologic features not already required under Section 515.C. of this Ordinance;
14. Areas subject to easement, covenant, deed restriction or any other legally-binding instrument that prevents partial or complete development or partial or complete disturbance of land area along with a description of such limitations; and,
15. Any other features necessary to demonstrate compliance with the requirements of this Ordinance.

OUTPARCEL LOT – A separate parcel of land that is part of a coordinated development with more than one land use that share common vehicle access and off-street parking.

PATIO – An accessory structure consisting of an improved surface located at ground level with no walls or roof.

PLANNED CENTER – A coordinated development of more than one land use all sharing common vehicle access and off-street parking.

TURBINE HEIGHT - The vertical distance, as measured from the ground surface directly below the center of the blade to the tip of the blade at its highest turning movement.

REVISION 2 - The following definitions within Section 113 are amended as follows:

AGRICULTURE - The tilling of the soil, the raising of crops, horticulture, and/or the keeping or raising of livestock such as alpacas, birds, beaver, bees, cattle, chinchilla, cows, emus, fish, fowl, foxes, hogs, horses, lynx, sable, sheep, goats, llamas, mink, ostriches, peacocks, pot-belly pigs, poultry, rabbits, raccoons, seal, shellfish and other similar animals for commercial distribution. This definition also includes noncommercial greenhouses and mushroom houses as well as the processing and/or retail sale of goods produced on the farm. This definition also includes uses devoted to research into agricultural technology that would change the conduct of normal farming operations. This definition does not include concentrated animal feeding operations, concentrated animal operations, commercial produce operations and gardening, each, as defined herein.

AREA - The two-dimensional measurement of space between known lines or boundaries.

- A. **Building Area**: The total area of all buildings (principal and accessory) taken on one or more horizontal planes that are directly between the ground and the sky, exclusive of uncovered porches, awnings, terraces, and steps (e.g., top view).
- B. **Gross Floor Area**: The sum of the floor areas of a building as measured to the outside surfaces of exterior walls and ~~for~~ all areas intended for the conduct of a use. For uses without a building, all areas intended for the conduct of the use.
- C. **Habitable Floor Area**: The sum of the floor areas of a dwelling unit as measured to the outside surfaces of exterior walls and including all rooms used for habitation, such as living room, dining room, kitchen, basement, bedroom, bathroom, family room, closets, hallways, stairways, and foyers, but not including cellars or attics, service or utility rooms, nor unheated areas such as enclosed porches.

E. Lot Area: The total surfacial area contained within the property lines of a lot, exclusive of public rights-of-way, public and private streets, and excluding areas devoted to the following:

1. street rights-of-way;
2. ultimate rights-of-way;
3. access easements serving another principal use and/or lot;
4. sanitary sewer and water easements serving another principal use and/or lot;
5. gas pipeline easements and/or rights-of-way;
6. land within easements and/or rights-of-way for overhead electric transmission lines 66 KV and greater; and,
7. storm water management facilities, pipes and/or swales (including all easements related thereto) intended to serve another principal use and/or lot.

In addition to the minimum lot area requirements stated above, each new principal use within the SMC, A, OSR, R-1 and E Zones, (except uses of Township agencies and authorities and conservation design developments) shall be required to provide for at least one (1) acre that is free of the following features:

8. riparian buffers as regulated in Section 511 of this Ordinance;
9. permanent and open bodies of water;
10. the Floodplain Zone as delineated under the terms of Section 510.C. of this Ordinance;
11. wetlands as delineated under the terms of Section 512.C. of this Ordinance;
12. areas that are identified by the PNDI as being necessary for the protection of species of concern as regulated by Section 514 of this Ordinance; and/or,
13. existing natural slopes of 25% or greater.

F. Minimum Lot Area - The least amount of land area required to be ~~to be~~ associated with a principal use as specified within this Zoning Ordinance.

G. Retail Sales Area: The total area of use which is devoted to the display of goods and/or services, including aisles, to prospective patrons.

AREA OF DISTURBANCE - The total land area proposed to be used for and/or within any, and all, of the following:

A. Except as may be modified by subsection C. below, any area within the lot proposed for development that is within fifteen (15) feet of any or all of the following existing or proposed features:

1. A principal building or structure (except as provided in Subsection 3. below);
2. Accessory structures or uses existing or proposed at the time of development of the principal building or structure; and
3. An accessory structure of more than five hundred (500) square feet of lot coverage.

- B. Any areas within the lot proposed for development that are within ten (10) feet of any existing or proposed gravel or paved areas, including gravel or paved driveways;
- C. Any areas within the lot proposed for development that are within forty (40) feet of the rear of the principal building; and
- D. Any areas proposed to be graded, cleared or otherwise altered (except as related to the tilling of soil for farming and gardening purposes) that are five hundred (500) square feet or greater in size.

BASE FLOOD - A flood that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year).

BASE FLOOD ELEVATION - The water surface elevations of the 100-year flood.

CERTIFICATE OF OCCUPANCY - A permit issued by the Township verify compliance with the Uniform Construction Code.

ECHO HOUSING (ELDERLY COTTAGE HOUSING OPPORTUNITY) – A temporary dwelling unit placed on a property with another single family detached dwelling for occupancy by either an elderly, handicapped, or disabled person(s) related by blood, marriage, or adoption, to the occupants of the principal dwelling, or their care-giving family members.

FAMILY - Any one of the following:

- A. A single individual occupying a dwelling unit.
- B. Two (2) or more persons related by blood, marriage, or adoption occupying a dwelling unit.
- C. Not more than two (2) unrelated persons occupying a dwelling unit.
- D. Not more than eight (8) related or unrelated persons who are the functional equivalent of a family in that they live together, participate in such activities as meal planning, shopping, meal preparation, and the cleaning of their dwelling unit together and who are part of a community-based residential home that qualifies as a community living arrangement licensed by the Pennsylvania Department of Public Welfare or other appropriate federal or state agency having jurisdiction, where the persons occupying the home are handicapped persons under the terms of the Fair Housing Amendments Act of 1988, and where the operator of the home provides room and board, personal care, rehabilitative services, and supervision in a family environment. The presence of staff persons in a home meeting this definition shall not disqualify the group of persons occupying the dwelling unit as a “family.”

FLOODPLAIN - An area of land adjacent to the channel of a watercourse below the flood elevation (as defined herein) which has been or is likely to be flooded, or any area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

FRONTAGE - The line of a lot coincident with an abutting right-of-way line of a street.

LAND DEVELOPMENT – As defined within the latest version of the Township's Subdivision and Land Development Ordinance, as may be amended.

LIVESTOCK – An animal typically bred and raised associated with some form of agriculture. This term shall expressly include alpacas, birds, beaver, bees, burrows, cattle, chinchilla, cows, donkeys, emus, fish, fowl, foxes, goats, hogs, horses, lynx, mules, sable, sheep, goats, llamas,

mink, ostriches, peacocks, pot-belly pigs, poultry, rabbits, raccoons, seal, shellfish, swine, and other similar animals for commercial distribution.

OUTDOOR FURNACE – Also known as outdoor wood-fired furnaces, outdoor wood-burning appliances, outdoor wood fired boilers, outdoor hydronic heaters, water stoves, etc. A fuel-burning device:

- A. Designed to burn fuels listed in Section 491 of this Ordinance;
- B. That the manufacturer specifies for outdoor installation or for installation in structures not normally intended for habitation by humans or domestic animals, including structures such as garages and sheds; and,
- C. Which heats building space and/or water through the distribution, typically through pipes, of a fluid heated in the device, typically water or a mixture of water and antifreeze.

POWER GENERATION FACILITIES – A principal use other than a “wind farm”, as defined herein, devoted to the creation, storage, conversion, distribution and transmission of electrical energy for use at another location.

PERSON - An individual, partnership, corporation, limited liability corporation, limited liability partnership, firm, company, association, governmental entity, trustee, receiver, assignee, or similar representative.

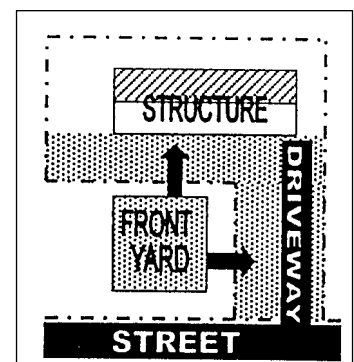
PUBLIC HEARING - A formal meeting held pursuant to public notice by the governing body or the planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance.

PUBLIC WATER - A system of source, treatment, storage and/or distribution of domestic water supply to multiple principal uses that is owned and/or operated by Upper Saucon Township and within specific areas approved by the Township owned and operated by the City of Bethlehem or the Coopersburg Municipal Authority, including their successors.

STRUCTURE – Except as noted below for Section 510 of this Ordinance, any manmade object, including buildings, having an ascertainable stationary location on or in land or water, whether or not affixed to the land, excluding stormwater management retention/detention basins and related inlet and/or outlet devices, sidewalks, driveways leading directly to a public street, and public utility lines and appurtenances.

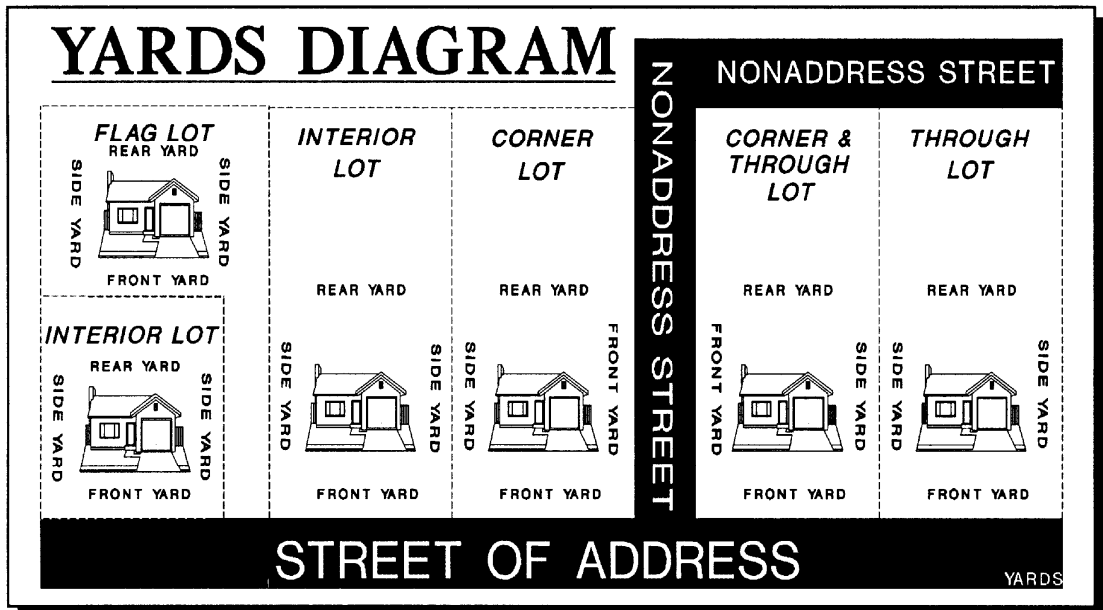
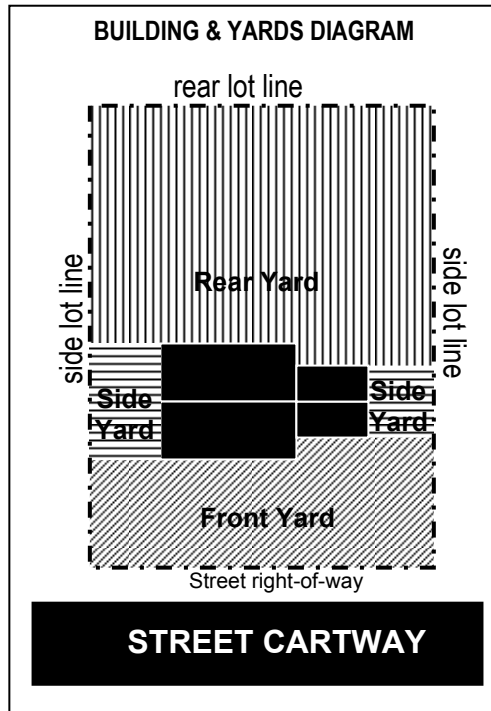
YARD - An area between the permitted use and/or structures and the site’s property lines.

- A. **Yard, Front**: The area that extends the full width of the lot contained between the building setback line (as defined herein) and the street right-of-way line. Where a portion of the site has a front property line that is located away from the street right-of-way and runs generally parallel to the street, the front yard shall also include that area that is located between the building setback line (as defined herein) and the front property line that generally parallels the street (see adjacent diagram). On corner lots the front yard shall be those yards that are located between the building setback line (as defined herein) and the adjoining streets. On corner lots that are also through lots, the front yard shall be those yards that are located between the building setback line (as defined herein) and the adjoining street of address and located between



the principal structure and the adjoining street that intersects with the street of address. See the Building and Yards Diagram and the Yards Diagram for a graphic illustration of the location of the various yards.

- B. Yard, Rear: The area contained between the principal structure and the property line directly opposite the street of address. For flag lots, the rear yard shall be that area between the principal structure and that lot line which is directly opposite the above-described front yard. On corner lots that are also through lots, the rear yard shall be that yard that is located directly opposite the adjoining street that intersects with the street of address. See the Building and Yards Diagram and the Yards Diagram for a graphic illustration of the location of the various yards.
- C. Yard, Side: The area(s) between a principal structure and any side lot line(s). On corner lots, the side yard shall be considered those areas between the principal structure and the property lines directly opposite the non-address street(s). For flag lots, the side yards shall be the area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area



on the opposite side of the principal structure. On corner lots that are also through lots, the side yard shall be that yard that is located directly opposite the adjoining street that intersects with the street of address. See the Building and Yards Diagram and the Yards Diagram for a graphic illustration of the location of the various yards.

APPROVED SHADE TREES		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Nyssa sylvatica</i>	Black Gum (N)	50
<i>Plantanus xacerifolia</i>	London Planetree	50
<i>Quercus palustris</i>	Pin Oak	70
<i>Quercus rubra</i>	Red Oak(N)	75
<i>Quercus prinus</i>	Chestnut Oak (N)	70
<i>Tilia tomentosa</i>	Silver Linden	70
<i>Tilia cordata</i>	Littleleaf Linden	90
<i>Ulmus americana</i>	American Elm (N)	120
<i>Zelkova serrata</i>	Japanese Zelkova	80

APPROVED SMALL DECIDUOUS TREES		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Acer buergeranum</i> (tree form)	Trident Maple	30
<i>Acer campestre</i>	Hedge Maple	45
<i>Acer griseum</i>	Paper Bark Maple	40
<i>Amelanchier canadensis</i> (tree form)	Serviceberry (N)	30
<i>Betula populifolia</i>	Gray Birch (N)	30
<i>Carpinus caroliniana</i>	Ironwood, American Hornbeam (N)	35
<i>Cercis canadensis</i>	Eastern Redbud (N)	36
<i>Chionanthus virginicus</i>	Fringetree (N)	30
<i>Cladrastis lutea</i>	American Yellow-wood (N)	50
<i>Cornus florida</i>	Flowering Dogwood (N)	40
<i>Cornus kousa</i>	Kousa Dogwood	40
<i>Cornus mas</i>	Cornelian Cherry	24
<i>Halesia carolina</i>	Carolina Silverbell (N)	40
<i>Magnolia stellata</i>	Star Magnolia	20
<i>Magnolia virginiana</i>	Sweet Bay Magnolia (N)	20
<i>Malus floribunda</i> *	Japanese Flowering Crab*	30*
<i>Malus 'Red Barron'</i>	Red Barron Flowering Crabapple	20
<i>Ostrya virginiana</i>	Hop-hornbeam (N)	40
<i>Oxydendrum arboretum</i>	Sourwood (N)	30
<i>Parrotia persica</i>	Persian Parrotia	40
<i>Prunus sargentii</i>	Sargent Cherry	50
<i>Prunus serrulata</i>	'Kwanzan' Kwanzan Cherry	25
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	40
<i>Syringa amurensis japonica</i>	Japanese Tree Lilac	30
<i>Ulmus parvifolia</i>	Chinese Elm	40

* Applicant must submit expert written evidence that the proposed plants are of a disease resistant variety.

APPROVED EVERGREEN TREES FOR SCREENING		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Abies concolor</i>	White Fir (N)	90

APPROVED EVERGREEN TREES FOR SCREENING		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Chamaecyparis nootkatensis 'pendula'</i>	Weeping Nootka False-Cypress	35
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar (N)	50
<i>Ilex opaca</i>	American Holly (N)	45
<i>Juniperus virginiana</i>	Eastern Red Cedar (N)	90
<i>Picea abies</i>	Norway Spruce	120
<i>Picea omorika</i>	Serbian Spruce	90
<i>Picea pungens</i>	Colorado Spruce (N)	100
<i>Pinus flexilis</i>	Limber Pine (N)	50
<i>Pinus strobus</i>	Eastern White Pine (N)	100
<i>Pinus strobus 'Fastigiata'</i>	Pyramidal White Pine (N)	40
<i>Pinus thunbergi</i>	Japanese Black Pine	90
<i>Pseudotsuga taxifolia</i>	Douglas Fir (N)	100
<i>Thuja occidentalis 'pyramidalis'</i>	Pyramidal Arborvitae (N)	15
<i>Thuja occidentalis</i>	'Emerald Emerald Arborvitae (N)	15
<i>Tsuga canadensis</i>	Canadian Hemlock (N)	90

APPROVED DECIDUOUS SHRUBS		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Aesculus parviflora</i>	Bottlebrush Buckeye (N)	12
<i>Aronia arbutifolia</i>	Red Chokeberry (N)	8
<i>Aronia melanocarpa</i>	Black Chokeberry (N)	8
<i>Calycanthus floridus</i>	Common Sweetshrub	9
<i>Cephalanthus occidentalis</i>	Buttonbush (N)	10
<i>Chaenomeles speciosa</i>	Common Flowering Quince	10
<i>Clethra alnifolia and cultivars</i>	Summersweet Clethra	8
<i>Cornus alba and cultivars</i>	Tatarian Dogwood	10
<i>Cornus amomum</i>	Silky Dogwood (N)	10
<i>Cornus racemosa</i>	Gray Dogwood (N)	15
<i>Cornus sericea</i>	Red Oosier Dogwood (N)	9
<i>Cotinus coggygria and cultivars</i>	Smokebush	15
<i>Fothergilla major</i>	Large Fothergilla (N)	10
<i>Hamamelis virginiana</i>	Common Witchazel (N)	20
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea (N)	6
<i>Ilex verticillata</i>	Common Winterberry (N)	10
<i>Itea virginica</i>	Virgina Sweetspire (N)	6
<i>Lindera benzoin</i>	Spicebush (N)	10
<i>Myrica pennsylvanica</i>	Northern Bayberry (N)	12
<i>Philadelphus virginialis</i>	Sweet Mockorange	12
<i>Physocarpus opulifolius</i>	Common Ninebark (N)	9
<i>Sambucus canadensis</i>	American Elder (N)	12
<i>Spiraea x vanhouttei</i>	Van Houtte Spiraea	10
<i>Symphoricarpos albus</i>	Common Snowberry (N)	6
<i>Syringa vulgaris and hybrids</i>	Common Lilac	15
<i>Vaccinium corymbosum</i>	Highbush Blueberry (N)	12

APPROVED DECIDUOUS SHRUBS		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum (N)	6
<i>Viburnum carlesii</i>	Korean Spice Viburnum	5
<i>Viburnum dentatum</i>	Arrow Wood Viburnum (N)	12
<i>Viburnum lentago</i>	Nannyberry Viburnum (N)	18
<i>Viburnum prunifolium</i>	Black Haw Viburnum (N)	15

APPROVED EVERGREEN SHRUBS FOR SCREENING		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Chamaecyparis pisifera</i> 'Boulevard'	Boulevard False Cypress	12
<i>Ilex glabra</i>	Inkberry (N)	8
<i>Juniperus chinensis</i> shrub cultivars	Chinese Juniper	3-15
<i>Kalmia latifolia</i>	Mountain Laurel (N)	15
<i>Leucothoe jontanesiana</i>	Drooping Leucothoe (N)	6
<i>Picea glauca</i> 'conica'	Dwarf Alberta Spruce	10
<i>Pieris floribunda</i>	Dwarf Alberta Spruce	6
<i>Pinus mugo</i>	Mugho Pine	6
<i>Rhododendron catawbiense</i> & cultivars	Catawba Rhododendron (N)	10
<i>Rhododendron</i> 'P.J.M' and cultivars	P.J.M. Rhododendrons	6
<i>Taxus x media</i> and cultivars	Yew	3-12
<i>Thuja occidentalis</i> 'Techny'	Mission Arborvitae	8

APPROVED GROUNDCOVERS		
Botanical Name	Common Name (N–Native)	Mature Height (in.)
<i>Ajuga reptans</i>	Ajuga/Carpet Bugleweed	4-6
<i>Hedera helix</i>	English Ivy	6-8
<i>Juniperus horizontalis</i>	Creeping Juniper	8-24
<i>Liriope muscari</i>	Lilyturf	12-24
<i>Liriope spicata</i>	Lilyturf	12
numerous genera, species, cultivars	Ornamental Grasses	12-60
<i>Ophiopogon japonicus</i>	Mondo Grass	4-6
<i>Pachysandra terminalis</i>	Japanese Spurge	12
<i>Vinca minor</i>	periwinkle/vinca	4-6

REVISION 8 – Section 303.A. is amended as follows:

303.A. On corner lots, there shall be provided and maintained a clear sight triangle of at least one hundred (100) feet, as measured along the centerline of each local and/or collector street or at least one hundred fifty (150) feet, as measured along the centerline of any arterial streets, from the intersecting roads. No structure, planting, excavation, nor other visual obstruction shall be permitted at a height greater than thirty (30) inches within such area. All such clear sight triangles shall be depicted upon proposed subdivision and land development plans and sketch plans for zoning permit applications.

REVISION 9 – Section 301.J. is amended as follows:

301.J. SIGHT DISTANCE

Adequate sight distance shall be demonstrated on all plans and provided in accordance with *A Policy of Geometric Design of Highways and Streets* by the American Association of State Highway and Transportation Officials, the Pennsylvania Department of Transportation, in "Publication 212, Engineering and Traffic Studies, both of which as may be amended and/or superseded. Such areas shall be kept free of improvements and vegetation or any other obstruction that would interfere with sight distance at a height greater than thirty inches (30").

REVISION 10 – Section 304.C.2. is amended as follows:

2. Adequate sight distance shall be demonstrated on all plans and provided in accordance with *A Policy of Geometric Design of Highways and Streets* by the American Association of State Highway and Transportation Officials, the Pennsylvania Department of Transportation, in "Publication 212, Engineering and Traffic Studies, both of which as may be amended and/or superseded. Such areas shall be kept free of improvements and vegetation or any other obstruction that would interfere with sight distance at a height greater than thirty inches (30").

REVISION 11 – Section 415.B. is amended as follows:

- 415.B. Boarding houses must include a full-time on-site resident manager who is not a boarder on the site;

REVISION 12 – Section 425.H. is amended as follows:

- 425.H. Any outside pedestrian waiting lines shall be provided with a means of shade.

REVISION 13 – Section 440.S. is deleted.

REVISION 14 – Section 443.C.1.e. is amended as follows:

- e. Sight Distance - Golf path intersections shall be designed to provide adequate sight distance with regard to both horizontal and vertical alignment. The required sight distance shall be governed by Section 301.J. of this Ordinance;

REVISION 15 – Section 464.D. is amended as follows:

- 464.D. All structures used to house Group 3 noncommercial livestock shall be fitted with a durable floor surface that can withstand the wear associated with the weight and movement of horses without failure (portable storage shed floors are generally unsuitable for such purposes). All structures used to house noncommercial livestock shall be prohibited from placement in the front yard;

REVISION 16 – Section 473.C. is amended as follows:

- 473.C. Such fence shall extend parallel to the baseline at either end of the tennis court at least ten (10) feet beyond the court's playing surface unless the entire court is enclosed; and,

REVISION 17 – Section 482 is amended as follows:

Section 482 Slaughtering, Processing, Rendering, and Packaging of Meat Products and Their By-Products

- 482.A. Within the I Zone, slaughtering, processing, rendering, and packaging of meat products and their by-products are permitted by conditional use, provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations contained within this Ordinance including but not limited to those general criteria contained within Section 905.B. and specifically as follows:
- 482.B. Minimum Lot Area - Five (5) acres;
- 482.C. Vehicular access shall be so arranged as to minimize danger and congestion along adjoining roads and to avoid the creation of nuisances to nearby properties. Access drives used by trucks shall only intersect with collector or arterial roads as listed in Section 320 of this Ordinance;
- 482.D. All aspects of the slaughtering, processing, rendering, and packaging operation, excepting the unloading and holding of live animals, shall be conducted within a completely-enclosed building;
- 482.E. All live animals held outside shall be within secure holding pens or runways, sufficiently large to accommodate all animals without crowding, and not located within the front yard;
- 482.F. The applicant shall furnish a written working plan for the recovery of escaped animals which minimizes the potential for animals to enter traffic or cross property lines, and which shall be continuously implemented;
- 482.G. All animal wastes shall be regularly cleaned up and properly disposed of, so as not to be objectionable at the site's property line;
- 482.H. The unloading of live animals from trucks into holding pens and their movement into the plant shall be continuously supervised by a qualified operator, whose responsibility it shall also be to immediately identify and appropriately dispatch any obviously ill or injured animals;
- 482.I. The unloading of live animals and their movement into the plant shall be conducted in an orderly and calm manner so as to minimize noise levels. The applicant must demonstrate those methods that will be used to comply with Section 312 of this Ordinance;
- 482.J. The loading and unloading of trucks shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.;
- 482.K. No exterior animal holding pens and/or areas devoted to loading/unloading of animals shall be located within two hundred feet (200') of any property line nor five hundred feet (500') of any land within an R-1, R-2, R-3 and AQC Zone;

- 482.L. All animal holding pens and/or areas used for the loading/unloading of animals shall be screened from all adjoining properties and shall include a minimum fifty foot (50') wide landscape strip;
- 482.M. Both public sewer and public water shall be utilized. Sewer and water lines shall not meet within or beneath the plant, and shall further be designed and installed to minimize the potential for leakage and contamination by maximizing the separation distance between lines and laying sewer lines at greater depth than water lines;
- 482.N. Wastewater shall be kept completely covered at all times to reduce the potential for release of odors. In no event shall wastewater be disposed of in a storm sewer, to the ground, or in any other manner inconsistent with PA DEP regulations;
- 482.O. All animal by-products and wastes shall be loaded and/or unloaded onto vehicles while such vehicles are located within a completely enclosed building. All unusable animal by-products shall be stored indoors in leak- and vector-proof containers. In the case of slaughtering or processing operations which do not do their own rendering, the applicant shall provide evidence of a written contract with a rendering operation for the daily disposal of such waste products. In no case shall any waste products remain on the site for more than twenty-four (24) hours;
- 482.P. The applicant must demonstrate written compliance with, and continue to comply with, all applicable local, State and Federal standards and regulations;
- 482.Q. The use shall provide sufficiently-long stacking lanes and on-site loading/unloading areas, so that trucks waiting to be loaded / unloaded will not back up onto public roads. No parking or loading/unloading shall be permitted on or along any public road;
- 482.R. The applicant shall furnish a traffic impact study meeting the requirements of the SALDO.

REVISION 18 – Section 230.D.17. is amended as follows:

- 17. **Slaughtering, processing, rendering, and packaging of meat products and their by-products**, subject to the requirements of Section 482 of this Ordinance.

REVISION 19 – Reference to Slaughtering, Processing, Rendering, and Packaging of Food Products and their By-products within the Table of Contents is amended as follows:

Section 482	Slaughtering, Processing, Rendering, and Packaging of Meat Products and their By-products	264 - 265
--------------------	--	-----------

REVISION 20 – Section 314.W. is amended as follows:

314.W. RECREATIONAL VEHICLES, BOATS, CAMPERS, AND PERSONAL CARGO TRAILERS

- 1. Within any Zone upon any property used principally for residential purposes, the temporary parking of one recreational vehicle, travel trailer, boat or personal cargo trailer for periods not exceeding 72 hours during any seven (7) day period is permitted in a driveway or atop any impervious surface in any yard, so long as the vehicle is set back no less than ten (10) feet from any street right-of-way, and five (5) feet from adjoining property lines.

2. Within any Zone upon any property used principally for residential purposes with less than one (1) acre, the accessory storage of one recreational vehicle, travel trailer, boat or personal cargo trailer shall be permitted per lot. Such storage shall be located behind the front yard building setback line, and no less than fifteen (15) feet from any side and rear lot line. Any area used for the storage of a recreational vehicle, travel trailer, boat or personal cargo trailer shall be maintained so as to keep vegetation properly trimmed, debris or litter disposed of regularly and some means to prevent the leakage of fuels and/or lubricants into the ground. All vehicles shall maintain required licensure.
3. Within any Zone upon any property used principally for residential purposes with more than one (1) acre but less than two (2) acres, the accessory storage of two recreational vehicles, travel trailers, boats or personal cargo trailers shall be permitted per lot. Such storage shall be located behind the front yard building setback line, and no less than thirty (30) feet from any side and rear lot line. Any area used for the storage of a recreational vehicle, travel trailer, boat or personal cargo trailer shall be maintained so as to keep vegetation properly trimmed, debris or litter disposed of regularly and some means to prevent the leakage of fuels and/or lubricants into the ground. All vehicles shall maintain required licensure.
4. Within any Zone upon any property used principally for residential purposes with two (2) or more acres, the accessory storage of recreational vehicles, travel trailers, boats or personal cargo trailers shall be permitted. Such storage shall be located behind the front yard building setback line, and no less than fifty (50) feet from any side and rear lot line. Any area used for the storage of a recreational vehicle, travel trailer, boat or personal cargo trailer shall be maintained so as to keep vegetation properly trimmed, debris or litter disposed of regularly and some means to prevent the leakage of fuels and/or lubricants into the ground. All vehicles shall maintain required licensure.

REVISION 21 – The following subsection 317.F.4. is added to Section 317.F:

4. In all Zones, no outdoor stockpiling of any material or outdoor storage of trash is permitted in the front yard. Within the R-2, R-3 and AQC Zones, the outdoor stockpiling of materials (other than in the front yard) for more than one (1) year is prohibited. The above notwithstanding, the outdoor storage of firewood and landscape materials is permitted for more than one (1) year in any side or rear yard.

REVISION 22 – The first paragraph in Section 515.C. is replaced as follows:

Should it be determined that the development site has the suspected presence of any of those features listed below in this Section 515.C., the applicant shall prepare, under the supervision of a professional geologist, a detailed on-site field investigation commensurate with professionally accepted standards. The results of such analyses shall depict upon the Natural and Cultural Features Site Plan the presence of any and all of the following carbonate features including a description of each feature and its source by the professional geologist directly responsible for preparing such information.

REVISION 23 – Section 502.A. is amended as follows:

502.A. FEATURE IDENTIFICATION

All applications for zoning permits or subdivision and/or land developments shall be required to conduct an investigation that identifies all natural and cultural features located on the development site. Such investigation can include literary research, aerial photograph interpretation and on-site verification. It is noted that the Township has preliminarily identified specific natural and cultural

features as depicted upon the Upper Saucon Township Natural and Cultural Features Map which is hereby incorporated as part of this Ordinance. However, other known sources and inventories shall also be used as needed (e.g. soil surveys, GIS data, topographic maps, geologic maps and reports, well drilling reports, etc.) Such investigation shall be comprehensive, detailed and conducted using professional and generally-accepted practices by qualified personnel with demonstrated knowledge and expertise in the subject for each respective natural and/or cultural feature. However, it is noted that the extent to which such features must be inventoried, depicted and protected is related to the type of approval being requested as more fully explained in Sections 503.A. and 503.B. of this Ordinance. The following lists the required natural and cultural features to be identified on the Natural and Cultural Features Site Plan as required by the following Section 502.B. of this Ordinance:

1. The Floodplain Zone in accordance with Section 510.C. of this Ordinance;
2. Riparian buffers in accordance with Section 511.C. of this Ordinance;
3. Wetlands and wetland buffers in accordance with Section 512.C. of this Ordinance;
4. Steep slopes in accordance with Section 513.C. of this Ordinance;
5. Pennsylvania Natural Diversity Inventory Sites (PNDI) in accordance with Section 514.C. of this Ordinance;
6. Carbonate geologic features in accordance with Section 515.C. of this Ordinance;
7. Woodlands, as necessary to demonstrate compliance with Sections 516 and 517 of this Ordinance;
8. Wellhead protection overlay zones in accordance with Section 518 of this Ordinance;
9. Historic structures as defined herein;
10. Areas of suspected archaeological significance in accordance with Section 520 of this Ordinance;
11. Individual soils as identified in the Soil Survey, as defined herein;
12. Surface water bodies (e.g. creeks, streams, springs, ponds and lakes);
13. Rock outcrops and other significant and/or scenic geologic features not already required under Section 515.C. of this Ordinance;
14. Areas subject to easement, covenant, deed restriction or any other legally-binding instrument that prevents partial or complete development or partial or complete disturbance of land area along with a description of such limitations; and,
15. Any other features necessary to demonstrate compliance with the requirements of this Ordinance.

REVISION 24 – Section 200.E. is amended as follows:

SECTION 200.E. AREA & DESIGN REQUIREMENTS WITHIN THE SMC ZONE – All uses within the South Mountain Conservation Zone shall comply with those standards listed in the following Figure 200.E.

FIGURE 200.E. AREA & DESIGN REQUIREMENTS WITHIN THE SMC ZONE										
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Agricultural Buffer Strip	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear			
Agricultural and Horticultural uses	See Section 201.G. of this Ordinance.									
Uses of Township agencies & authorities ³	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings ^{2,3}	5 acres ¹	200 ft.	150 ft.	50 ft.	50 ft. ³	100 ft. ³	50 ft.	100 ft. ⁴	5%	35 ft.
Forestry and other principal uses ³	5 acres ¹	200 ft.	150 ft.	50 ft.	50 ft. ³	100 ft. ³	50 ft.	100 ft. ⁴	5%	35 ft.
Residential accessory structures	NA	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	15 ft. ⁵	30 ft. ⁵	15 ft. ⁵	15 ft. ⁴	Included in above	20 ft.

¹ All uses relying upon on-lot sewers shall comply with Section 315 of this Ordinance.

² Uses may be located upon flag lots, subject to the requirements of Section 439 of this Ordinance.

³ For lots that existed on the effective date of this Ordinance that do not comply with the minimum lot width requirements listed above, each side yard shall be no less than fifteen (15%) percent of the lot width as measured at the building setback line, except that no side yard shall be less than fifteen (15') feet wide.

⁴ No part of a principal residence or other principal building shall be located within one hundred feet (100') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes. No part of a residential or other accessory structure shall be located within fifteen feet (15') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes.

⁵ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 25 – Section 201.G. is amended as follows:

SECTION 201.G. AREA & DESIGN REQUIREMENTS WITHIN THE A ZONE – All uses within the Agricultural Preservation Zone shall comply with those standards listed in the following Figure 201.G.

FIGURE 201.G. AREA & DESIGN REQUIREMENTS WITHIN THE A ZONE										
Use	Minimum Required Lot Area	Maximum Permitted Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
			At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear		
Agriculture, and horticulture uses ^{3,5}	10 acres	N/A	200 ft.	N/A	50 ft. ¹	50 ft. ¹	100 ft. ¹	50 ft. ¹	10%	150 ft., provided each structure is set back a distance at least equal to its height from each property line.
Uses of Township agencies & authorities ³	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings ^{3,4}	1 acre ³	2 acres ²	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	50 ft.	20%	35 ft.
Forestry and other principal uses ³	1 acre ³	N/A	150 ft.	120 ft.	50 ft.	50 ft.	100 ft.	50 ft.	20%	35 ft.
Residential accessory structures	NA	Included in above	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	15 ft. ⁶	30 ft. ⁶	15 ft. ⁶	Included in above	20 ft.

¹Special setback requirements - Except as provided for as follows, no new slaughter area, area for the storage or processing of garbage or spent mushroom compost, structures for the cultivation of mushrooms shall be permitted within three hundred feet (300') of any adjoining property. The Zoning Hearing Board may, as a special exception, however, reduce the above special setback requirements where it is shown that, because of prevailing winds, unusual obstructions, topography, or other conditions, a lesser distance would protect adjoining lands from odor, dust or other hazards. In no case, however, shall the Zoning Hearing Board reduce the special setback requirement to less than one hundred feet (100'). The burden shall be upon the applicant to prove that a lesser distance would not be detrimental to the health, safety and general welfare of the community.

²The maximum lot area shall not apply if the applicant can demonstrate by credible evidence that the area proposed for the dwelling lot (1) does not predominantly consist of Class I, II and/or III soils, as identified in the soil survey, or (2) is generally unsuitable for agricultural purposes; or, where an applicant desires to subdivide an existing dwelling from the parent tract, the applicant may opt to impose the maximum lot area requirements of this section upon such existing dwelling, rather than on a proposed dwelling located on the remainder of the parent tract.

³All uses relying upon on-lot sewers shall comply with Section 315 of this Ordinance.

⁴Single-family detached dwellings may be located upon flag lots, subject to the requirements of Section 439 of this Ordinance.

⁵ The minimum lot size for agricultural and horticultural uses may be reduced by conditional use subject to the requirements of Section 905 of this Ordinance provided that the governing body determines that the proposed use is in accordance with the PA "Right-to Farm" law.

⁶ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 26 – Section 210.J. is amended as follows:

SECTION 210.J. AREA & DESIGN REQUIREMENTS WITHIN THE OSR ZONE – All uses within the Open Space Residential Zone shall comply with those standards listed in the following Figure 210.J.

FIGURE 210.J. AREA & DESIGN REQUIREMENTS WITHIN THE OSR ZONE										
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Agricultural Buffer Strip	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear			
Agricultural and horticultural uses	See Section 201.G. of this Ordinance.									
Forestry Uses	See Sections 210.G. and 517									
Uses of Township agencies & authorities ²	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings ²	3 acres ¹	200 ft.	160 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft. ³	10%	35 ft.
Other principal uses ²	1 acre ¹	150 ft.	120 ft.	50 ft.	50 ft.	100 ft.	50 ft.	100 ft. ³	20%	35 ft.
Residential accessory structures	NA	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	15 ft. ⁴	30 ft. ⁴	15 ft. ⁴	15 ft. ³	Included in above	20 ft.

Conservation Design Developments approved under Section 427 of this Ordinance can include single family detached dwelling units with a maximum permitted density of 1 unit per each 3 acres; however, minimum lot sizes are smaller and the respective related design standards are much more flexible in return for the provision of common open space.

¹All uses relying upon on-lot sewers shall comply with Section 315 of this Ordinance.

²Uses may be located upon flag lots, subject to the requirements of Section 439 of this Ordinance.

³ No part of a principal residence or other principal building shall be located within one hundred feet (100') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes. No part of a residential or other accessory structure shall be located within fifteen feet (15') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes.

⁴ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 27 – Section 211.I. is amended as follows:

SECTION 211.I. AREA & DESIGN REQUIREMENTS WITHIN THE R-1 ZONE – All uses within the Rural Residential Zone shall comply with those standards listed in the following Figure 211.I.

FIGURE 211.I. AREA & DESIGN REQUIREMENTS WITHIN THE R-1 ZONE										
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Agricultural Buffer Strip	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear			
Agricultural and horticultural uses	See Section 201.G. of this Ordinance.									
Forestry Uses	See Sections 210.G. and 517									
Uses of Township agencies & authorities	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings that are approved after the effective date of this Ordinance.	2 acres ¹	200 ft.	150 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 feet ²	15%	35 ft.
Lots for single-family detached dwellings that were approved before the effective date of this Ordinance.	1 acre	150 ft.	120 ft.	35 ft.	25 ft.	50 ft.	35 ft.	None	20%	35 ft.
Other principal uses	1 acre ¹	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 feet ²	20%	35 ft.
Residential accessory structures	NA	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	15 ft. ³	30 ft. ³	15 ft. ³	15 feet ²	Included in above	20 ft.

Conservation Design Developments approved under Section 427 of this Ordinance can include single family detached dwelling units at an increased density. Minimum lot sizes are smaller and the respective related design standards are much more flexible in return for the provision of common open space.

¹All uses relying upon on-lot sewers shall comply with Section 316 of this Ordinance.

² No part of a principal residence or other principal building shall be located within one hundred feet (100') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes. No part of a residential or other accessory structure shall be located within fifteen feet (15') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes.

³ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 28 – Section 212.H. is amended as follows:

“SECTION 212.H. AREA & DESIGN REQUIREMENTS WITHIN THE R-2 ZONE – All uses within the Suburban Residential Zone shall comply with those standards listed in the following Figure 212.H.

FIGURE 212.H. AREA & DESIGN REQUIREMENTS WITHIN THE R-2 ZONE										
Use	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Agricultural Buffer Strip	Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
		At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear			
Uses of Township agencies & authorities	None	None	None	None	None	None	None	None	100%	Unlimited
Single-family detached dwellings with on-lot sewer and on-lot water	2 acres ¹	200 ft.	150 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft. ²	15%	35 ft.
Single-family detached dwellings with either public sewer or public water	1.5 acres	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft. ²	20%	35 ft.
Single-family detached dwellings with public sewer and public water that are approved after the effective date of this Ordinance.	1 acre	150 ft.	120 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft. ²	20%	35 ft.
Lots for single-family detached dwellings with public sewer that were approved before the effective date of this Ordinance.	20,000 sq. ft.	100 ft.	80 ft.	25 ft.	15 ft.	30 ft.	30 ft.	None	30%	35 ft.
Other principal uses	1 acre ¹	100 ft.	80 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft. ²	30%	35 ft.
Residential accessory structures	NA	N/A	N/A	Not permitted in front yard, unless a minimum 100 ft. setback is provided.	5 ft. ³	10 ft. ³	5 ft. ³	15 ft. ²	Included in above	20 ft.

Conservation Design Developments approved under Section 427 of this Ordinance can include single family detached dwelling and duplex units at an increased density. Minimum lot sizes are smaller and the respective related design standards are much more flexible in return for the provision of common open space.

¹ All uses relying upon on-lot sewers shall comply with Section 315 of this Ordinance.

² No part of a principal residence or other principal building shall be located within one hundred feet (100') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes. No part of a residential or other accessory structure shall be located within fifteen feet (15') of any adjoining property within the Agricultural Zone, unless such adjoining property is developed for non-agricultural purposes.

³ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 29 – Section 213.I. is amended as follows:

SECTION 213.I. AREA & DESIGN REQUIREMENTS WITHIN THE R-3 ZONE – All uses within the Multi-Family Residential Zone shall comply with those standards listed in the following Figure 213.I.

FIGURE 213.I. AREA & DESIGN REQUIREMENTS WITHIN THE R-3 ZONE										
Use	Maximum Permitted Density (DU/ net ac.)	Minimum Required Lot Area	Minimum Required Lot Width		Required Minimum Yard Setbacks				Maximum Permitted Impervious Lot Coverage	Maximum Permitted Building Height
			At Building Setback	At Lot Frontage	Front	One Side	Both Sides	Rear		
Other principal uses	NA	1 acre ¹	100 ft.	80 ft.	25 ft.	15 ft.	30 ft.	30 ft.	30%	35 ft.
Residential accessory structures	NA	NA	N/A	N/A	Not permitted	5 ft. ⁵	10 ft. ⁵	5 ft. ⁵	Same as principal use	20 ft.
The following list required design standards for uses that do not propose the use of Conservation Design Developments.										
Single-family detached dwellings ⁴	2	1/2 acre	150 ft.	120 ft.	25 ft.	15 ft.	30 ft.	30 ft.	30%	35 ft.
Duplex dwellings ⁴	4	6000 sq. ft.	60 ft.	60 ft.	25 ft.	15 ft.	NA	30 ft.	40%	35 ft.
Townhouses ^{2,3,4}	4	2400 sq. ft.	24 ft. per unit		25 ft.	15 ft. end units		30 ft.	45%	35 ft.
Multiple-family dwellings ^{3,4}	4	2 acres	200 ft.	200 ft.	25 ft.	15 ft.	30 ft.	30 ft.	50%	60 ft. ¹
Conservation Design Developments approved under Section 427 of this Ordinance can include single family detached, duplex, townhouse and multi-family dwelling at an increased density. Minimum lot sizes are smaller and the respective related design standards are much more flexible in return for the provision of common open space.										

- ¹ Unless greater setbacks apply, any structure exceeding 35 feet in height must be setback no less than its height from the closest property line.
- ² No townhouse grouping shall contain more than six (6) units. For each townhouse grouping containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be two feet (2'). All townhouse buildings shall be set back a minimum of fifteen feet (15') from any parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty feet (30') from any perimeter boundary of the development site. In those instances where several townhouse groupings are contained upon the same lot, the standards listed in the following footnote 3 shall apply.
- ³ In those instances where several townhouse groupings and/or multiple family dwelling buildings are located on the same lot, the following separation distances will be provided between each building:
 - a. Front-to-front, rear-to-rear, or front-to-rear, parallel buildings shall have at least seventy feet (70') between faces of the building. If the front or rear faces are obliquely (not parallel nor perpendicular) aligned, the above distances may be decreased by as much as ten feet (10') at one end, if increased by similar or greater distance at the other end.
 - b. A minimum yard space of thirty feet (30') is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty feet (20').
 - c. A minimum yard space of thirty feet (30') is required between end walls and front or rear faces of buildings.
- ⁴ All common open spaces are subject to the requirements listed in Section 316 of this Ordinance.
- ⁵ Accessory structures exceeding 720 square feet of gross floor area shall comply with the applicable principal use setbacks.

REVISION 30 – Section 483.O.31.F. is amended as follows:

“F. Signs for individual uses within the Town Center Core shall only include flat wall signs or wall projecting signs in accordance with the following standards:

Individual Use Signs within the Town Center Core		
Standard	Flat Wall Sign	Wall Projecting Sign
Maximum Number	A use may have one flat wall sign per each façade adjoining a street and/or a pedestrian oriented space.	A use may have one wall projecting sign per each façade adjoining a street and/or a pedestrian oriented space.
Maximum permitted size	64 square feet, plus 1 square foot per each lineal foot of storefront façade up to a maximum of 200 square feet	6 square feet
Maximum/Minimum permitted height	Height of wall / roof to which sign is attached	Height of wall / roof to which sign is attached provided that signs atop lighted marquees shall not exceed 65 feet. Sign must be installed no less than eight feet (8') feet above grade.
Maximum permitted projection	24 inches	20 feet provided no sign shall project over an adjoining street

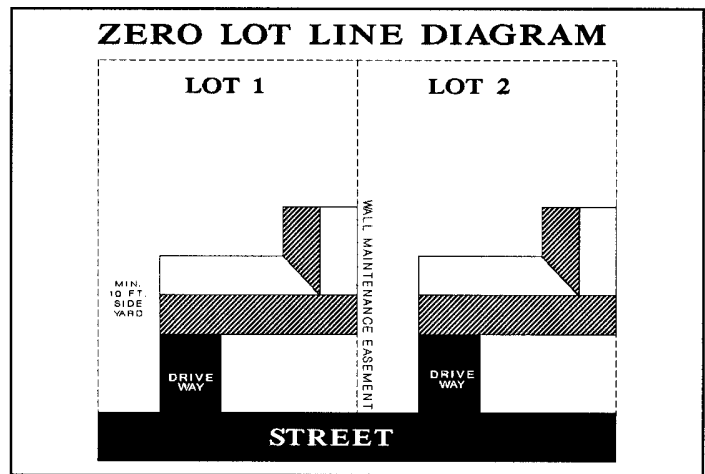
REVISION 31 – Section 214.C.4. is amended as follows:

“4. **REQUIRED DESIGN STANDARDS** - The following table and its footnotes present applicable design standards applied to the various dwellings/lots:

FIGURE 214.C.4. AQC DEVELOPMENT DESIGN STANDARDS							
Use	Maximum Permitted Height	Minimum Lot Width at Building Setback & Frontage		Minimum Required Yards			
				Front ⁴	One Side	Both Sides	Rear
Single- Family Detached Dwelling ¹	35 ft.	60 ft.	50 ft.	25 ft.	5 ft.	10 ft.	15 ft.
Duplexes	35 ft.	45 ft.	40 ft. per unit	25 ft.	10 ft.	N/A	15 ft.
Townhouses ²	35 ft.	18 ft.	18 ft. per unit	25 ft.	15 ft.	(End Units)	20 ft.
Quadraplex ³	35 ft.	150 ft.	200 ft.	35 ft.	30 ft.	60 ft.	35 ft.

¹Within an AQC development, single-family detached dwellings may employ a zero-lot-line design when the following conditions have been satisfied:

- a. Minimum lot width shall be forty-five feet (45') and thirty-five feet (35') at the building setback and the lot frontage, respectively.
- b. One side wall of the structure may be located no less than one inch (1") from one of the side lot lines when adjoining another zero-lot-line dwelling lot. The opposite side yard shall be at least ten feet (10') wide.
- c. A perpetual six foot (6') wall-maintenance easement shall be provided on the lot adjacent to the zero-lot line, which shall be kept clear of structures and vegetation. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. The wall shall be maintained in its original color and treatment, unless otherwise agreed to in writing by the two affected lot owners.



- d. Roof overhangs may penetrate the easement on the adjacent lot a maximum of twenty-four inches (24"), but the roof shall be so designed that water runoff from the dwelling place on the lot line is limited to the easement area.
- e. The wall of a dwelling located along the zero-lot-line shall have no openings (e.g., windows, doors, air conditioning units, vents, etc.), unless such openings are located at least eight feet (8') above grade, and have translucent panels.

²No townhouse building shall contain more than eight (8) units. For each townhouse building containing more than four (4) units, no more than sixty percent (60%) of such units shall have the same front yard setback; the minimum variation of setback shall be two feet (2'). In addition, no more than two (2) contiguous units shall have identical roof lines that generally parallel the ground along the same horizontal plane. All townhouse buildings shall be set back a minimum of fifteen feet (15') from any interior access drives, or parking facilities contained on commonly-held lands. All townhouse buildings shall be set back at least thirty feet (30') from any perimeter boundary of the conservation design development site. In those instances where several townhouse buildings are located on the same lot, the following footnote 3 shall apply.

³In those instances where several quadraplex dwelling buildings and/or townhouse buildings are located on the same lot, the following separation distances will be provided between each building:

- a. Front to front, rear to rear, or front to rear, parallel buildings shall have at least fifty feet (50') between faces of the building. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as ten feet (10') at one end if increased by similar or greater distance at the other end.
- b. A minimum yard space of thirty feet (30') is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of twenty feet (20').
- c. A minimum yard space of thirty feet (30') is required between end walls and front or rear faces of buildings.
- d. All multiple-family dwelling buildings shall be set back a minimum of fifteen feet (15') from any interior access drives or parking facilities contained on commonly-held lands. All multiple-family dwelling buildings shall be set back at least thirty feet (30') from any perimeter boundary of the conservation design development site.

⁴If the property abuts an arterial road, the minimum front yard setback shall be forty feet (40') from the right-of-way line. Except for multiple-family dwellings, the minimum front yard setback for accessory residential garages shall be twenty feet (20')."

REVISION 32 – Section 314.V. is amended as follows:

314.V. SCHEDULE OF REQUIRED PARKING SPACES

Except as provided for in Sections 314.V.1. and 314.V.3. (immediately following the below table) the minimum number of passenger and oversized off-street parking spaces to be provided for each land use type shall be as indicated on following chart. Any use involving a combination of several uses shall provide the sum of the number of spaces required for each individual use. Any calculation that results in a fraction shall require an additional full space.

COMMERCIAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Space for Each
Automobile, truck, trailer, bus, and recreational vehicle repair and washing facilities	¼ service and/or washing bay (i.e. 4 per bay)	10,000 square feet of gross floor and ground area devoted to repair and service facilities.
Automobile, boat, and trailer sales	500 square feet of gross indoor and outdoor display areas	10,000 square feet of gross indoor and outdoor display areas
Banks and similar financial institutions.	200 square feet of gross floor area	none
Carpeting, drapery, floor covering, and wall covering sales	500 square feet of gross floor area	none
Convenience stores	75 square feet of gross floor area	Principal use
Drive-thru and/or fast-food restaurants	Two seats and one per each two employees	Principal use
Food markets and grocery stores	150 square feet of gross floor area	10,000 square feet of gross floor area
Fuel dispensing use as a principal or accessory use	2 parallel spaces arranged in a stacked configuration for each fuel dispensing location.	Fuel dispensing use
Funeral homes	50 square feet of gross floor area	Funeral home
Furniture sales	500 square feet gross floor area	none
Hotels, motels	Guest sleeping room and one per each employee on two largest shifts. (Restaurants and other accessory uses shall add to this requirement.)	20 guest sleeping rooms
Mini-warehouses	25 units plus one per 250 square feet of office space, plus two per any resident manager	50 units
Nightclubs	Two seats of legal occupancy plus one per each employee on site at one time	per use
Office buildings	200 square feet of gross floor area	none
Clinics and professional offices of veterinarians, physicians, dentists, opticians, counselors and etc.	8 spaces per practitioner plus one per employee	none
Retail services (e.g. barbers, beauticians, masseuse, tanning salon, tattoo parlor, photographer, etc.)	4 spaces per practitioner or 2 spaces per service station whichever produces the greater number	none
Retail stores or shops (except those listed above)	200 square feet of gross floor area plus one per each employee on two largest shifts	none
Restaurants and taverns	Three seats plus one per each employee on largest shift	per use

COMMERCIAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Space for Each
Shopping centers or malls	222 square feet of gross floor area	50,000 square feet of gross floor area
Other commercial buildings	400 square feet of gross floor area	none
Auditorium, banquet, conference, and meeting facilities; theater, and other such places of public assembly	Three (3) seats. For uses without permanent seats, 50 square feet of area used for assembly purposes	per use

INDUSTRIAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Industrial and heavy manufacturing establishments	Two employees on the two largest shifts or at least one space per each 1,000 square feet of gross floor area, whichever is the greatest number	none
Warehousing	Employee on the two largest shifts	none
Other industrial uses	Two employees on the two largest shifts or at least one space per each 1,000 square feet of gross floor area, whichever is the greatest number	none

RECREATION USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Amusement arcades	80 square feet of gross floor area	none
Baseball, soccer, field hockey, lacrosse, rugby, football and other athletic fields, without spectator seating.	1/12 field (12 per field)	field (ie. 1 per field)
Baseball, soccer, field hockey, lacrosse, rugby, football and other athletic fields with spectator seating	1/12 field (12 per field) plus one (1) per each four (4) seats of spectator seating	1/2 field (ie. 2 per field)
Basketball and volleyball courts without spectator seating	1/8 court (8 per court)	Court (ie. 1 per court)
Basketball and volleyball courts with spectator seating	1/8 court (8 per court) plus one (1) per each four (4) seats of spectator seating.	½ Court (ie. 2 per court)
Bowling alleys, billiards rooms	1/4 lane/table (i.e., 4 per lane/table) and one per each two employees	100 persons of legal occupancy
Campgrounds	Non-RV campsite, plus one per employee, plus 50% of the spaces normally required for accessory uses	RV campsite, plus 1 per 20 non-RV campsites
Golf courses	1/2 hole (i.e., 2 per hole), plus one per employee, plus 50% of the spaces normally required for accessory uses	18 holes
Golf driving ranges	One per tee and one per employee	Principal use

RECREATION USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Gymnasiums without spectator seating	1/8 court (8 per court)	Court (ie. 1 per court)
Gymnasiums with spectator seating	1/8 court (8 per court) plus one (1) per four (4) seats of spectator seating.	½ Court (ie. 2 per court)
Miniature golf courses	1/2 hole (i.e., 2 per hole) and one per employee	18 holes
Riding schools or horse stables	Two stalls plus one per every four seats of spectator seating	four stalls
Picnic areas	Per table	none
Skating rinks	Four persons of legal occupancy	per use
Swimming pools (other than one accessory to a residential development)	Four persons of legal occupancy	per use
Tennis or racquetball clubs	¼ court (i.e., 4 per court), plus one per employee plus 50% of the spaces normally required for accessory uses	none

RESIDENTIAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Single-family detached dwellings (except those contained within an age qualified community), two-family conversions, conversion apartments	1/2 dwelling unit (i.e., two spaces per dwelling unit)	See Section 314.W. of this Ordinance.
Boarding houses, group homes, bed and breakfasts, orphanages, dormitories, rectories and etc.	Bedroom	See Section 314.W. of this Ordinance
Duplex, quadraplexes, townhouse and multiple-family, dwellings. Single-family detached dwellings within an age qualified community),	1/3 dwelling unit (i.e., three spaces per dwelling unit). Such parking spaces can take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served.	See Section 314.W. of this Ordinance

SOCIAL AND INSTITUTIONAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Auditorium, banquet, conference, and meeting facilities, theater, and other such places of public assembly	Three (3) seats. For uses without permanent seats, 50 square feet of area used for assembly purposes	Principal use
Churches	Three (3) seats within the largest assembly area. For uses without permanent seats, 50 square feet of area used for assembly purposes	Principal use
Clubs, lodges and other similar places	Two seats but not less than 100 square feet of gross floor area and one per each employee on two largest shifts	Principal use

SOCIAL AND INSTITUTIONAL USES		
Type of Use	Minimum of One Passenger Parking Space for Each	Minimum of One Oversize Parking Spaces for Each
Nursing, rest or retirement homes	Four accommodations (beds) in addition to those needed for doctors and support staff	Principal use
Hospitals, sanitariums	Spaces shall be provided for visitors, at the rate of at least one space per each 1.5 accommodations (beds). Such spaces shall be in addition to those necessary for doctors and other personnel.	Principal use
Museums, art galleries, cultural centers, libraries	400 square feet of gross floor area	Principal use
Rehabilitation centers (without overnight accommodations)	One per each employee and per each three people anticipated to be handled through the facility.	Principal use
Schools below grade ten, including principal day-care and kindergarten	Six students of maximum permitted enrollment capacity	none
Schools, tenth grade and above, including colleges with on-site housing for a majority of students enrolled	Three students of maximum permitted enrollment capacity	none
Colleges that do not offer on-site housing for a majority of students enrolled	1.5 students of maximum permitted enrollment capacity	none
Vocational training and adult education facilities	1.5 students of maximum permitted enrollment capacity	none

1. All other uses not specifically mentioned above shall provide off-street parking spaces to accommodate one (1) space for the maximum number of persons regularly employed, having business, and/or resident upon the premises at any given time.
2. For commercial and industrial uses, no off-street parking area shall accommodate more than one hundred twenty (120) percent of the minimum requirement, regardless of whether such additional spaces are provided with pervious surfacing, except as provided for below by Section 314.V.3.
3. Alternative off-street parking standards to those provided in this Section may be permitted by the Zoning Hearing Board as a special exception in accordance with Section 804.C. of this Ordinance. The applicant shall prove that adequate parking is provided for all uses within the development. Such proof shall include the following:
 1. Estimates of required parking needs based upon actual traffic or parking surveys for existing similar land uses located in comparable settings.
 2. Analysis of shared parking facilities with other uses that routinely experience peak parking demands at different times of the day, week, or season, and where the parking spaces required by one use can also accommodate another nearby use.
 3. Analysis of the possible use of permeable surfaces for overflow parking where such overflow parking area would be used sparingly and where the applicant can show that the permeable surfaces will be constructed of stable materials and will be environmentally beneficial to the community.
 4. Analysis of the likelihood of the use of bus service (both public transit and charter service) by a significant volume of patrons.

5. Any other specific characteristics of the proposed use that, in the opinion of the Zoning Hearing Board, justifies a different required parking ratio.

REVISION 33 – Section 404 is amended as follows:

SECTION 404 ALTERNATE ENERGY PRODUCTION FACILITIES

- 404.A. Within all Zones, alternate energy production facilities are permitted accessory uses by right, subject to the following criteria:
- 404.B. Alternate energy production facilities shall be primarily utilized by the principal use of the lot upon which it is located. Surplus energy may be exchanged, transferred and/or sold to a public or private utility company, if the applicant submits written expert evidence that the proposed alternate energy production facility is designed not to exceed the following energy generating parameters:
1. The maximum energy generated for a residential use shall not exceed 1.5 times the annual energy needs of the principal residential use upon whose site the alternate energy production facility is located.
 2. The maximum energy generated for a commercial use shall not exceed 2.0 times the annual energy needs of the principal commercial use upon whose site the alternate energy production facility is located.
 3. The maximum energy generated for an industrial use shall not exceed 3.0 times the annual energy needs of the consumer of the principal industrial use upon whose site the alternate energy production facility is located.
 4. The maximum energy generated for a governmental, school, hospital, church and/or other similar institutional use shall not exceed 4.0 times the annual energy needs of the consumer of the principal use upon whose site the alternate energy production facility is located.
- 404.C. Except as specifically permitted by Section 404.G. of this Ordinance, alternate energy production systems may be erected as detached accessory structures or attached to a building provided that the structural components of such systems do not exceed the permitted height requirements of the zone in which it is located.
- 404.D. Alternate energy production systems may be erected as detached accessory structures or attached to a building provided that the structural components of such systems (along with other site improvements) do not exceed the maximum permitted lot coverage requirements of the zone in which it is located.
- 404.E. Alternate energy production systems may be erected as detached accessory structures or attached to a building provided that the structural components of such systems comply with all applicable setbacks of the zone in which it is located. Systems attached to a principal structure will be required to comply with principal use setbacks.
- 404.F. Solar energy panels shall be designed and located in order to minimize reflective glare towards any adjoining use and/or road.
- 404.G. The following provisions shall specifically apply to wind turbines:
1. Wind turbines shall be setback from the nearest occupied building upon the subject property a distance not less than 1.1 times the turbine height. The setback distance shall be measured from the center of the wind turbine base to the nearest point on the occupied building.

2. Wind turbines shall be setback from the nearest adjoining property a distance not less than 1.5 times the turbine height. The setback distance shall be measured from the center of the wind turbine base to the nearest point of the adjoining property.
3. All wind turbines shall be setback from the nearest public road a distance of not less than 1.5 times the turbine height, as measured from the nearest right-of-way line of the public road to the center of the wind turbine base. This Section shall not be interpreted to permit the location of a wind turbine in the front yard if such structure is not permitted in the front yard within its respective Zone.
4. The minimum height of a wind turbine shall be such that there shall be maintained a minimum of fifteen (15) feet ground clearance, as measured between the closest ground surface to the tip of the blade at its lowest turning movement.
5. The maximum height of a wind turbine shall be fifty (50) feet, as measured from the ground surface to the tip of the blade at its highest turning movement.
6. All wind turbines and wind energy facilities shall be equipped with a redundant braking system, which shall include both aerodynamic over-speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes shall be operated in a fail-safe mode. Stall regulation shall not be considered a sufficient braking system for over-speed protection.
7. Wind turbines shall not be climbable up to fifteen (15) feet above ground surface. All access doors to wind turbines and electrical equipment shall be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

404.H. The following provisions shall specifically apply to geothermal systems:

1. Prior to installation, all installation specifications and drawings for the geothermal system must be approved by the Township's geotechnical consultant as conforming to the International Ground Source Heat Pump Association (IGSHPA) installation standards, as same may be amended and updated from time;
2. The vertical geothermal system well (or wells) installation will be made only by a Pennsylvania-licensed well driller;
3. No geothermal system sub-surface loops will be located closer than twenty feet (20') from any existing drinking water wells or any planned drinking water wells;
4. The vertical loop in a geothermal system well (or wells) shall be pressure-grouted bottom to top with a bentonite-based or cement-based material of 0.000001 centimeter per second or lower permeability; and
5. With respect to each geothermal system well installation, the Pennsylvania-licensed well driller and/ or system installer shall provide to the Township, before activation of the system copies of:
 - a. Accurate written records and a written geologic log;
 - b. Accurate records with respect to grouting for each such well;
 - c. "As-built" plans and related documentation for each such system and well location;
 - d. Written documentation of the geothermal system testing and certification; and
 - e. A written "plan" for the operation of the geothermal system proposed by the applicant and approved by the system installer which, among other matters, provides that:

1. Any geothermal system leaks or releases will be reported by the applicant (and subsequent owner) to the Township Zoning Officer (610-282-1171, ext. 2) within twenty-four (24) hours of the discovery of same, and the applicant (and subsequent owner) covenants and agrees to take appropriate action to minimize any fluid release to the ground and to promptly repair any system leaks; and
 2. In the event of the proposed discontinuance of the use of the geothermal system, a system closure plan will be prepared and submitted to the Township for its approval by the landowner prior to the conveyance by the landowner of the land to any third party.
- f. Every geothermal system to be installed or constructed in areas of the Township underlain by carbonate bedrock, as depicted on the Natural and Cultural Features Map as Carbonate Geology, and Floodplain Zones, Riparian Buffers, Wetlands and Buffers, and PNDI sites regulated by Section 515 of this Ordinance must be a “closed-loop” system. In all other areas of the Township, “open-loop” and “closed-loop” geothermal systems may be permitted upon review and approval by the Township’s geotechnical consultant.
 - g. No geothermal system shall be connected in any way to any facilities for sanitary sewer or stormwater management.
 - h. All sub-surface piping for closed-loop geothermal systems shall be constructed of heat-fused polyethylene or a similar, substitute material. All substitute material shall be subject to review and approval by the Township’s geotechnical consultant. System leak testing shall be 150 percent higher than operating pressure. All mechanical connections and fittings between dissimilar materials shall be inside or accessible. Thread sealant shall be specified for use with the antifreeze selected. Loop charging valves shall be removed and/or the ports sufficiently plugged to prevent accidental discharge of system fluid and pressure.
 - i. Only water, ethanol-water, or propylene glycol-water mixtures shall be used as the circulating fluid for a closed-loop geothermal system, unless a similarly inert fluid is approved for use by the Township’s geotechnical consultant. Automatic make-up valves shall not be used to add circulating fluid to the system, and a safety switch shall be incorporated to disable the system should circulating fluid be lost.
- 404.I. Above-ground alternate energy production facilities shall be clear-coated, transparent, and/or be designed with a non-obtrusive color such as white, off-white or gray. All such facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- 404.J. On-site transmission and power lines of an alternate energy production facility shall be placed underground.
- 404.K. Clearly visible warning signs concerning voltage must be placed at the base of all above-ground transformers and substations. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.
- 404.L. The applicant shall provide written evidence that the proposed alternate energy production facility shall comply with the noise standards listed in Section 312 of this Ordinance.
- 404.M. The applicant shall ensure that no shadow flicker will impact adjoining residences.

- 404.N. The applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the alternate energy production facility.
- 404.O. The applicant shall provide written evidence from the Chief of the “first-due” fire company that the proposed use can be adequately protected and that, if necessary, a suitable emergency response plan has been implemented to serve the proposed use.
- 404.P. The design of the alternate energy production facility shall conform to applicable industry standards, including those of the American National Standards Institute and the Uniform Construction Code.

REVISION 34 – A new Section 230.D.21. is added as follows:

21. Power generation facilities subject to the requirements of Section 492 of this Ordinance.

REVISION 35 – A new Section 492 is added as follows:

SECTION 492 POWER GENERATION FACILITIES

- 492.A. Within the I Zone, power generation facilities are permitted by conditional use, provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations contained within this Ordinance including but not limited to those general criteria contained within Section 905.B. and specifically as follows:
- 492.B. All power generation facilities that rely upon “municipal and residual wastes,” as defined by the PA DEP, shall be operated by the Solid Waste Authority of Lehigh County;
- 492.C. Any processing and/or treatment of materials (including but not limited to incineration, composting, steaming, shredding, compaction, material separation, refuse derived fuel, pyrolysis, etc.) shall be conducted within a wholly-enclosed building;
- 492.D. No materials or waste shall be deposited, stored or disposed of, and no building or structure shall be located, within two hundred feet (200') of any property line, and five hundred feet (500') of any adjoining land within the OSR, R-1, R-2, R-3 and AQC Zones;
- 492.E. Any external area used for the unloading, transfer, storage, or deposition of material or waste must be completely screened from view at the property line. (The use of an earthen berm is encouraged where practicable.) In addition, such areas must also be completely enclosed by a minimum eight foot (8') high fence, with no openings greater than two inches (2") in any direction;
- 492.F. The applicant must demonstrate compliance (through a written statement) and continue to comply with all applicable State and Federal standards and regulations;
- 492.G. The use shall be screened from all adjoining land within the OSR, R-1, R-2, R-3 and AQC Zones;
- 492.H. All uses shall provide sufficiently-long stacking lanes into the facility, so that waiting vehicles will not back-up onto public roads;
- 492.I. All access drives onto the site shall be paved for a distance of at least two hundred feet (200') from the street right-of-way line. In addition, if portions of on-site access drives are unpaved, then a fifty foot (50') long gravel section of driveway shall be placed just beyond the preceding two hundred foot (200') paved section to help collect any mud that may have attached to a vehicle's wheels;

- 492.J. Access to the site shall be limited to those posted times when an attendant is on duty. All areas of the site shall be protected by locked barricades, fences, gates or other positive means designed to deny access to the area at unauthorized times or locations;
- 492.K. Litter control shall be exercised to prevent the scattering of wind-borne debris, and a working plan for the cleanup of litter shall be submitted to the Township;
- 492.L. The unloading, processing, treatment, transfer, and disposal of material/waste shall be continuously supervised by a qualified facility operator;
- 492.M. Any waste that is to be recycled shall be stored in leak- and vector-proof containers. Such containers shall be designed to prevent their being carried by wind or water. These containers shall be stored within a completely-enclosed building;
- 492.N. All storage of material or waste shall be indoors in a manner that is leak- and vector- proof. During normal operation, no more waste shall be stored on the property than is needed to keep the facility in constant operation; but, in no event for more than seventy-two (72) hours;
- 492.O. A contingency plan for the disposal of waste during a facility shutdown, shall be submitted to the Township;
- 492.P. All structures shall be set back at least a distance equal to their height;
- 492.Q. The applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the applicant shall submit documentation that the public authority will supply the water needed.
- 492.R. If the facility is to rely upon non-public sources of water, a water feasibility study shall be provided to enable the municipality to evaluate the impact of the proposed development on the groundwater supply and on existing wells. The purpose of the study will be to determine if there is an adequate supply of water for the proposed development and to estimate the impact of the new development on existing wells in the vicinity. No use shall be approved without sufficient water and/or for a use that poses adverse impact on existing wells in the vicinity. A water feasibility study shall include the following minimum information:
1. calculations of the projected water needs;
 2. a geologic map of the area with a radius of at least one mile from the site;
 3. the location of all existing and proposed wells within one thousand feet (1,000') of the site, with a notation of the capacity of all high-yield wells;
 4. the location of all existing on-lot sewage disposal systems within one thousand feet (1,000') of the site;
 5. the location of all streams within one thousand feet (1,000') of the site and all known point sources of pollution;
 6. based on the geologic formation(s) underlying the site, the long-term safe yield shall be determined;
 7. a determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, streams, and the groundwater table; and,
 8. a statement of the qualifications and the signature(s) of the person(s) preparing the study;
- 492.S. The applicant shall provide a traffic impact study meeting the requirements of the SALDO; and,
- 492.T. The applicant shall furnish expert testimony regarding emergency preparedness measures provided and/or otherwise available to respond to potential hazards regarding the spill of waste

or materials during transport to and from the site, and potential hazards regarding firefighting of waste or materials upon the site.

- 492.U. Power generation systems may be erected as detached structures or attached to a building provided that the structural components of such systems (along with other site improvements) do not exceed the maximum permitted lot coverage requirements of the zone in which it is located.
- 492.V. Power generation systems may be erected as detached structures or attached to a building provided that the structural components of such systems comply with all applicable setbacks of the zone in which it is located.
- 492.W. Solar energy panels shall be designed and located in order to minimize reflective glare towards any adjoining use and/or road.
- 492.X. Above-ground power generation systems shall be clear-coated, transparent, and/or be designed with a non-obtrusive color such as white, off-white or gray. All such facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- 492.Y. On-site transmission and power lines of a power generation system shall be placed underground.
- 492.Z. Clearly visible warning signs concerning voltage must be placed at the base of all above-ground transformers and substations. Visible, reflective, colored objects, such as flags, reflectors, or tape shall be placed on the anchor points of guy wires and along the guy wires up to a height of ten (10) feet from the ground.
- 492.AA. The applicant shall provide written evidence that the proposed power generation systems shall comply with the noise standards listed in Section 312 of this Ordinance.
- 492.BB. The applicant shall ensure that no shadow flicker will impact adjoining properties.
- 492.CC. The applicant shall make reasonable efforts to avoid any disruption or loss of radio, telephone, television or similar signals, and shall mitigate any harm caused by the alternate energy production facility.
- 492.DD. The applicant shall provide written evidence from the Chief of the "first-due" fire company that the proposed use can be adequately protected and that, if necessary, a suitable emergency response plan has been implemented to serve the proposed use.
- 492.EE. The design of the power generation systems shall conform to applicable industry standards, including those of the American National Standards Institute and the Uniform Construction Code.
- 492.FF. The applicant shall submit a written plan for the removal of the power generation system once it is no longer operational in accordance with the following:
 - 1. The applicant / owner shall, at its expense, complete decommissioning of the power generation system within (12) twelve months after the end of the useful life of the system. The system will presume to be at the end of its useful life if no energy is generated for a continuous period of twelve (12) months.
 - 2. The removal of the above-ground power generation system components shall be completed within twelve (12) months of decommissioning of the system. All disturbed earth shall be re-stored, graded and re-seeded unless a zoning permit has been issued for another use to take its place.
 - 3. The landowner or facility operator shall post and maintain decommissioning funds in an amount equal to net decommissioning costs; provided that at no point shall decommissioning funds be less than twenty five percent (25%) of decommissioning

costs. The decommissioning funds shall be posted and maintained with a bonding company or a lending institution approved by the Township.

4. An independent and certified professional engineer may be retained by the Township to inspect the decommissioning of the power generation system. All such inspection fees shall be paid by the landowner.
 5. Decommissioning funds may be in the form of a performance bond, surety bond, letter of credit, corporate guarantee or other form of financial assurance as may be acceptable by the Township.
 6. If the applicant / owner fails to complete decommissioning during the prescribed period of twelve (12) months, the Township may take such measures as necessary to complete decommissioning in accordance with the laws of the Township and the Commonwealth of Pennsylvania.
 7. The Township may release the decommissioning funds when the landowner or facility operator has satisfactorily demonstrated compliance with the removal plan.
- 492.GG. The applicant shall, at all times, maintain on file with the Township Zoning Officer, the current name and contact information of the party responsible for the operation and maintenance of the power generation system.

REVISION 36 – Section 322.B.2.B. is amended as follows:

- “B. The height of freestanding signs shall be controlled by the standards in Tables 1, 2, 3 and 4 listed in Section 322.D. of this Ordinance.”

REVISION 37 – Section 322.C.8. is amended as follows:

- “8. All freestanding signs shall be setback a minimum distance equal to the sign height from the street right-of-way, front lot line or a distance ten (10') feet from the street cartway, whichever is the greater distance. All freestanding signs shall be setback a minimum distance equal to the sign height from each side lot line. No sign within the clear sight triangle shall obstruct vision between the heights of thirty (30) inches and eight (8) feet above the elevation of the centerline of the street.”

REVISION 38 – Section 322.D. is amended as follows:

322.D. SPECIFIC SIGN REQUIREMENTS

The tables on the following four pages tabulate requirements imposed upon permanent, temporary and planned center signs as permitted within the Township:

§ 322.D. - PERMANENT SIGN REQUIREMENTS (TABLE 1)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height Of Flat Roof & Wall Signs	Maximum Height Of Roof & Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Signs owned and associated with uses operated by the Township. Official traffic signs.	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	All		No
Signs identifying public and semi-public uses (e.g., schools, churches, utilities, hospitals, libraries, parks, fire stations, post offices, and other similar uses).	2 per principal building	64 sq. ft. for freestanding signs; 20% of the area of the wall/roof façade not to exceed 300 sq. ft.	10 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	10 feet, but no closer than 10 feet from any lot line.	All	See footnote 1 below.	Yes
Residential nameplates identifying name of home, its occupant, or both , not including name listing on mailbox.	1 per dwelling unit	2 square feet	5 feet	10 feet	Not Permitted	Not Permitted	All		No
Property control signs (e.g., "No Trespassing," "Private Property," "No Hunting or Fishing," "Posted," "Private Drive," or similar type signs).	1 per 25 lineal feet of property line	2 square feet per sign	5 feet	Not Permitted	Not Permitted	Not Permitted	All	Spacing at no less than 25 foot intervals.	No
Institutional & Residential development/neighborhood signs. Such signs shall only list the name of the neighborhood/development and shall not list any names of contractors, realtors, or both.	1 per street entrance, but no more than 2 total	1 square foot per dwelling, not to exceed 32 square feet per sign	15 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	10 feet, but no closer than 10 feet from any lot line.	SMC, A, OSR, R-1, R-2, R-3 & AQC	The applicant shall submit a written description of the maintenance responsibilities in a form satisfactory to the Township Solicitor.	Yes
Individual business signs identifying the name and type of business, any trademark of the business conducted on the premises, or any combination thereof. This does not include businesses contained within planned centers, as defined herein.	1 per principal use	25 square feet, plus 2 square feet per 5 lineal feet of lot frontage, not to exceed 64 square feet per sign.	15 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	20 feet, but not closer than 10 feet from any lot line.	All, except E, see Table 4	No flat wall sign, nor wall projecting sign shall be larger than 15% of the wall area to which the sign is attached.	Yes
On-site directional, entrance, exit, rest room, and other informational signs.	4 per building	2 square feet per sign; however, no more than 10% shall exceed 16 sq. ft.	5 feet	10 feet	Height of wall to which sign is attached.	2 feet	All, except E, see Table 4		No
Billboards	See Section 414 of this Ordinance.								Yes

¹In addition, two (2) off-premise signs shall be permitted per use. Such signs shall not exceed six (6) square feet per side. If more than one organization collectively erects one sign, each organization shall be permitted a maximum of six (6) square feet of sign area; however, no such sign shall exceed a total sign area of twenty-four (24) square feet. Each use of a collective sign shall constitute one (1) of the organization's two (2) permitted off-premise signs. Off-premise signs may only be located upon private property with the written permission of the landowner, a copy of which must be submitted to the Zoning Officer upon application for a zoning permit. No off-premise sign shall be located within the street right-of-way. Off-premise signs must be designed and located so as not to interfere with the clear sight triangle of any driveway, access drive or street. No more than two (2) off-premise signs shall be located within two hundred (200) feet of any street intersection.

§ 322.D. TEMPORARY SIGN REQUIREMENTS (TABLE 2)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height Of Flat Roof & Wall Signs	Maximum Height of Roof & Wall Projecting Signs	Maximum Projection from Roof/Wall for Projecting Signs	Permitted Zones	Other Requirements	Permit Required
Temporary signs of contractors, architects, mechanics, landscapers, and artisans, displayed only while actual on-site work is in progress.	1 per firm whose work is in progress	6 square feet	5 feet	Not Permitted	Not Permitted	Not Permitted	All, except E, see Table 4	Should a sign be left on-site beyond allowable time period, the Township may impound it and recover a fee from owner equal to cost of impoundment and storage.	No
Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing less than 3 acres.	1 per street frontage, maximum of 2 signs	6 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All, except E, see Table 4	All such signs shall be removed within 5 days of final sales transaction or upon rental occupancy, or be subject to Township impoundment and a recovery fee.	No
Real estate sale, sold, or rent signs when placed upon the property (unit) to be rented or sold, containing more than 3 acres.	1 per street frontage, maximum of 2 signs	32 square feet per sign	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All, except E, see Table 4	Same as above.	Yes
Proposed development signs for residential, office, or both, complexes.	1 per street frontage, maximum of 2 signs	1 square foot per unit of occupancy, not to exceed 32 square feet	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All, except E, see Table 4 but only after final plan is approved.	Such signs shall be removed upon completion of construction of final unit.	Yes
Proposed development signs for commercial uses, industrial uses, other nonresidential uses, or any combination thereof.	1 per street frontage, maximum of 2 signs	1 square foot per 1,000 square feet of gross leasable floor area, not to exceed 64 square feet	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	C, & I but only after final plan approval.	All such signs shall be removed upon completion of building construction.	Yes
Special event signs for businesses (e.g., grand openings, change of use or ownership, closeout sale, clearance sale, holiday sale, etc.).	1 per business per event	32 square feet if freestanding; 48 square feet if attached to wall	10 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	C & I	Such signs may only be used during two consecutive periods per calendar year, not exceeding 30 days total.	Yes
Roadside stand signs for the sale of agricultural products upon a principal farm property.	1 per farm	5 square feet	5 feet	Height of wall to which sign is attached.	Height of wall to which sign is attached.	5 feet	All	Roadside stand signs shall only be displayed during seasons when products are for sale.	No
Garage/yard sale signs upon properties conducting such sales.	2	4 square feet per sign	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	See Section 442 for additional requirements.	No
Political signs.	Unlimited	12 square feet	5 feet	Height of wall to which sign is attached.	Not Permitted	Not Permitted	All	Such signs may only be displayed between 30 days prior to and 30 days after an election.	No

§ 322.D. – PLANNED CENTER SIGN REQUIREMENTS (TABLE 3)

Sign Type	Maximum Number Permitted	Maximum Permitted Sign Area	Maximum Permitted Height	Other Requirements	Zoning Permit Required
Freestanding shopping center sign	1 per street frontage with entrance or exit	1 square foot for each 4 lineal feet of frontage within the shopping center, with a maximum of 110 square feet	20 feet	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the shopping center's name.	Yes
Anchor tenant sign for one use containing more than 150 lineal feet of store-front.	1 per side facing a street, with a maximum of 2 signs	If sign is less than 300 feet from facing street, then sign can be up to a maximum of 100 square feet. If sign is more than 300 feet from facing street, then sign can be up to a maximum of 150 square feet.	Height of wall to which sign is attached.	These signs shall only be provided as flat wall, wall projecting or roof signs.	Yes
Storefront sign for one use containing up to 150 lineal feet of storefront.	1 per principal use	2 square feet per lineal foot of storefront up to a maximum of 75 square feet	Height of wall to which sign is attached.	This sign shall only be provided as a flat wall or a wall projecting sign.	Yes
Storefront under-canopy signs for all principal uses.	1 per use with less than 150 lineal feet of storefront. 2 per use with more than 150 lineal feet of storefront.	4 square feet	To base of canopy, or where no canopy is provided, 10 feet.	No under-canopy sign shall have a vertical dimension of more than 18 inches from its lowest to highest point. The base of an under-canopy sign shall be no less than 8 feet, 6 inches above the finished grade below such sign.	Yes
Outparcel signs for principal freestanding uses sharing common ingress and egress to shopping center.	2 per principal use, but only 1 per wall	75 square feet per sign, not exceeding 20% of wall area to which sign is attached.	Height of wall to which sign is attached.	These signs shall only be provided as flat wall, wall projecting or roof signs.	Yes
Freestanding shopping center sign along limited access highway	1 per shopping center	165 square feet	45 feet	This sign shall devote no less than 50% of the total sign area (per side) to the advertisement of the shopping center's name.	Yes

§ 322.D. - SIGN REQUIREMENTS IN THE E ZONE (TABLE 4)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height Of Flat Roof & Wall Signs	Maximum Height Of Roof & Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Other Requirements	Permit Required
Individual business signs identifying the name and type of business, any trademark of the business conducted on the premises, or any combination thereof.	1 per principal use, except that 1 freestanding sign is permitted per lot frontage.	For all attached signs, 25% of the wall, window or door to which sign is attached, not to exceed 100 square feet. In no case shall the total sign area of all signs exceed 100 square feet.	8 feet	Height of wall/roof to which sign is attached.	Height of wall/roof to which sign is attached.	3.5 feet, and no part of a sign shall be less than 10 feet above finished grade when within 5 feet of an area devoted to pedestrian traffic.	If the use is within a planned center that has a freestanding planned center sign as regulated below, no individual freestanding business sign is permitted.	Yes
Individual headquarters building signs identifying the name and type of business, any trademark of the business conducted on the premises, or any combination thereof for uses with:	In addition to those signs permitted above:	10% of the wall, window or door to which sign is attached, not to exceed 100 square feet.	NA	Height of wall to which sign is attached	NA	NA	Such signs are only permitted as flat wall signs.	Yes
• less than 100,000 square feet of gross floor area	1 additional flat wall sign.	10% of the wall, window or door to which sign is attached, not to exceed 100 square feet, per sign.						
• between 100,000 & 200,000 square feet of gross floor area	2 additional flat wall signs.							
• between 200,000 & 300,000 square feet of gross floor area	3 additional flat wall signs.							
• greater than 300,000 square feet of gross floor area.	4 additional flat wall signs.	For 3 of the permitted signs, 10% of the wall, window or door to which sign is attached, not to exceed 100 square feet, per sign. For one sign, 550 square feet.						
Freestanding planned center sign , in lieu of individual use freestanding signs.	1 per street frontage.	1 square feet per 2 lineal feet of lot frontage, not to exceed 100 square feet per sign	25 feet	NA	NA	NA		Yes

§ 322.D. - SIGN REQUIREMENTS IN THE E ZONE (TABLE 4)

Sign Type	Maximum Permitted Number	Maximum Permitted Sign Area	Maximum Height of Freestanding Signs	Maximum Height Of Flat Roof & Wall Signs	Maximum Height Of Roof & Wall Projecting Signs	Maximum Projection from Wall/Roof Projecting Signs	Other Requirements	Permit Required
On-site directional, entrance, exit, rest room, and other informational signs.	unlimited	4 square feet per sign	5 feet	Height of wall/roof to which sign is attached.	Height of wall/roof to which sign is attached.	3.5 feet, and no part of a sign shall be less than 10 feet above finished grade when within 5 feet of an area devoted to pedestrian traffic.	Such signs may include logos.	No
Temporary signs of contractors, architects, mechanics, landscapers, and artisans, displayed after preliminary plan approval by the governing body and removed within 20 days of erection of a permanent sign or when 90% of the lots or units have been sold or rented, whichever occurs sooner.	1 per principal lot	32 square feet	8 feet				Should a sign be left on-site beyond allowable time period, the Township may impound it and recover a fee from owner equal to cost of impoundment and storage.	No
Temporary real estate sale or rent signs when placed upon the property (unit) to be rented or sold.	1 per street frontage	32 square feet per sign until initial full occupancy, thereafter 16 square feet per sign.	8 feet				All such signs shall be removed within 5 days of final sales transaction or upon rental occupancy, or be subject to Township impoundment and a recovery fee.	No

REVISION 39 – Sections 214.G.c. and d. are amended as follows:

- c. Interior streets within the age qualified community shall be designed and constructed to Township standards for public residential streets. Street right-of-way and cartway widths shall be per the Township Subdivision and Land Development Ordinance.
- d. Properties located within the traffic improvement district shall comply with Township's traffic impact fee ordinance. If the proposed development is outside the traffic improvement district, the developer shall prepare and abide by traffic impact study meeting the requirements of the SALDO. The traffic impact study shall be submitted to the Township for review and approval, and all recommendations contained in the approved traffic impact study shall be implemented by the developer in accordance with this Ordinance and other applicable laws, rules, regulations, ordinances and standards. All improvements recommended by the approved traffic impact study shall be constructed in conjunction with the land development and/or subdivision. All on site improvements shall be the responsibility of the developer.

REVISION 40 – Section 301.H. is amended as follows:

301.H. ACCESS DRIVE THROAT LENGTH & RADIUS

The following table specifies various access drive throat length requirements:

Access Drive Type	Required Minimum Throat Length	Minimum Required Radius Uncurbed/curbed
Low volume (up to 750 vehicles per day)	50 feet*	15 ft. / 25 ft.
Medium volume (between 751 - 1499 vehicles per day)	120 feet*	
High volume (over 1499 vehicles per day)	150 feet*	as determined by traffic impact study or Township engineer
*Or as determined through a queuing analysis as part of a traffic impact study meeting the requirements of the SALDO.		

REVISION 41 – Section 301.K.1. is amended as follows:

- 1. For uses requiring a traffic impact study meeting the requirements of the SALDO, access drives shall incorporate those features deemed warranted to minimize congestion (e.g. traffic signalization, dedicated turning lanes and signal cycles, acceleration / deceleration lanes, medians, one way access drives, etc.).

REVISION 42 – Section 406.D.9. is amended as follows:

- 9. A traffic impact study meeting the requirements of the SALDO;

REVISION 43 – Section 424.O. is amended as follows:

424.O. The applicant shall be required to submit a traffic impact study, meeting the requirements of the SALDO;

REVISION 44 – Section 428.K. is amended as follows:

428.K. A traffic impact study meeting the requirements of the SALDO;

REVISION 45 – Section 446.B.4. is amended as follows:

4. A traffic impact study meeting the requirements of the SALDO.

REVISION 46 – Section 449.J. is amended as follows:

449.J. The applicant shall submit a traffic impact study meeting the requirements of the SALDO; and,

REVISION 47 – Section 451.F. is amended as follows:

451.F. The applicant shall submit a traffic impact study meeting the requirements of the SALDO;

REVISION 48 – Sections 458.A. and B. are amended as follows:

458.A. Within the I Zone, mass transit and/or taxicab terminals are permitted by right, provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations contained within this Ordinance including but not limited to the following and within the E Zone, mass transit and/or taxicab terminals are permitted by conditional use, provided that the applicant has met his/her burden of proof that the proposed use meets all applicable regulations contained within this Ordinance including but not limited to those general criteria contained within Section 905.B. and specifically as follows:

458.B. The applicant shall submit a traffic impact study meeting the requirements of the SALDO;

REVISION 49 – Section 469.T. is amended as follows:

469.T. The applicant shall provide a traffic impact study meeting the requirements of the SALDO;

REVISION 50 – Section 481.H. is amended as follows:

481.H. A traffic impact study shall be submitted by the applicant meeting the requirements of the SALDO;

REVISION 51 – Section 483.N.8. is amended as follows:

8. A traffic impact study shall be submitted in conjunction with the land development plan meeting the requirements of the SALDO. The traffic impact study shall identify anticipated traffic impact on surrounding existing road network along with vehicular circulation improvements proposed as part of the Town Center Core development.

REVISION 52 – Section 484.C. is amended as follows:

484.C. The applicant shall furnish a traffic impact study meeting the requirements of the SALDO;

REVISION 53 – Section 485.C. is amended as follows:

485.C. The applicant shall furnish a traffic impact study meeting the requirements of the SALDO;

REVISION 54 – Section 488.B.4. is amended as follows:

4. A traffic impact study meeting the requirements of the SALDO.

REVISION 55 – Reference to Section 503.A. of the Table of Contents is amended as follows:

503.A. Review of Uses Requiring Subdivision or Land Development Approval 298

REVISION 56 – The title of Section 503.A. is amended as follows:

503.A. REVIEW OF USES REQUIRING SUBDIVISION OR LAND DEVELOPMENT APPROVAL

REVISION 57 – Reference to Section 513.E. of the Table of Contents is amended as follows:

513.E Subdivision and Land Development Plans Submission 320

REVISION 58 – The title of Section 513.E. is amended as follows:

SUBDIVISION AND LAND DEVELOPMENT PLANS SUBMISSION

REVISION 59 – Reference to Section 203. of the Table of Contents is amended as follows:

Section 113 Specific Words and Phrases5-59

REVISION 60 – Section 214.K. is amended as follows:

214.K. The developer shall comply with the park and recreation requirements of the SALDO, which compliance shall be in addition to, and not in lieu of, compliance with the open space and common recreation area requirements of this Section.

REVISION 61 – Section 302.B. is amended as follows:

302.B. Outparcel lots are permitted provided that they have adequate vehicular access in accordance with the SALDO and such uses shall be accompanied by a cross access easement in a form acceptable to the Township Solicitor. Outparcels relying upon an internal vehicular road network shall be designed to avoid excessive queuing across parking aisles.

REVISION 62 – The Off-street Loading space requirement for shopping centers listed in Section 313.M. is amended as follows:

Type of Use	Number Spaces Per	Gross Floor Area
Shopping centers, as defined herein	2.0	shopping center
	+1.0	Each additional 50,000 square feet or fraction thereof, of gross floor area over 20,000 square feet.

REVISION 63 – Section 416.D. is amended as follows:

416.D. Each campsite shall be at least three thousand (3,000) square feet in size. Each non-RV campsite shall either provide parking space for one (1) automobile which will not interfere with the convenient and safe movement of traffic, or equivalent parking shall be provided in a common parking area. In addition to the parking required for each campsite the campground shall provide for one parking space per employee plus 50 percent of those spaces normally required for accessory uses;

REVISION 64 – Section 416.E. is amended as follows:

416.E. Vehicular access shall be provided in accordance with the following minimum standards:

1. Access drive requirements shall apply along any entrance and/or exit for a minimum length of one hundred feet (100') from an adjoining street right-of-way.
2. Vehicular access shall be designed so that vehicles do not back up onto adjoining streets during peak exit and entrance periods.
3. Internal vehicular cartways shall have a width of not less than twelve feet (12') for one-way vehicular flow and twenty feet (20') for two-way vehicular flow. Parking along interior vehicular circulation routes shall be prohibited, unless an additional eight foot (8') width is added to the minimum cartway for each lane of parallel parking spaces.
4. Internal vehicular cartways serving recreational vehicles or common parking areas for tenting shall have a durable, stable and dust-free surface. Such cartways need not be paved, if a minimum depth of six inches (6") of compacted, crushed stone is provided.
5. Internal vehicular cartways shall provide for a minimum centerline radius of fifty feet (50') at curves and intersections.
6. Turnabouts shall be provided for all dead-end internal vehicular cartways over one hundred feet (100') in length.
7. Notwithstanding any of the above, the design of vehicular circulation must provide for adequate emergency vehicle access. The application shall include written statements from the chiefs of the first-due fire company and ambulance company that will serve the proposed use, attesting to the adequacy of emergency vehicle access.

REVISION 65 – Section 516.E. is amended as follows:

516.E. TREE REPLACEMENT STANDARDS.

1. Except for forestry uses as defined herein and regulated by Section 517 of this Ordinance, any person, partnership, corporation, and/or property owner who or which removes or destroys trees in excess of those standards listed in this Section 516 of this Ordinance shall be subject to the penalties for violation as outlined herein and is responsible for replacement of said trees in accordance with the following minimum standards. This replacement shall be done on a tree-for-tree basis if the number of trees removed in violation of this ordinance can be identified. If the number of trees that are at least six (6) inches in diameter as measured four and one-half feet (4.5') above grade cannot be identified, then the trees shall be replaced at a rate of one tree per five hundred (500) square feet of area of tree removal that has occurred in violation of this ordinance as determined by the Township Zoning Officer.

REVISION 66 – Section 510.H.1.T. is amended as follows:

- T. Streets, access drives and driveways that are located below the regulatory flood elevation (as defined herein).

REVISION 67 – Section 317.F.3. is amended as follows:

3. Where dumpsters are permitted they shall be located within the side or rear yard, provided such dumpsters are screened from any adjoining roads or properties. Unless specified elsewhere within this Ordinance dumpsters shall comply with all side and rear yard setbacks imposed upon the principal use. All waste receptacles shall be completely enclosed within a masonry or framed enclosure with a self-closing door or gate.

REVISION 68 – A new Section 317.F.4. is added as follows:

4. Upon any property used for a principal residence, the use of dumpsters and or other portable storage containers and pods is limited to temporary periods during events such as construction, remodeling, moving and similar activities. The use of dumpsters and or other portable storage containers and pods for permanent storage and/or waste containment is expressly prohibited. The use of dumpsters and or other portable storage containers and pods shall not exceed thirty (30) days during any calendar year and only following the issuance of a zoning permit. Such containers must be located so as not to block any required clear sight triangles and be at least ten (10) feet from all lot lines. The Zoning Officer may issue one time extension to the zoning permit, if the applicant can demonstrate that the nature of the proposed activity:
 - A. is ongoing;
 - B. is making reasonable progress;
 - C. requires additional time; and,
 - D. has a definitive ending date identified by the applicant beyond which the use shall cease.

REVISION 69 – Section 440.R. is amended as follows:

- 440.R. Required As-Built Plan - The applicant shall be required to submit an “as-built” site plan, prepared by either a registered surveyor or a professional engineer, depicting elevations, the communication antenna or tower, buildings, fences, screening, access, and any accessory structures; and,

REVISION 70 – Section 452.H. is amended as follows:

452.H. The applicant shall submit a certified “as-built” plan of the integrated family dwelling unit. No changes to the layout and use of the integrated family dwelling unit shall be permitted without prior Township approval of a building and zoning permit.

REVISION 71 – Section 453.N. is amended as follows:

453.N. Upon approval of a conditional use for a junk yard, the Zoning Officer shall issue a temporary zoning permit. Such temporary zoning permit shall be reviewed every twelve (12) months until such time as the junk yard ceases to exist. A fee, in the amount to be set by the Board of Supervisors, shall be paid by the landowner upon each renewal of the temporary zoning permit. Such fee shall be based upon the cost of the annual review of the temporary zoning permit.

REVISION 72 – the first paragraph of Section 900 is amended as follows:

The provisions of this Ordinance shall be enforced by an agent, to be appointed by the Board of Supervisors, who shall be known as the Zoning Officer. He/she shall receive such fees or compensation as approved by resolution of the Board of Supervisors. The Zoning Officer shall not hold any elective office within the Township. No zoning permit shall be granted by him/her for any purpose, except in compliance with the literal provisions of this Ordinance. The Zoning Officer is authorized to institute civil enforcement proceedings as a means of enforcement when acting within his/her scope of employment;

REVISION 73 – Section 900.A.3. is amended as follows:

3. **Inspections** - Before issuing any Zoning Permit at his/her discretion, to inspect or cause to be inspected all buildings, structures, signs, or land and portions thereof for which an application has been filed for a Zoning Permit. Thereafter, he/she may make such inspections during the completion of the work for which a Zoning Permit has been issued. The Zoning Officer shall have the right to enter any building or structure or enter upon any land at any reasonable hour in the course of his/her duties. To inspect properties to determine compliance with all provisions of this Ordinance, as well as conditions attached to the approval of variances, special exceptions, conditional uses, and curative amendments.

REVISION 74 – Section 900.A.11. is amended as follows:

11. **Investigate Complaints** - When in receipt of a verbal non-anonymous complaint stating fully the cause and basis thereof, to investigate alleged violations of this Ordinance. Said investigation shall be completed within a reasonable period. A written report of all investigations of this Ordinance shall be prepared and filed by the Zoning Officer. If after the investigation the Zoning Officer determines that a violation has occurred, he/she shall take action as provided for by this Ordinance.

REVISION 75 – Section 901.A.10. is amended as follows:

10. **Required Permit Fees** - No permit shall be issued until the fees prescribed by the Board of Township Supervisors approved by resolution shall be paid to the Zoning Officer. The payment of fees under this Section shall not relieve the applicant or holder of said permit from payment of other fees that may be required by this Ordinance or by any other

ordinances or law. The fees collected for the review of a zoning permit include one inspection. Should an applicant fail to demonstrate compliance with an approved zoning permit at such inspection, he/she will be required to correct any noted violations and pay another final inspection fee, or submit a new zoning permit application (in compliance with all requirements listed above) along with its fee for each time the Township must inspect the site.

REVISION 76 – Section 901.A.16. is amended as follows:

16. **Display of Zoning Permit** - All approved zoning permits shall be prominently displayed on the subject property during construction, renovation, reconstruction, repair, remodeling or the conduct of other site improvements. Such permit displays shall occur within five (5) days of permit issuance, or prior to the commencement of actual work on the site, whichever occurs first. Such permit display shall be continuous until all work authorized by the zoning permit has been completed upon the site.

REVISION 77 – Section 902 is amended as follows:

Section 902 Required Inspections for Uses Requiring Individual Lot Grading Plans

902.A. Any use requiring an individual lot grading plan under Section 308 of this Ordinance, will require:

1. that the applicant shall submit four (4) copies of an as-built foundation plan once the footers are installed and the foundation walls have been poured. The as-built foundation plan shall be prepared by a professional registered engineer, landscape architect or professional land surveyor. Prior to the commencement of further construction the applicant shall secure written confirmation from the Township that the foundation complies with the Zoning Ordinance and is within tolerance of the elevation specified on the approved individual lot grading plan. If the observed first floor elevation is not within tolerance of the elevation specified on the approved individual lot grading plan, the applicant will be required to correct the actual elevation or submit and receive approval of a revised individual lot grading plan (including payment of a new individual lot grading plan review and inspection fee) prior to any further construction work on the site; and,
2. that the applicant shall submit four (4) copies of an as-built final grading plan and schedule a final grading inspection at such time as all grading is complete, the lot is seeded and stabilized and the driveway is paved with a final wearing course. The as-built final grading plan shall be prepared by a professional registered engineer, landscape architect or professional land surveyor. Prior to issuance of a Certificate of Occupancy from the Township, the applicant shall secure written confirmation from the Township that the lot grading complies with the approved individual lot grading plan.
3. If final grading stabilization and seeding are not possible because of the non-growing season (September 30 to April 15), the applicant may obtain a Temporary Zoning Permit as it relates to final grading. No Temporary Zoning Permit will be issued after April 15th or before

September 30th of each year. Applicants receiving a Temporary Zoning Permit as it relates to final grading shall still be required to schedule a final grading inspection no later than the next May 30th for final grading inspection.

4. The fees collected for the review of an individual lot grading plan include one as-built foundation plan review and a final grading plan review and inspection. Should an applicant fail to demonstrate compliance with an approved individual lot grading plan at the inspection, he/she will be required to submit an additional grading inspection fee for each time the Township must inspect the site prior to its final grading approval and issuance of a Zoning Permit. Applicants receiving a Temporary Certificate of Occupancy as it relates to final grading shall complete the required lot seeding and stabilization, submit four (4) copies of an as-built final grading plan and secure written confirmation from the Township that the lot grading complies with the approved individual lot grading plan no later than the next May 30th.

REVISION 78 – Section 907 is amended as follows:

Section 907 Information Submission Requirements

907.A. **Submission Constitutes Public Record (Waiver of Copyright)**

1. By making a submission under this Ordinance, the applicant acknowledges and agrees that all documents and other information submitted to the Township pursuant to this Ordinance constitute public records within the meaning of the Pennsylvania Right to Know Law, Act 3 of 2008, as amended, and are therefore subject to review and reproduction upon request in accordance with that Law and applicable Township ordinances and resolutions.
2. To the extent that any such documents or information are not deemed public records and are subject to protection pursuant to Federal or State copyright laws, or Common Law copyright protection, the applicant and all of its agents, employees and consultants, by filing documents with the Township pursuant to this Ordinance, shall be deemed to have waived all copyright protection as relates to reproduction, review, analysis, criticism, or approval of the application by the Township and all of its agents, servants, employees, officials, and consultants, and the public at large.
3. The applicant hereby agrees to indemnify, defend and hold harmless the Township and all its agents, servants, employees, officials, and consultants of and from any and all claims, demands, judgments or damages arising out of or relating to claims of violation and violations of Federal and State copyright laws or Common Law copyright protection.

907.B. **Unsworn Falsification to Authorities** - All statements, whether written or oral, to the Township in the course of the review of the application under this Ordinance shall be true and correct to the best of the knowledge, information and belief of the applicant or its agents and consultants, and with the understanding that any false statement is subject to the penalties of 18 Pa. C.S.A. Section 4904, relating to “Unsworn Falsification to Authorities.”

REVISION 79 – Section 805 is amended as follows:

Section 805 Appeals to the Zoning Hearing Board

805.A. Appeals under Sections 804.E., 804.F., 804.G., 804.H., and 804.I. and proceedings to challenge this Ordinance under Sections 804.A. and 804.B. may be filed with the Zoning Hearing Board in writing by the landowner affected, any officer or agency of the Township, or any person aggrieved. Requests for a variance under Section 804.D. and for special exception under Section 804.C. may be filed with the Zoning Hearing Board by any landowner or any tenant with the permission of such landowner. Any appeal/application shall state:

1. The name and address of the appellant and applicant.
2. The name and address of the landowner of the real estate to be affected.
3. A brief description and location of the real estate to be affected by such proposed change together with a plot plan drawn to scale with sufficient clarity to show the nature and character of the request.
4. A statement of the present zoning classification of the real estate in question, the existing improvements thereon, and the present use thereof.

805.B. All appeals and any amendments thereto addressed to the Zoning Hearing Board shall be filed with the Township on forms prescribed by the Township and executed by the applicant(s).

805.C. Every appeal form shall be completed in its entirety and shall include a reference to the specific section and, where applicable, the subsection of the Zoning Ordinance or other regulation at issue and a statement in numbered paragraphs setting forth the grounds for each form of relief sought together with each fact supporting the claim for relief.

805.D. No appeal form or any amendment thereto shall be deemed filed unless and until the applicable fee is paid, the form is properly completed and all necessary signatures are applied. Any failure to comply with the requirements of this subsection may lead to the rejection of the appeal or amendment as determined by the Township Zoning Officer.

805.E. By executing the appeal form and any amendment thereto, every applicant verifies that to the best of his or her knowledge, information and belief each fact alleged is true and correct, and that there exists a good faith basis for the requested relief.

REVISION 80 – Section 456.F. is amended as follows:

456.F. No manufactured home park office or service building shall be located within thirty feet (30') of a park boundary or an outside street right-of-way; nor within thirty feet (30') of the right-of-way of an interior park street, or the paved edge of a common parking area or common walkway;

REVISION 81 – Section 214.A.4. is amended as follows:

4. Notwithstanding the requirements of Sub-section 3, above, and regardless of the availability of municipal water and/or public sewer, parcels of land located in whole or in part within the R-1 Rural Residential, A Agricultural Preservation and SMC South Mountain Conservation Zones shall not be eligible for consideration for inclusion within the AQC.

REVISION 82 – Section 306.A. is amended as follows:

306.A. Notwithstanding other provisions of this Ordinance, within the SMC, A, OSR, R-1, R-2, R-3 and AQC Zones fences and walls are permitted within required yard areas, provided that no fence or wall (except agricultural, required junkyard or tennis court walls or fences, or a retaining walls as noted below) shall be erected to a height of more than:

1. three (3) feet in a front yard unless said fence or retaining wall is located behind the required front yard setback for principal uses in which case the fence may extend up to a maximum height of four (4) feet;
2. fences and retaining walls erected upon reverse frontage lots may extend up to height of six (6) feet within that front yard that does not contain vehicular access; and,
3. six (6) feet in any side or rear yard.

REVISION 83 – Section 200.B.9.t. is amended as follows:

- t. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 84 – Section 201.B.9.x. is amended as follows:

- x. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 85 – Section 210.B.10.u. is amended as follows:

- u. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 86 – Section 211.B.12.u. is amended as follows:

- u. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 87 – Section 212.B.12.p. is amended as follows:

- p. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 88 – Section 213.B.12.p. is amended as follows:

- p. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 89 – Section 220.B.23.i. is amended as follows:

- i. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 90 – Section 230.B.31.i. is amended as follows:

- i. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

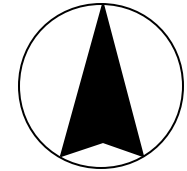
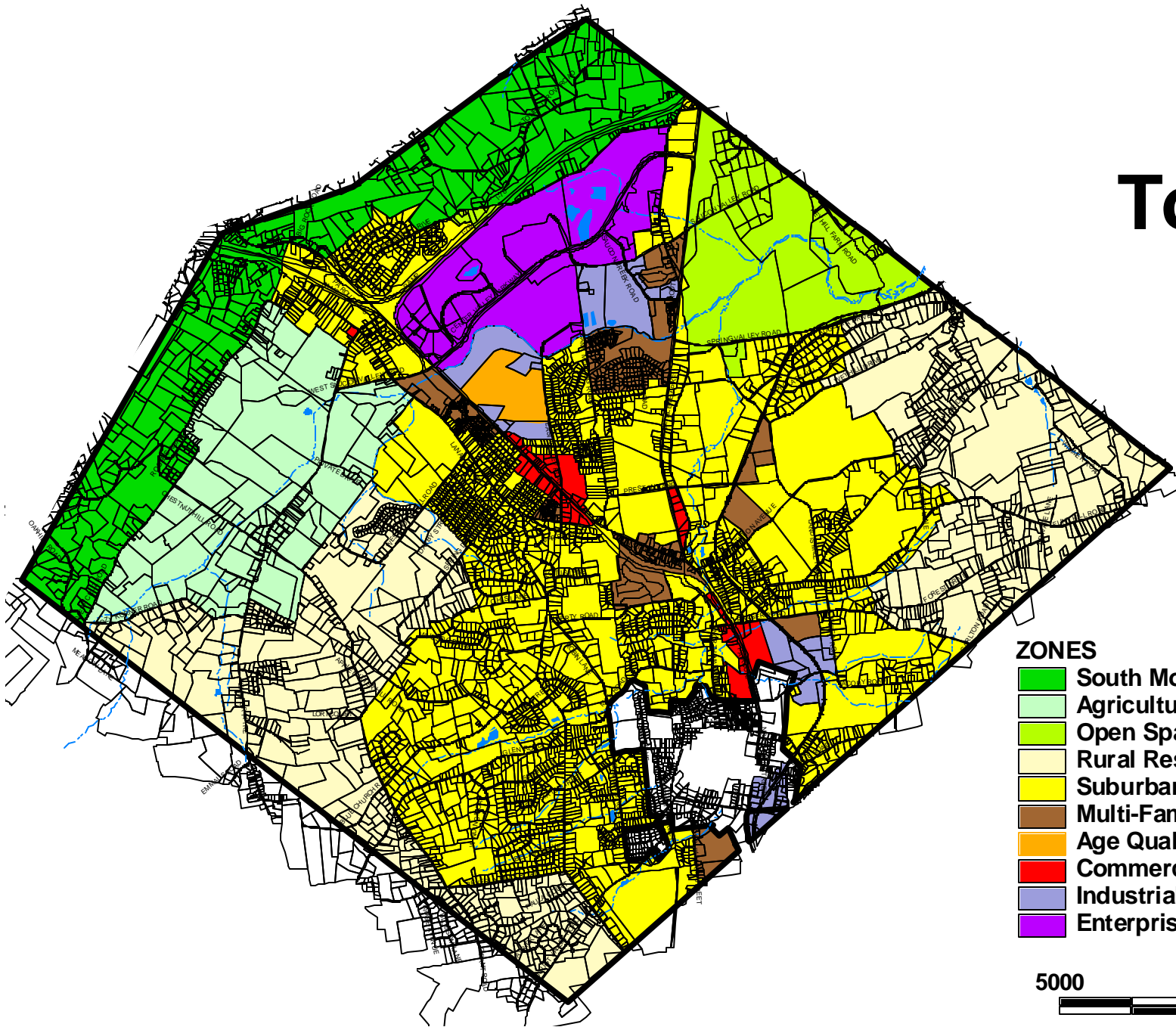
REVISION 91 – Section 231.B.18.I. is amended as follows:

- i. **Sheds**, provided that no more than one (1) such shed shall be permitted for lots with up to 40,000 square feet of a principal residence. For lots with greater than 40,000 square feet, one (1) additional shed shall be permitted per each 20,000 square feet of lot area, or fraction thereof, in excess of the initial 40,000 square feet.

REVISION 92 – The Official Zoning Map is amended to (1) depict the Age Qualified Community (AQC) Zone as depicted on the attached Zoning Map and to (2) correctly depict the zoning of two properties located on the northeast quadrant of PA State Route 309 and Passer Road as being within the Suburban Residential Zone:

* * * * *

Upper Saucon Township Zoning Map



ZONES

-  South Mountain Conservation
-  Agricultural Preservation
-  Open Space Residential
-  Rural Residential
-  Suburban Residential
-  Multi-Family Residential
-  Age Qualified Community Overlay
-  Commercial
-  Industrial
-  Enterprise

5000 0 5000 Feet



Map Dated: Jan. 20, 2010

REPEALER

Any ordinance, or any part thereof, inconsistent herewith and any amendments thereof are hereby expressly repealed.

SEVERABILITY

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

EFFECTIVE DATE

This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of Upper Saucon Township, County of Lehigh, and Commonwealth of Pennsylvania.

This Ordinance, ordained and enacted this _____ day of _____, 2010.

BOARD OF SUPERVISORS OF UPPER SAUCON TOWNSHIP

By:

Miro A. Gutzmirtl, Chairman

Stephen Wagner, Vice Chairman

Joseph M. Horvath

John E. Gilda

Joaquim (Jack) DeMatos