

ARTICLE XIX
SUPPLEMENTARY REGULATIONS

1901 Applicability.

- A. This Article establishes supplemental controls for uses requiring special design considerations to ensure compatibility with other uses permitted within a zoning district. The following regulations shall apply to all zoning districts in which the particular use being regulated is permitted. The provisions of this Article shall be in addition to the standards established by the applicable zoning district, conditional use or special exception procedures where applicable, and any applicable section of this or other code or ordinance.

1902 Accessory Uses.

Accessory uses shall be in accordance with the following standards:

A. **Uses Accessory to Agriculture**

Except where otherwise specified herein, the following uses shall be permitted on lots or tracts of at least five (5) net acres in area, when incidental and subordinate to an agricultural use and when located on the same lot or tract as the principal use:

1. Keeping of livestock
2. Storage of farm products and farm machinery.
3. Barns, stables, and silos sheltering livestock, poultry, and farm products.
4. Preparation for sale of agricultural products grown or raised on the premises not including processing or manufacturing except as provided under Subsection 1902.A.7.c.5.
5. Signs identifying the name of a farm in accordance with section 1713.
6. Sale of agricultural products.
7. Secondary farm family business
 - a. A maximum of two (2) employees shall be permitted in conjunction with the secondary farm business in addition to family members or farm laborers employed in the primary farm business.
 - b. A secondary farm family business shall only be permitted on a working farm of at least twenty (20) acres in size.

- c. Secondary farm family businesses may include, but are not limited to the following, where clearly subordinate to the principal agricultural use of the property:
 - 1) Facilities for the sales, repair, and service of agriculturally related equipment and supplies;
 - 3) Blacksmith or farrier shop;
 - 4) Grain mills or portable grinding mills;
 - 5) Manufacturing and sale of crafts;
 - 6) Manufacturing of household articles, such as chairs, cabinets, clocks, and similar carpentry type articles for use in the home;
 - 7) Other uses of similar character to those listed above.

B. Uses Accessory to Residential

The following uses shall be permitted when incidental and subordinate to an existing residential use, and when located on the same lot or tract as the principal use:

1. Private garage, off-street parking or driveway.
2. Private tennis court or other recreation facility.
3. Swimming pools.
 - a. Private, non-commercial, permanently installed, in-ground swimming pools may not be located in a front yard, as that term is defined in this ordinance.
 - b. Such swimming pools shall be surrounded by a permanent fence, not less than forty-two (42) inches in height, containing a lockable gate.
 - c. The requirements of this sub-section shall not apply to portable above-ground or temporary pools.
4. Accessory Dwellings.

No more than one (1) accessory dwelling may be permitted as an independent dwelling unit within a single family detached dwelling or

permitted accessory structure attached thereto, under the following conditions.

- a. The accessory dwelling shall be physically part of or connected to the principal dwelling and shall be architecturally compatible with both the principal dwelling and the surrounding neighborhood.
 - b. The gross floor area of the accessory dwelling shall not exceed forty (40) percent of the gross floor area of the total structure.
 - c. The accessory dwelling shall have an exterior access independent of the principal dwelling.
 - d. No accessory dwelling shall be approved unless and until the applicant for such use can demonstrate the adequacy of water supply and sufficiency of sanitary sewage disposal capacity.
 - e. At least one (1) parking space shall be provided for use of the resident(s) of the accessory dwelling, in addition to those required for the principal dwelling.
5. Private greenhouse, solar collection system or other alternative energy system.
 6. Home occupation, where permitted, in accordance with Section 1917.
 7. Patio, deck, shed, or gazebo for passive outdoor use.
 8. Keeping of livestock traditionally classified as domestic farm animals (e.g., horses, poultry, etc.), as pets on lots less than five (5) net acres in area, subject to the following provisions:
 - a. The lot housing large domestic animals, defined as animals of six hundred (600) pounds or more, shall have a minimum net lot area of two (2) acres.
 - b. Where large animals are permitted, such lots shall not have more than one (1) large animal per net acre.
 - c. Lots housing small farm animals or poultry shall have a minimum net lot area of two (2) acres; such lots shall not have more than eight (8) small animals per net acre.
 - d. All animals shall be provided adequate shelter and confinement, including measures for manure storage, removal and disposal, noise control and rodent and pest control.

- e. Stables and shelters for large animals shall be set back at least one hundred (100) feet from any property line or from an existing dwelling other than that of the property owner. Manure storage shall be located at least one hundred (100) feet from any lot line, stream, wetland, or other body of water. No manure may be stored within a swale or drainage way, nor located so as to drain onto adjacent land. All storage and handling of manure shall comply with applicable state and federal regulation.
9. Garage or yard sales subject to any applicable Township regulation.
 10. Parking or Storage of Commercial Vehicles
 - a. The nightly out of doors parking or storage of commercial vehicles shall be limited to one (1) vehicle, not to exceed seventeen thousand (17,000) pounds gross vehicle weight rating (g.v.w.r). The commercial vehicle shall be parked on the lot, not on the street.
 - b. One (1) additional commercial vehicle shall be permitted if parked inside a garage, an enclosed structure, or a parking space screened from view at the street or property line.
 11. Flagpole for display of flag(s) only; use for any other purpose such as telecommunications antennae shall not be considered an accessory use.
 12. Signs associated with the occupants of a residence or home occupation, in accordance with Section 1713.
 13. Private radio or television antennae or microwave dishes shall be considered permissible accessory uses, subject to the following standards:
 - a. The structure shall meet all yard requirements of the Zoning District in which it is located. No portion of the base of a freestanding antenna shall be located closer to any lot line than the height of the antenna.
 - b. Where applicable, structures shall comply with Federal Communications Commission (FCC) regulations and the Township Building Code.
 - c. The highest point of an antenna attached to a building shall not exceed the peak of the roof by more than fifteen (15) feet.
 - d. When mounted on a freestanding tower, the highest point of the tower and antenna shall not exceed sixty (60) feet.

- e. No more than two (2) antennae shall be permitted per lot, nor shall more than one (1) freestanding antenna be permitted per lot.
- f. Antennae and their associated uses shall meet the performance standards of Article XVII of this Ordinance relating to electrical and electromagnetic interference.
- g. A freestanding antenna shall be dismantled and removed by the owner if the antenna is not used for a period of one (1) year.
- h. The following standards shall apply to microwave dish antennae:
 - 1) Microwave dish antennae shall remain accessory to the principal use of the lot.
 - 2) When roof or wall mounted, the dish antenna shall be located on a portion of the wall or roof facing away from the front of the lot. No portion of a microwave dish antenna shall project above the ridge line of the roof or be visible from the front of the lot. Mounting materials and methods shall comply with the Township Building Code.
 - 3) When freestanding (not roof mounted), the following standards shall apply:
 - a) The dish antenna shall be located only in the rear yard area of a lot, and shall be set back a minimum of ten (10) feet from any property line.
 - b) The total height of the microwave antenna and supports shall not exceed ten (10) feet in height.
 - c) Where the microwave antenna and supports exceeds five (5) feet in height, it shall be screened from view from neighboring properties with appropriate plantings or fencing to the extent that such screening does not interfere with reception.
 - d) Supporting materials and methods shall comply with the Township Building Code.
 - 4) No more than one (1) microwave dish antenna shall be permitted on any lot.

- 5) Except in commercial or industrial districts, microwave dish antennae shall be used solely for the reception of radio and electromagnetic waves.

C. **Uses Accessory to Non-Residential and Non-Agricultural Uses**

The following uses shall be permitted when incidental and subordinate to an existing commercial or industrial use, and when located on the same lot or tract as the principal use:

- 1. Off-street parking facilities, in accordance with Section 1711.
- 2. Storage of materials, in accordance with Section 1707.
- 3. Signs in accordance with Section 1713.
- 4. Day care may be permitted in conjunction with a commercial, office, or industrial use if the applicable requirements of Section 1913 are met.

D. Nothing in this Section shall be construed to limit other uses not mentioned so long as they are clearly accessory to the principal permitted use of the land and do not create a threat to the public health, safety, and/or welfare of the community.

E. Except for no-impact home-based businesses or approved home occupations, non-residential uses shall not be permitted as accessory to principal residential uses.

1903 Accessory Building or Structure.

Accessory buildings or structures shall be in accordance with the following standards except as otherwise set forth herein:

A. Except for structures necessary for stormwater management, sewage disposal, utility or other public services, accessory buildings and structures shall be located, erected and maintained in rear yard areas only. No detached accessory building shall be erected within five (5) feet of any other building. In addition the following minimum setbacks for buildings and structures, shall be dependent upon the type of activity proposed:

1. **Structures to Serve Active Uses**

Greenhouses, sheds or other similar structures with a floor area of one hundred and fifty (150) square feet or greater and any structure(s) serving such active uses as swimming, tennis, and riding rings shall not be located within twenty-five (25) feet from property lines. Fences serving or enclosing such uses shall comply with the provisions set forth in Section 1705.

2. Structures to Serve Passive Uses

Those structures serving such passive uses as storage sheds and greenhouses with a floor area of less than one hundred and fifty (150) square feet, small pet shelters, and playground equipment shall be set back a minimum of ten (10) from property lines.
 3. Structures housing large animals shall comply with the standards of Section 1902.B.8 and shall, in no case, be located within the required yard areas of the applicable district.
- B. The rear yard shall have no more than twenty (20) percent of its area covered by accessory buildings and structures.

1904 Adult Commercial Use, Including Off-Track Betting Establishments and Tattoo Parlors.

No authorization for a conditional use permit, building permit or occupancy permit shall be granted for an adult commercial use including, but not limited to, adult book store, motion picture theater, cabaret or massage establishment or any off-track betting establishments or tattoo parlors (hereinafter adult commercial use) unless the Township first determines that the following regulations are and will be satisfied:

- A. No more than one (1) adult commercial use shall be permitted in any structure.
- B. No adult commercial use shall be located within one thousand (1,000) feet, measured from the closest property line of the adult commercial use to the closest property line of any other adult commercial use, any property in residential use, or any school, park, place of worship, or child daycare facility.
- C. All adult commercial use displays and storage shall be located completely within an enclosed structure or portion thereof that is in adult commercial use use.
- D. All adult commercial use transactions conducted on the premises shall occur within an enclosed structure.
- E. No adult commercial use shall be open to conduct business other than between 9:00 a.m. and 9:00 p.m.
- F. All applications for approval to conduct an adult commercial use shall be accompanied by plans that contain, at a minimum, the following information:
 1. The proposed adult commercial use use.

2. The location of all structures, including walls and fences, and landscaping on the site.
 3. Architectural drawings showing the elevations of all structures and the location of all doors, windows, walls, fences, and landscaping.
 4. The location, dimensions, content, color, construction, materials, and manner of display of all signs, displays, and advertising.
 5. The distances between the closest property line of the proposed adult commercial use and the closest property line of the nearest other adult commercial use, residential property (either used or zoned as such), school, park, place of worship, and child care center.
 6. Off-street parking to serve the proposed adult commercial use.
- G. All applications for approval to conduct an adult commercial use shall also be accompanied by a statement that provides the complete name, residential address, and telephone number of each individual, partner, store manager, corporate officer, corporate director, and corporate stockholder owning more than 3 percent of the issued and outstanding stock of the corporate applicant.
- H. In the event of a proposed sale, resale, reassignment of interest, or any other action that would result in a change of ownership of an adult commercial use, the Township shall be notified of such change of ownership, with said notification including the required documentation as outlined in subsection G above. In addition, the change in ownership is subject to conditional use approval.
- I. In addition to other applicable Township and State laws and regulations, the following shall apply to all adult commercial use signs and other visible messages:
1. Signs shall be limited to 2 square feet in area, not including the name of the business, with lettering not to exceed 4 inches in height.
 2. Sign messages shall be limited to written descriptions of the materials and/or services available on the premises.
 3. Sign messages shall not contain any graphic or pictorial depiction of materials and/or services available on the premises [material related to specific sexual activities or anatomical areas.]
 4. Advertisements, displays, or other promotional materials related to specific sexual activities or anatomical areas shall not be shown or exhibited so as to be visible from the exterior of the structure.

5. All entrances to an adult commercial use shall include a warning sign indicating that the premises are classified as an adult commercial use.
- J. Should any adult commercial use cease or discontinue operation for a period of ninety (90) or more consecutive days, it shall not resume, nor may it be replaced by another adult commercial use unless said use complies with all the requirements of this Section.
- K. Nothing in this Ordinance shall be deemed to allow any uses that are "obscene" as that term has been interpreted from time to time by the courts of the United States or the Commonwealth of Pennsylvania.

1905 Agriculture.

A. General Requirements

1. Except for a residential dwelling or as otherwise required for intensive agricultural uses in subsection C.1 below, no barn or other agricultural-related structure shall be constructed closer than one hundred (100) feet to any lot boundary or closer than two hundred (200) feet to any existing dwelling other than that of the property owner.
2. Lots shall be graded so that animal wastes are confined, stored or disposed of within the lot on which they originate, and are not directed to the Flood Plain Conservation District, stream, or other body of water.
3. All pasture areas where animals are kept shall be fenced.

B. Non-Intensive Agricultural Uses

Non-intensive agricultural uses and customary buildings associated with non-intensive agricultural uses shall be in accordance with the following standards:

1. The minimum net lot area for non-intensive agricultural uses shall be five (5) acres.
2. The keeping of farm animals, exclusive of customary household pets and except as otherwise permitted in Section 1902.B.8 for the keeping of livestock accessory to a residential use, shall not be permitted on lots of less than five (5) acres in size.
3. No slaughtering operations for commercial purposes shall be permitted.
4. Commercial piggeries or swine operations shall not be permitted as part of a non-intensive agricultural use.

C. Intensive Agricultural Uses

Intensive agricultural uses and customary buildings associated with intensive agricultural activities shall be in accordance with the following standards:

1. The minimum net lot area for intensive agricultural uses shall be twenty (20) acres.
2. Agricultural buildings or structures housing mushrooms, poultry, hogs, or other livestock; accessory mushroom composting; feed lots; or other odor or dust producing activities shall be set back a minimum of two hundred (200) feet from any lot boundary or stream.
3. Land area used for feed lots shall be fenced and shall be graded so that animal wastes and surface run-off are confined to the lot on which they originate, and are not directed to the Flood Hazard District, streams, wetlands, or other bodies of water.

D. Temporary Housing

1. Temporary or seasonal housing is permitted as an accessory use to active farms. Such housing, as regulated by this section, shall be occupied solely by seasonal farm workers and their families.
2. All workers so housed shall be employed by the owner of the farm upon which the housing is located.
3. Structures shall be sited to comply with all area and bulk regulations of the zoning district within which it is located.
4. Temporary housing shall not be occupied for more than six (6) months, consecutively or in aggregate, during any calendar year. Housing occupied for a longer period shall be considered permanent and shall be regulated as such.
5. Temporary housing shall comply with all applicable local, state, and federal regulations concerning structural integrity, safety from fire and flood, provision of utilities, and disposal of sewage.

E. Farm Stands

1. Farm stands are permitted as an accessory use to all active farms, regardless of the zoning district within which it is located, subject to the regulations of this Section.
2. Farm stands shall be in the form of either a temporary or permanent structure.
3. Permanent structures shall be subject to all area and bulk requirements of the zoning district within which it is located as well as the supplementary regulations of this Article, especially Sections 1904 through 1908.
4. Temporary structures shall be dismantled at the end of the growing season. Any structure in place for more than six (6) months, whether consecutively or in aggregate, during any calendar year shall be deemed a permanent structure and shall be regulated as such.
5. Temporary structures must be secure and structurally sound so as not to create a hazard either to customers or the general public.
6. Temporary structures shall be set back at least twenty (20) feet from the road right-of-way.
7. Signs for temporary structures shall be in conformance with the regulations of §1908 of this Ordinance.
8. Safe off-street parking shall be provided for customers at temporary structures.
 - a. Parking spaces need not be paved, but shall have a firm surface (gravel, earth, and turf are all adequate) and their locations shall be indicated by a small sign or other means.
 - b. One (1) parking space shall be required for every one hundred (100) square feet occupied by the temporary structure, but not less than two (2) parking spaces shall be provided regardless of the size of the structure.
 - c. No parking space shall be located within a road right-of-way.
9. At least fifty (50) percent of the dollar value of the items offered for sale at a farm stand at any given time shall have been produced on the lot whereupon the stand is located. Failure to meet this requirement shall cause the farm stand to be deemed a commercial use and to be regulated as such.

1906 Animal Shelter, Animal Hospital, Veterinary Office, Kennel or Boarding Kennel.

In any district permitting animal shelters, animal hospitals, veterinary offices, kennels or boarding kennels, the following regulations shall apply:

- A. The minimum net lot area for each veterinary office shall be as set forth in the applicable zoning district where permitted, except where boarding services are provided as set forth hereafter. In the AP and PA Districts, the minimum net lot area shall be ten (10) acres for each animal shelter, animal hospital or kennel. Where the animal shelter, animal hospital or kennel is an additional principal use on an agricultural property, the minimum net lot area shall be twenty (20) acres. In the I District, the minimum net lot area shall be five (5) acres for each animal shelter, animal hospital, kennel or boarding kennel, or for any veterinary office that also offers a boarding service with outdoor kennels or runs, .
- B. All animal shelters, animal hospitals, veterinary offices, kennels or boarding kennels shall comply with all applicable state statutes and regulations relative to kennels and the boarding of dogs, cats and other pets and sale and/or the breeding of dogs.
- C. Except in the I-Industrial District, no dog shows or competitions shall be permitted.
- D. Except in the I-Industrial District, all buildings, exercise areas, outdoor runs, structures and other appurtenances in which animals are housed or allowed to move about shall be located at least 200 feet from all lot lines or street right-of-way lines. In the I-Industrial District this setback may be reduced to 100 feet. Accessory buildings and structures not housing animals shall be set back a minimum of twenty-five (25) feet from rear and side property lines in any zoning district.
- E. Outdoor exercise areas and runs shall be entirely fenced, and used only between the hours of 7:00 a.m. and 9:00 p.m. Dogs shall be permitted outdoors only under caretaker supervision. At all other times, dogs shall be kept inside with all doors and windows closed. The number of dogs permitted in such outdoor areas at any point in time shall be limited such that applicable noise regulations can be met.
- F. All structures housing animals shall be adequately soundproofed, including but not limited to wall insulation and ceiling insulation, so that sound generated within the structure cannot be heard beyond the lot lines of the property containing the kennel.
- G. In addition to any noise regulations contained herein, kennels shall be subject to any other applicable noise regulations.

- H. A kennel license must be obtained annually following inspection by the Zoning Officer. Every kennel license, including all annual renewal permits, shall be subject to the conditions that the Zoning Officer may, in the event of reasonable complaints of neighbors, require the kennel operator to utilize shock collars or other devices to eliminate barking or to reduce noise to the levels set forth in this Ordinance in order to provide reasonable protection to the neighbors.
- I. All animal waste shall be picked up from outside areas at least three times daily and placed in closed, sealed containers. All waste shall be removed from the premises weekly for proper lawful disposal, or shall be processed and disposed of in on-site facilities which are approved by the Zoning and Sewage Enforcement Officers.
- J. Animal waste may be utilized pursuant to a nutrient management plan for agricultural purposes, if permitted by state and federal regulations.
- K. All organic waste, including materials from grooming, clipping and/or other procedures performed on the animals, shall be disposed of in accordance with the applicable rules of the appropriate governing authorities having jurisdiction over such activities, and all state and federal statutes and regulations.
- L. All animal shelters, animal hospitals, veterinary offices, kennels or boarding kennels shall comply with all applicable provisions of the Township Zoning Ordinance and, prior to any such use being established in the Township, a land development plan shall be submitted for review and approval in accordance with the Subdivision and Land Development Ordinance.
- M. All off-street parking shall be in accordance with Article XVII this Ordinance.
- N. The sale of related products shall remain accessory to the animal shelter, animal hospital, veterinary office, kennel or boarding kennel and comprise no more than 25% of the floor area of the principal building.
- O. There shall be no outdoor storage of materials whatsoever.
- P. No animal shelter, animal hospital, veterinary office, kennel or boarding kennel shall house more than fifty dogs at any time.
- Q. Any animal shelter, animal hospital, veterinary office, kennel or boarding kennel not within a completely enclosed building shall enclose the entire operation with a 6' fence.
- R. The lot on which an animal shelter, animal hospital, veterinary office, kennel or boarding kennel use is located shall be bordered by a solid planting of evergreen trees at least six feet in height at the time of planting. Said evergreen trees shall be located outside of any fence required for the kennel use.

- S. All loading of animals and/or supplies related to animals shall be off-street and within either a building or the area enclosed by the fence and evergreen planting required by this Zoning Ordinance Amendment.
- T. All loading of animals shall be undertaken during the period from sun-up to sun-down.

1907 Any Use With Drive-Through Service.

The following standards shall apply to any use with drive-through service window(s), drive-through automated teller, or any other drive-through service, whether provided in the context of a banking or other financial institution, pharmacy or retail store, or fast food restaurant:

- A. The use shall have direct access to a collector or arterial street as defined by the Hereford-Washington Townships Joint Municipal Comprehensive Plan.
- B. Drive-through windows, automated tellers, or other drive-through facilities shall have a vehicle stacking lane which can accommodate a minimum of six (6) cars or as provided in the most current version of the I.T.E. manual. The stacking lane shall not be used for parking lot circulation aisles nor shall it conflict in any way with circulation or parking patterns.
- C. Where feasible, the drive-through window shall not be located adjacent to a residential use or a residential district or in direct view from a public street. Where such a configuration is not feasible, an effective visual screen shall be provided consistent with the standards set forth in Section 1708.

1908 Bed & Breakfast and Country Inns.

The following standards shall be applicable to bed & breakfast and country inns permitted within the Township.

- A. Specific Requirements for Bed & Breakfast Inn:
 - 1. A Bed & Breakfast Inn shall consist of not more than eight (8) rental units regardless of the size of the lot, except that a maximum of five (5) rental units shall be provided on a lot of less than or equal to three (3) acres, but more than one (1) acre; and a maximum of three (3) rental units shall be provided on a lot of one acre or smaller. No more than three (3) accessory buildings, in addition to a principal single-family dwelling, may be used in a Bed & Breakfast Inn.
 - 2. The Bed & Breakfast Inn shall remain incidental and secondary to the principal residential use of the property on which it is located. The

owner/manager of the Inn must permanently reside at the dwelling where such Inn is located. Non-resident employees shall be restricted to two (2) individuals in addition to any resident operators or employees.

3. The Bed & Breakfast Inn shall not operate in combination with a liquor license, nor shall alcoholic beverages be sold by the drink. Where guests bring alcoholic beverages to the Inn for their personal consumption, all applicable laws regulating the availability of alcoholic beverages must be complied with.
4. There shall be no separate cooking facilities in any guest room. Except for catered events, food served to guests on the premises of a Bed & Breakfast Inn shall be limited to breakfast and afternoon tea and dining facilities shall be open only to guests.

B. Specific Requirements for Country Inn:

1. A Country Inn shall only be permitted on a lot of ten (10) net acres or more and shall consist of not fewer than nine (9) nor more than twenty (20) rental units. No more than five (5) rental units may be established in a single accessory building. No more than five accessory buildings may be used in a Country Inn.
2. Dining facilities may be provided at a capacity no greater than that justified by the maximum guest population at any one time. Larger events, as provided in subparagraph '4' below, shall be served through outside catering.
3. If alcoholic beverages are to be served, the Country Inn shall have a current and valid Hotel Liquor License issued by the Commonwealth of Pennsylvania.
4. Business conferences, meetings, retreats, weddings and similar activities shall be permitted at a Country Inn, but in no event may any portion of such activity be conducted outdoors after 11:00 p.m.
5. There shall be no separate cooking facilities in any guest room. Except for catered events, food service offered to guests on the premises of a Country Inn shall be open only to guests.

C. General Requirements applicable to all Bed & Breakfast and Country Inns.

1. The Inn must comply with local, state and federal laws and regulations regarding all applicable permits, including, but not limited to: Fire, Health, Safety and Building Codes.

2. A business license must be obtained prior to opening.
3. The minimum net floor space of any rental unit shall not be less than one hundred seventy (170) square feet.
4. The maximum number of rooms, intended as sleeping quarters shall be limited to two (2) rooms, per rental unit, in addition to a single common space. The use shall be limited to transient visitors to the area. No guest shall stay for more than 21 total days in any 60-day period and no more than 14 consecutive days.
5. At least one bathroom shall be provided for every 2 rental units. Such bathroom facilities shall be separate from facilities for the owner/manager, the family of the owner/manager and the employees of the owner/manager.
6. No community bathing or shower facilities shall be permitted.
7. The applicant shall prove through a professional, acceptable to the Township, that any existing municipal or private sewer system or on-lot septic system can accommodate the maximum potential usage and that an appropriate site for a replacement system is available should the existing system fail.
8. The applicant shall prove, through a professional, acceptable to the Township, that the water system is of sufficient size for the use and provide a written signed statement stating that any well water to be used has been tested by a professional within the last quarter year and found to be of satisfactory quality and quantity. The water system shall be capable of supplying one (1) gallon per minute, minimum, per rental unit. Applicant shall also comply with all local, state and federal laws or regulations that are applicable.
9. The use shall have an appearance and character consistent with the principal use (e.g., residential or agricultural) of the lot. The only exterior changes permitted to portions of buildings visible from a public street shall be for historic restoration, cosmetic repairs, or as may be required in compliance with the Township Building Code, by the Pennsylvania Department of Labor and Industry or for safety reasons, or as may otherwise be required by any governmental agency. To the extent practicable, all fire escapes, external stairways, or additional external doors as may be required shall be located either to the side or rear of the residence.
10. All active recreation activities shall be set back a minimum of twenty-five (25) feet from the lot line, and shall cease at dusk. Active outdoor recreation amenities, such as a swimming pool or tennis court, shall not be

lit and the use of such amenities shall be limited to the hours of 9:00 a.m. to dusk.

11. The use of any amenities, such as swimming pool or tennis court, shall be restricted in use to overnight guests and permanent residents of the establishment and their occasional invited guests.
12. One sign shall be permitted. The maximum size shall be ten square (10) feet, and the minimum setback from the street right-of-way shall be five (5) feet. The sign may be visible from two directions. The sign may not be illuminated by any other means except by a single lamppost lantern with a maximum of 100 watt incandescent bulb.

The size standards shall be the maximum and dimensions smaller in size shall be permitted.

The bottom of the sign shall be located a minimum of four (4) feet above the ground surface and the top of the sign shall be located a maximum of eight (8) feet above the ground surface.

13. All trash receptacles shall be screened.
14. Off Street Parking:

In addition to applicable standards for parking and loading set forth in Section 1711, the following shall apply to any Bed & Breakfast or Country Inn:

- a. One off-street parking space shall be provided for each rental unit and for each employee of the Inn, in addition to any parking required for any principal residential use on the same lot or tract..
- b. If more than four parking spaces are provided within 50 feet of an adjacent dwelling, the spaces shall be separated from the dwelling by plant screening.
- c. Off-street parking shall be located in side, or rear yard, minimum of 20 feet from the property lines.
- d. Parking spaces shall be constructed of “dust free, mud free” materials which are pervious thereby encouraging recharge of the existing water table unless a professional demonstrates that paving design and drainage accomplish said purpose.

1909 Cemetery.

A cemetery shall be in accordance with the following standards:

- A. The minimum net lot area for a cemetery shall be five (5) acres except that an existing cemetery may be expanded on the same parcel of record regardless of lot area.
- B. Individual plots shall be set back a minimum of fifty (50) feet from all tract boundaries and public rights-of-way, except that where an existing cemetery is expanded on the same parcel of record, the setback may be reduced to the average of the existing setbacks relative to each affected property line.
- C. The following standards shall apply to the placement of all burial vaults with burial ground areas:
 - 1. Multiple burial vaults may be placed in a single plot (i.e., one atop the other) subject to conformance with all design criteria herein.
 - 2. No vault shall be located less than three (3) feet beneath the ground surface after development, except where completely enclosed within a mausoleum.
 - 3. No vault shall be located where, at its greatest depth below the ground surface, it may intrude upon the seasonal high water table.
 - 4. In order to provide for adequate percolation of groundwater, all burial vaults shall be placed such that the minimum horizontal separation between vaults is no less than two (2) feet. The provision shall not apply to burial vaults completely enclosed within a mausoleum.
- D. Retention of natural buffer areas to the greatest degree feasible, along with introduction of landscape material, shall be used to mitigate impacts to scenic landscapes and water recharge capacity.
- E. The applicant shall demonstrate that recharge of the groundwater is not adversely impacted by the cemetery design. The layout of burial grounds, structures, and other impervious surfaces, and the design of stormwater management facilities shall optimize opportunities for natural recharge. To the greatest extent feasible, the existing soil profile and its natural groundwater recharge capacity shall remain undisturbed in buffer areas and retained natural areas.
- F. The applicant shall provide sufficient hydrologic and other information to satisfy the Township that the potential for groundwater contamination from the development of burial grounds shall not be hazardous to any neighboring water supply wells.

- G. An application for a cemetery use shall include the following:
1. A master plan identifying the overall layout of plots, internal road network, buildings, a landscape plan, and other improvements which demonstrate compliance with the above requirements.
 2. Sufficient information for the Township Engineer to determine compliance with the requirements of subsections E. and F., above.
 3. A valid permit issued from the Pennsylvania Department of Health, when applicable.
 4. A narrative of how the cemetery will be developed and maintained.
- H. Individual headstones shall not exceed five (5) feet in height.

1910 Church or Place of Worship.

A church or place of worship shall be in accordance with the following standards and all other applicable requirements of this Ordinance.

- A. A church or place of worship shall only be permitted where it has direct access to a principal or minor arterial or collector street as defined in the Hereford-Washington Townships Joint Municipal Comprehensive Plan.
- B. Accessory uses shall be limited to those directly associated with the principal use and may include cemetery. Additional proposed principal uses, such as a school or day care, shall only be allowed if permitted in the applicable zoning district and if such use can meet all applicable standards of this ordinance.

1911 Communications Antennas, Towers and Equipment Buildings.

- A. Omnidirectional or whip communications antennas shall not exceed twenty (20) feet in height and seven (7) inches in diameter.
- B. Directional or panel communications antennas shall not exceed five (5) feet in height and three (3) feet in width.
- C. The maximum height of any communications tower shall be one hundred and seventy-five (175) feet, including the height of any antenna(s) mounted thereon.
- D. The applicant shall demonstrate to the satisfaction of the Township that the proposed height of a communications tower is the minimum height necessary to properly perform the function intended.

- E. Any applicant proposing communications antennas to be mounted on an existing public utility transmission tower, shall submit evidence from a Pennsylvania registered professional engineer certifying that the proposed installation will not exceed the structural capacity of the public utility transmission tower, considering wind and other loads associated with antenna location.
- F. Any application proposing communications antennas to be mounted on an existing public utility transmission tower shall submit evidence of agreements and/or easements necessary to provide access to the transmission tower on which the antennas are to be mounted so installation and maintenance of the antennas and any associated communications equipment building can be assured.
- G. The owner or operator of communications antennas shall be licensed by the Federal Communications Commission to operate such antennas.
- H. Communications antennas shall comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- I. The applicant shall demonstrate that its proposed communications tower shall comply with all applicable Federation Aviation Administration, Commonwealth Bureau of Aviation and applicable Airport Zoning Regulations.
- J. Communications antennas shall not cause radio frequency interference with any other communications facility located in Hereford Township.
- K. A communications tower may be located on a lot occupied by other principal structures and may occupy a leased parcel within a lot, provided the lot meets the minimum net lot area requirements of the applicable zoning district.
- L. The foundation and base of any communications tower shall be set back from a property line (not a lease line) in any residential district at least a distance equal to the height of the tower unless the applicant can demonstrate to the satisfaction of the Township that such setback distance is not possible and that a lesser setback distance is adequate to protect the public health, safety and welfare, because of the method of construction of the tower.
- M. All guy wires associated with guyed communications towers shall be clearly marked so as to be visible at all times and the base of the guy wire shall be located within a fenced structure.
- N. The site of a communications tower shall be secured by a fence with a minimum height of eight (8) feet to limit unauthorized access by the general public.

- O. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration, or other governmental agency with appropriate jurisdiction.
- P. The communications equipment building shall comply with the required yards and height requirements of the applicable zoning district for an accessory structure.
- Q. If required by the Board of Supervisors as conditional of approval, the base of a communications tower shall be landscaped so as to screen the foundation and base and the communications equipment building from adjoining properties.
- R. The applicant shall demonstrate that access can be provided to the proposed communication antenna and communication equipment building by means of a public street or an easement to a public street
- S. If access is provided over an easement, the easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet and maintained in a permanent, passable, mud-free condition.
- T. No communications equipment building may be manned on a regular basis.
- U. The Boar of Supervisors may, as a condition of approval, require that a subdivision or land development plan be submitted, reviewed and approved for the construction of a communications tower.
- V. The applicant shall submit certification from a Pennsylvania registered professional engineer that the proposed communications tower will be designed and constructed in accordance with the current structural standards for steel antenna towers and antenna supporting structures published by the Electrical Industrial Association Telecommunications Industry Association and any applicable requirements of Hereford Township's building codes.
- W. The applicant shall submit a copy of its current Federal Communications Commission license; name, address and emergency telephone number for the operator of the communications tower; and a Certificate of Insurance evidencing general liability coverage and property damage coverage in the minimum amounts per occurrence set by resolution of the Board. Such coverage shall cover the communications tower, communications antenna, the communications equipment building and any accessory structures or facilities.
- X. If a communications antenna, communications tower or communications equipment building remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the unused structures.

1912 Conversion of Agricultural Structures.

The following standards shall be applicable to any conversion of agricultural structures to permitted non-agricultural use(s):

A. Intent.

1. The early stone and wood barns, bank barns, and associated agricultural structures found throughout the Township are an important element of the rural and historic identity of Hereford Township. In the interest of preserving such identity, these regulations have been developed.
2. The Township recognizes that, in spite of their aesthetic appeal, many of the older agricultural structures are no longer of a suitable size or configuration to accommodate modern agricultural operations. In light of this fact, these regulations have been developed to accommodate alternate, non-farm uses within such structures, thereby providing an economically feasible use for such structures, supporting their restoration, preservation, and continued presence in the community.

B. Eligibility.

1. Throughout this section, the term “agricultural structure” shall be interpreted to include, but not necessarily be limited to, barns and bank barns, silos, springhouses, summer kitchens, and carriage houses. This term is limited to structures which were customarily necessary for or accessory to agricultural operations not less than fifty (50) years prior to the effective date of this Ordinance.
2. Agricultural structures eligible for conversion in accordance with this section shall have been built prior to 1940 and shall be constructed primarily of stone, stucco-faced stone, or wood. At the discretion of the Township, structures built since 1940 may be considered eligible where materials of construction, form and style are consistent with those typical in Hereford Township prior to 1940.
3. Agricultural structures eligible for conversion shall be structurally sound, or, if not sound, one condition of approval for conversion shall be presentation of plans by the applicant showing how the said structure shall be restored to sound condition.

C. Permitted uses.

1. The following uses are permitted within a converted agricultural structure, regardless of other zoning district regulations in effect.

- a. Single family detached dwellings, single family semi-detached dwellings, two-family dwellings, and multi-family dwellings.
 - b. Professional or business office.
 - c. Retail establishment involving the sale of goods or services to the general public.
 - d. Artist's studio.
 - e. Any combination of the above uses.
 - f. Township use, or use by a Municipal Authority organized by the Township.
 - g. County, state, or federal facility.
2. The following uses are permitted within a converted agricultural structure only where such uses are permitted within the zoning district wherein the structure is located. These uses shall otherwise be permitted subject to conditional use approval.
 - a. Light manufacturing or assembly operations.
 - b. Woodworking and furniture-making.
 - c. Eating and drinking establishment.
 - d. Bed & Breakfast or Country Inn.
 - e. Day care center.
- D. Regulatory compliance required.
1. Conversions shall comply with all applicable Township ordinances and all applicable requirements and design standards set forth in Article XVII of this Ordinance.
 2. Conversions to any use except single family detached residence are a type of land development and shall conform to the applicable regulations of the Hereford Township Subdivision and Land Development Ordinance. Conversions, including conversions to a single family detached residence, which involve the creation of a new lot or a subdivision and shall conform to the applicable regulations of the Hereford Township Subdivision and Land Development Ordinance.

3. Provisions for water supply and sewage disposal shall satisfy the requirements of the Pennsylvania Department of Environmental Protection and the Township Sewage Enforcement Officer.
4. The structural integrity of the final conversion, including all additions and restoration activities carried out during the conversion process, shall satisfy the requirements of the Township Building Code as interpreted by the Building Inspector.

E. Limitations.

1. Exterior alterations to the barn structure shall preserve the general appearance of the barn, enhancing the aesthetic qualities of the structure and the property in the rural idiom. This requirement shall be reflected in structural additions to the barn, alterations to the original barn, and cladding materials (including color) of the finished conversion.
2. It is recognized that old barn structures may be non-conforming structures, especially in regard to required yard areas and height limitations. Conversions shall not be required to correct such pre-existing non-conformities, but shall neither worsen the non-conforming aspect nor create a new area of non-conformity.
3. If agricultural activity is to continue in proximity to the converted barn, the conversion shall be designed to minimize conflicts between the new use and the existing farm use.

1913 Day Care Center, Commercial.

A. A commercial child day care center shall be in accordance with the following standards:

1. Indoor play areas shall provide a minimum of fifty (50) square feet per child. Outdoor play areas shall be designed to provide a minimum outdoor play area of two thousand (2,000) square feet, or one hundred (100) square feet per child, whichever is greater.
2. Outdoor play areas shall be entirely enclosed by a fence a minimum of five (5) feet in height, and shall not include driveways, parking areas or land unsuited for active recreation due to slope or wet soil conditions.
3. Outdoor play areas adjacent to a residential use or district shall be set back a minimum of seventy-five (75) feet from side and rear property lines and shall be sufficiently screened to minimize disturbance of residential areas.

Outdoor play areas adjacent to non-residential uses or districts shall be set back a minimum of fifty (50) feet from side and rear property lines.

4. Off-street parking and passenger loading and unloading spaces shall be provided in accordance with the provisions of Article XVII, and shall be so designed to prevent interference with traffic flow on any adjacent street or road.
 5. Prior to issuing of a permit by the Zoning Officer, the applicant shall have received and hold all pertinent approvals and licenses from appropriate state or county agencies as a condition of permit approval and continuation.
- B. A commercial adult day care center shall be in accordance with the following standards:
1. A minimum indoor recreation area of five hundred (500) total square feet or seventy-five (75) square feet per adult, whichever is greater, shall be provided.
 2. Off-street parking and passenger loading and unloading spaces in accordance with the provisions of Article XVII, and shall be so designed to prevent interference with traffic flow on any adjacent street or road.
 4. Prior to issuing of a permit by the Zoning Officer, the applicant shall have received and hold all pertinent approvals and licenses from appropriate state and county agencies as a condition of permit approval and continuation. Where applicable, prior to the issuance of the permit, the applicant shall also provide evidence that all conditions set by the Zoning Hearing Board during the special exception approval process or the Board of Supervisors during the conditional use approval process have been met.

1914 Educational Use (Public, Non-Profit Private, And Commercial).

Any permitted educational uses shall be in accordance with the following standards:

- A. Access shall be taken from a principal or minor arterial or collector street as defined in the Hereford-Washington Townships Joint Municipal Comprehensive Plan.
- B. Outdoor play or recreation areas adjacent to a residential use or district shall be a minimum of seventy-five (75) feet from side and rear property lines and shall be sufficiently screened to minimize disturbance of residential areas. Outdoor play or recreation areas adjacent to a non-residential use or district shall be a minimum of fifty (50) feet from side and rear property lines. Outdoor recreational lighting designed to allow for after-dark use of recreational areas or facilities shall not be permitted.

1915 Gas Station/ Automobile Service Station/ Car Wash.

Such uses shall be in accordance with the following standards:

- A. A minimum lot width of not less than two-hundred (200) feet shall be provided along each street on which access is proposed. This requirement shall not apply to facilities solely providing repair services, in which case the required lot width of the underlying district shall apply.
- B. Access shall be set back at least forty (40) feet from the intersection of any street, measured from the right-of-way.
- C. Fuel pumps shall be at least twenty-five (25) feet from any street right-of-way. Where fuel pumps are situated under a canopy structure, applicable yard area setbacks shall apply.
- D. All automotive parts, refuse, and similar articles shall be stored within a building or enclosed area.
- E. All automotive repair or service activities, except those performed at fuel pumps, shall take place within a completely enclosed building.
- F. Vehicles waiting for repairs shall not be stored outdoors for more than ten (10) days. Junk vehicles may not be stored in the open at any time except where permitted as a junkyard, which shall be considered a separate principal use regulated under the provisions of Section 1918.
- G. Parking and stacking spaces shall be provided in accordance with the requirements of Section 1711.

1916 Group Homes and Transitional Housing.**A. Group Homes**

As a voluntary association of individuals living as a single housekeeping and social unit, persons living in group homes for the mentally retarded and/or physically handicapped fall within the definition of “family” as stated in Article II of this Ordinance. Therefore, group home facilities are classified as a type of residence and not as an institutional use. In the interest of protecting the residents of such facilities and to prevent other types of facilities (specifically non-voluntary, penal, and quasi-penal living arrangements) from attempting to classify themselves as “group homes,” the following regulations shall apply.

- 1. All group homes shall hold a valid license, specifically as a group home, from the Pennsylvania Department of Public Welfare and shall meet all

- current Department regulations, including those standards governing indoor space and applicable state and local building and fire safety codes.
2. The individual or organization owning and/or operating the group home shall provide to the Township evidence of its financial stability.
 3. The residential exterior appearance of the structure and premises shall be maintained. No external alterations, additions, or changes to the exterior of the structure are permitted, except as may be required by the Pennsylvania Department of Welfare or other governmental agency, or as may be needed for safety reasons or to accommodate the physically handicapped.
 4. There shall be no more than one (1) kitchen or cooking facility. Meals shall be served to occupants and visitors only. No separate cooking facilities are permitted for any occupant.
 5. Facilities which are institutional or penal in character are excluded from the definition of “group home,” as is any other type of living arrangement which represents an involuntary association of persons. Group homes shall specifically not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.
 6. Facilities which house persons who are likely to pose a physical threat to the community may not be deemed “group homes” under the provisions of this Ordinance. Such persons include, but are not necessarily limited to, individuals who have potentially violent behavioral disorders or who have been convicted of violent crimes.
- B. Transitional housing, as defined by this Ordinance, shall be in accordance with the following standards:
1. Transitional housing shall not be permitted within a one thousand (1,000) foot radius of another transitional housing facility in order to avoid concentration of such facilities and to prevent negative impacts on residential areas.
 2. Transitional housing shall not exceed a maximum of five (5) individuals. Support staff not residing at the facility shall be excluded from this maximum number.
 3. Transitional housing shall only be permitted in single-family detached dwellings and shall comply with the applicable provisions of the Township Building Code.

4. The dwelling used for a transitional housing facility shall have no external alterations except as may be necessary for reasons of safety, including fire escapes. Such access shall be located to the rear of the building where practical. The applicant shall submit plans indicating exterior changes. All changes shall be easily converted to a typical residential use if the transitional housing ceases operation.
5. Transitional housing shall be provided with around-the-clock live-in supervision to ensure clients receive proper, professional care.
6. Transitional housing must be sponsored and operated by a group, organization, or corporation licensed by either the county or state. Proof of licensing shall be submitted with applications for a transitional housing facility. Proof of compliance with all applicable county or state regulations shall be furnished to the Zoning Officer prior to the granting of a zoning permit.
7. Upon the closing of a transitional housing facility, the dwelling shall be brought back to its original status as a single-family dwelling.

1917 Home Occupations.

- A. A dwelling unit or accessory structure may be used for the practice of a home occupation not otherwise permitted as a “no-impact home-based business” where approved by the Zoning Hearing Board as a special exception, and where clearly incidental to a principal residential use and in conformance with the provisions herein.
- B. Standards for home occupations.
 1. Home occupations shall be limited to the employment on the premises of not more than two (2) persons not resident therein, in addition to the resident(s), [at any one time]. Use of non-resident employees shall require approval from the Zoning Hearing Board as a special exception.
 2. Where employees or customer visits are anticipated, off-street parking shall be provided in sufficient capacity to prevent interference with normal residential parking in the neighborhood. Off-street parking, inclusive of required residential parking, shall not exceed five (5) spaces.
 3. The area utilized for the conduct of a home occupation shall not exceed twenty-five (25) percent of the total floor area of the principal dwelling unit, regardless of whether the home occupation is carried out within that dwelling or in an accessory building, except where greater area is approved by the Zoning Hearing Board as a condition of special exception approval.

4. The appearance of the residential structure or accessory structure shall not be altered or the occupation be conducted in such a manner which would cause the premises to differ from its residential character by the use of materials, construction, lighting, show windows, signs, or advertising visible outside the premises to attract customers or clients, other than those signs permitted by this Ordinance. No interior display of goods shall be visible from the outside.
5. The storage of commercial vehicles shall comply with Section 1902.B.10 of this Ordinance.
6. Home occupations shall be subject to the following limitations:
 - a. No emission of unpleasant gases or other odorous matter shall be permitted.
 - b. No emission of noxious, toxic, or corrosive gases or fumes injurious to persons, property, or vegetation shall be permitted.
 - c. No glare and heat from any home occupation shall be permitted.
 - d. No discharge is permitted into a reservoir, sewage or storm disposal system, stream, open body of water, or into the ground, of any materials in such a way or of such a nature or temperature as could contaminate any water supply or damage any sewage treatment plant, or otherwise could cause the emission of dangerous objectionable elements.
 - e. No vibration or noise detectable to normal sense in excess of levels customarily generated by a residential use shall be noticeable or audible beyond the property lines of the property on which the home occupation is conducted, including where caused by vehicles. Objectionable noises due to intermittence, beat, frequency, or shrillness shall be muffled.
 - f. No emission of any smoke shall be permitted.
 - g. Electric or electronic devices shall be shielded in such a manner as not to interfere with radio or television reception or transmission of any kind.
 - h. There shall be no exterior storage of materials or refuse resulting from the operation of the home occupation.
 - i. There shall be no storage or use upon the premises of toxic, explosive, polluting, dangerous, or other substances defined as

hazardous by the Pennsylvania Department of Environmental Protection.

C. Permitted home occupations.

1. The commercial boarding of grazing animals over 150 pounds average adult weight, consistent with the provisions set forth in Section 1902, as applicable.
2. The storage of automobiles, boats, travel trailers, motor homes, and non-hazardous materials within fully enclosed structure(s).
3. Retail sales and services.
4. Beauty parlors and barber shops may be permitted as a home occupation where approved by the Zoning Hearing Board as a special exception and provided that no more than two (2) stylist or barber chairs are provided and all other provisions of this Ordinance are met.
5. Instructional services may be permitted as a home occupation where approved by the Zoning Hearing Board as a special exception and provided that a maximum of two (2) musical students may be instructed at any one time. Non-music instruction shall be limited to no more four (4) students at any one time and no more than two (2) trips per hour.
6. Home Day Care

Home day care for the care and supervision of no more than five (5) children under the age of six (6), including those related to the caregiver, shall be permitted as a home occupation where approved by the Zoning Hearing Board as a special exception and when in compliance with the provisions outlined below and all other applicable requirements:

- a. The minimum net lot area for this use shall be one (1) acre.
- b. Home day care uses shall only be permitted in a single family detached dwelling and in conformance with the Township Building Code.
- c. There shall be no alterations to exterior facades of residential structures to accommodate home day care facilities in a residential district, except for safety purposes which shall be confined to rear or side walls not visible from any public right-of-way.
- d. For home day care intended for children, a minimum outdoor play area of one hundred (100) square feet of contiguous play area shall

be provided for each child. The outdoor play area shall be located to the side or rear of the property. Setbacks for this play area shall meet the side and rear setback requirements for the applicable district. The outdoor play area shall be enclosed by a suitable fence with a minimum height of five (5) feet or other barrier suitable to prevent children from crossing.

- e. There shall be sufficient area on the lot to accommodate the pick-up and drop-off of children or adults without interference with local traffic.
 - f. Prior to approval of the use and issuing of a zoning permit by the Zoning Officer, the applicant shall secure all pertinent approvals and registration certificates from appropriate state or county agencies as a condition of permit approval and continuation. Prior to the issuance of the permit, the applicant shall also provide evidence that all conditions set by the Zoning Hearing Board during the special exception approval process have been met.
- D. Home occupations are not permitted within mobile homes located in a mobile home park or in any dwelling other than a single family detached dwelling or permitted accessory building thereto.

1918 Junk Yard or Salvage Yard.

A junk yard or salvage yard operation shall comply with the following standards:

- A. The tract serving as a junk yard shall contain a minimum of twenty (20) contiguous acres undivided by streets, streams, or rights-of-way. No part of the operation shall be located within the Floodplain Conservation Overlay District or located such that contaminants from the operation can seep or flow into a stream or other body of water.
- B. Where a junk yard is located on a property which is adjacent to a residential use, there shall be a setback from the property line abutting such residential use of at least one hundred (100) feet.
- C. The tract serving as a junk yard shall be located on lands with less than fifteen (15) percent slope.
- D. The maximum lot coverage including parking, storage, buildings, other structures, and any other impervious surface shall not exceed fifty (50) percent.
- E. Any junk yard or salvage yard shall be licensed annually and constantly maintained in accordance with the Hereford Township Junkyard Ordinance.

1919 Mini-Warehouse or Self-Storage.

Mini-warehouses and self-storage facilities shall be in accordance with the following standards:

- A. The minimum required tract area for a mini-warehouse use shall be four (4) acres.
- B. Access shall be from a principal or minor arterial or collector street as defined in Section 202.
- C. The minimum aisle width between storage units and other buildings shall be twenty (20) feet.
- D. The use shall be subject to review by Township police and fire officials regarding security and fire protection. All outdoor lighting shall conform with the provisions of Section 1717.
- E. Storage of explosive, radioactive, toxic, highly flammable, or otherwise hazardous materials shall be prohibited.
- F. Outdoor storage shall comply with the requirements of Section 1707.
- G. The storage facilities complex shall be surrounded by a security fence at least eight (8) feet in height. An effective visual screen shall be provided outside the security fencing and along the street line and where the use is adjacent to any residential use or residentially zoned district. Said visual screen shall be consistent with the standards set forth in Section 1708 and shall be designed and, constructed so as to be at least ninety (90) percent solid or opaque.
- H. Mini-warehouses and outdoor storage areas shall not be located within the Floodplain Conservation Overlay District.

1920 Nursing or Convalescent Home.

- A. Where permitted as an individual principal use and not part of a CCRC, a nursing or convalescent home or assisted-living residence shall be in accordance with the following standards:
 - 1. The minimum tract size shall be four (4) acres.
 - 2. In addition to the minimum tract area required above, an additional one-thousand (1,000) square feet of tract area shall be required for each bed above a total of forty (40).

- B. All nursing or convalescent homes or assisted-living residences shall be in accordance with the following standards, including those otherwise regulated as part of a CCRC:
1. Each nursing home facility shall provide an outdoor sitting facility. The sitting area shall be landscaped and shall not be located adjacent to parking lots, detention basins, or collector or arterial streets unless adequate screening is provided. Sitting areas shall not be located on slopes of over five (5) percent grade.
 2. The tract of land on which the use is conducted shall, in its entirety, be owned and operated as a single or common management and maintenance unit.
 3. The proposed use shall obtain all applicable state and federal permits, licenses, and certificate of need, as applicable to the proposed use, as well as conditional use approval, prior to the issuance of a Zoning Permit.

1921 Recreation Facilities (Commercial Indoor/Outdoor).

Except for recreational facilities accessory to permitted residential uses, all recreational facilities shall be in accordance with the following standards:

A. **General Development Standards**

1. Impervious coverage for the proposed use shall not exceed the maximum lot coverage standard of the applicable zoning district.
2. Buildings or structures shall be located no closer than one hundred fifty (150) feet to any lot boundary.

B. **Commercial Recreational Uses**

The standards under this subsection shall apply to such privately established recreational uses as golf, swim, and tennis clubs, ice skating rinks, campgrounds, or commercial riding stables:

1. The following aggregate minimum net lot areas shall be required based on each proposed use:

Use	Minimum Site Area
Golf Course (per nine holes)	50 acres
Commercial Riding Stable	20 acres
Campground	20 acres
Outdoor Swim or Tennis Clubs	15 acres
Indoor Tennis, Racquetball, Ice Rink, Gym	5 acres

2. Any structure, building, parking, storage, loading or paved areas, excluding foot and bicycle paths, and necessary access ways to a public street, shall be located no closer than one hundred fifty (150) feet from any lot line, and shall be screened from dwellings in accordance with Section 1708 when located within or abutting a residential use or district.
3. Any permanent outdoor facility including tennis courts and swimming pools which concentrates activities shall be set back a minimum of one hundred fifty (150) feet from any property line and shall be screened from any residential district or use in accordance with Section 1708.
4. Where access can be provided from two (2) or more streets, vehicular access for the use shall not be provided from a local street in a residential district or residential development if possible.
5. Auxiliary uses, such as a restaurant, banquet facilities, or snack bar shall be permitted where approved as a conditional use and shall be restricted in their use to employees, patrons, members and guests of the principal use. Such establishments shall present no visible evidence from any public street of their commercial character which would attract persons other than employees, patrons, members and guests.
6. Outdoor recreational lighting designed to allow for after-dark use of recreational areas or facilities shall not be permitted.
7. In approving any recreational use, the Township may stipulate restrictions on the hours of operation.
8. Dormitories or other residential facilities, other than those typically associated with a campground, shall not be permitted in conjunction with a recreational facility except for the campground use.

9. A Master Plan for the entire tract of land shall be prepared as part of the application for a use under this Section. The Master Plan shall provide sufficient data to ascertain the impact the facility will pose on the Township when it is complete.

1922 Restaurant, Fast Food.

A fast food restaurant or a restaurant with drive-through service shall be in accordance with the following standards:

- A. Provisions Applicable to all Fast Food Restaurants, with or without Drive-through service.
 1. The use shall have access to an arterial street as defined by the Hereford-Washington Townships Joint Municipal Comprehensive Plan and shall be designed in accordance with the parking, access and traffic control provisions of Article XVII.
 2. Trash receptacles shall be provided outside of the restaurant for patron use, but shall not be located near any adjacent residential properties.
 3. A trash storage area shall be provided which is designed to be screened from the street and adjacent properties to prevent trash from blowing from the area and to permit safe and easy trash removal.
 4. When the use is adjacent to or on the same lot with other commercial facilities, it shall use the common access with the other establishments and not have a separate access to the street.
 5. Access shall be a minimum of forty (40) feet from street intersections. The distance shall be measured from the street right-of-way to the edge of the access driveway.
 6. Lighting, screening, and landscaping shall be provided in accordance with applicable provisions of Article XVII.
- B. Any restaurant (fast food or otherwise) with drive-through service shall comply with the provisions set forth in Section 1907.