

ARTICLE 4
ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

401. APPLICABILITY.

401.A. This Article establishes additional specific requirements for certain specific uses, in addition to the sign, parking, environmental and other general requirements of this Ordinance, and the requirements of each District. Wherever two requirements conflict, the stricter requirement shall apply.

1. For uses allowed within a specific Zoning District as "Special Exception" Uses, see also the procedures and standards in Section 116.

402. ADDITIONAL REQUIREMENTS FOR SPECIFIC PRINCIPAL USES. Each of the following uses shall meet all of the following requirements for that use:

1. Adult Use. (This is limited to the following: Adult Bookstore, Adult Movie Theater, Massage Parlor or Adult Live Entertainment Use)

- a. No such use shall be located within: 1) 500 lineal feet of the lot line of any library, public park, existing dwelling, nor b) 1,000 lineal feet of the lot line of any primary or secondary school, place of worship, day care center or child nursery.
- b. No such use shall be located within 1,000 lineal feet of any existing "adult use."
- c. A 30 feet buffer yard shall be provided, regardless of zoning district, along the side and rear lot lines in accordance with Section 803, but with plantings of an initial minimum height of 5 feet.
- d. No pornographic material, displays or words shall be placed in view of persons who are not inside of the establishment. Definite precautions shall be made to prohibit minors from entering the premises.
- e. No such use shall be used for any purpose that violates any Federal, State or municipal law.
- f. See Section 709, Prohibited Signs.
- g. No such use shall be allowed in combination with the sale of alcoholic beverages.
- h. The use shall not include the sale or display of "obscene" materials, as defined by State law, as may be amended by applicable Court decisions.
- i. These uses are specifically prohibited in all Districts except where specifically permitted by Article 3.
- j. A minimum lot area of 2 acres is required.
- k. For public health reasons, private or semi-private viewing booths of any kind are prohibited. This specifically includes, but is not limited to, booths for viewing adult movies or nude dancers. No room of any kind accessible to customers shall include less than 150 square feet.
- l. No use may include live actual or simulated sex acts or any sexual contact between entertainers or between entertainers and customers.
- m. Only "lawful" massages as defined by State court decisions shall be performed in a massage parlor.
- n. All persons within any adult use shall wear non-transparent garments that cover their genitals and the female areola, except within a permitted lawful "adult live entertainment use."
- o. Any application for such use shall state the names and home addresses of: a) all individuals intended to have more than a 5 percent ownership in such use or in a corporation owning such use and b) an on-site manager responsible to ensure compliance with this Ordinance on a daily basis. Such information shall be updated at the beginning of each year in writing to the Zoning Officer.

2. Adult Day Care Center. See Day Care Center See subsection 12.

After Hours Club - See State Act 219 of 1990, which generally prohibits this use.

3. Auto, Boat or Mobile/ Manufactured Home Sales.

- a. No vehicle, boat or home on display shall occupy any part of the existing or future street right-of-way or required customer parking area or any paved area setback required by Section 603. See buffer yard provisions in Section 803.
- b. See light and glare standards in Section 507.
- c. See parking requirements in Article 6.
- d. Any mobile/manufactured homes on a sales site shall meet the required principal building setbacks from the perimeter lot lines.

4. Auto Repair Garage.

- a. All paint work shall be performed within a building, with a fume collection and ventilation system that directs fumes away from any adjacent dwellings. Outdoor major repairs (such as body work and grinding) and outdoor welding shall not occur within 250 feet of a "residential lot line."
- b. All reasonable efforts shall be made to prevent or minimize noise, odor, vibration, light or electrical interference to adjacent lots. See standards in Article 5. See buffer yard requirements in Section 803.
- c. Outdoor storage of motor vehicles shall not be within any required buffer yard or street right-of-way.
- d. Overnight outdoor storage of "junk" other than permitted junk vehicles shall be prohibited within view of a public street or a dwelling.
- e. Any "junk vehicle" (as defined by Article 2) shall not be stored for more than 20 days within view of a public street or a dwelling. A maximum of 6 junk vehicles may be parked on a lot outside of an enclosed building at any one time. Any junk vehicle stored outside overnight shall be screened from view of adjacent dwellings.
- f. Service bay doors shall not face directly towards an abutting dwelling (not including a dwelling separated from the garage by a street) if another reasonable alternative exists.

5: Auto Service Station.

- a. See definition of this term and "Auto Repair Garage" in Article 2. The uses may be combined, if the requirements for each are met.
- b. All activities except those to be performed at the fuel or air pumps shall be performed within a building. The use shall not include spray painting.
- c. Fuel pumps shall be at least 25 feet from the existing street right-of-way and shall meet side yard principal building setback requirements.
- d. Overnight outdoor storage of "junk" shall be prohibited within view of a public street or dwelling. Any junk vehicle stored outside overnight shall be screened from view of adjacent dwellings.
- e. Any "junk vehicle" (as defined by Article 2) shall not be stored more than 20 days within view of a public street or a dwelling. No junk vehicles shall be stored within 20 feet of an existing street right-of-way. No more than 6 junk vehicles shall be stored on the lot outside of an enclosed building at any point in time.
- f. The use may include a "convenience store" if the requirements for such use are also met.

6. Bed and Breakfast Inn.

- a. Within a residential district, a maximum of 5 rental units shall be provided, no more than 3 adults may occupy one rental unit and no more than 12 total guests may occupy the facility at one point in time.
- b. One off-street parking space shall be provided for each rental unit. The off-street parking spaces for the bed and breakfast shall be located either to the rear of the principal building or screened from the street and abutting dwellings by landscaping.

- c. There shall not be any signs, show windows or any type of display or advertising visible from outside the premises, except for a single non-illuminated sign with a maximum sign area of 4 square feet on each of 2 sides and with a maximum height of 8 feet.
- d. The use shall have a residential appearance and character.
- e. The use shall be operated by permanent residents of the lot.
- f. There shall not be separate cooking facilities in any guest room. Food shall only be served to guests who are staying overnight, unless a restaurant is also permitted.
- g. No guest shall stay for more than 14 days in any month.
- h. The use shall be restricted to buildings that existed prior to January 1, 1940.

7. Boarding House (or Rooming House).

- a. Minimum lot area- 20,000 square feet
- b. Minimum side yard building setback - 20 feet side
- c. Minimum lot width- 100 feet
- d. Maximum density- 6 bedrooms per acre; shall serve a maximum total of 20 persons.
- e. Each bedroom shall be limited to 2 adults each.
- f. A buffer yard with screening meeting Section 803 shall be provided between any boarding house building and any abutting dwelling.
- g. See the Borough Housing Ordinance.
- h. See also standards for "personal care home" which is a separate use.
- i. Signs- shall be limited to 2 wall signs with a maximum of 2 square feet each.
- j. Rooms shall be rented for a minimum period of 5 consecutive days.

8. Campground.

- a. For each acre of total lot area, there shall be a maximum average of: a) 3 recreational vehicle sites, b) 4 tent sites or c) cabin sleeping capacity for S persons. Such sites may be clustered in portions of the tract.
- b. Any store shall be limited to sales of common household and camping items to persons camping on the site.
- c. A commercial campground shall include at least one gravel or paved entrance road from a public street, with a minimum width of 20 feet.
- d. Minimum lot area - 2 acres.
- e. All campsites, recreational vehicle sites, buildings and vehicle parking shall be setback a minimum of 150 feet from all residential lot lines. Any existing healthy trees within such setback shall be preserved, except at needed perpendicular crossings.

9. Car Wash.

- a. Traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets. On-lot traffic circulation channels and parking areas shall be clearly marked.
- b. Adequate provisions shall be made for the proper and convenient disposal of refuse. The applicant shall provide evidence that adequate measures will be in place to prevent pollutants from being washed into the groundwater or waterways. Any chemicals that may be hazardous to aquatic life shall be stored within an area that will completely contain any leaks or spills.
- c. Water from the car wash operation shall not flow onto sidewalks or streets in such a manner as could cause ice hazards.
- d. Any car wash that is located within 250 feet of an existing dwelling shall not operate between the hours of 10:00 p.m. and 7:00 a.m.

10. Communications Tower or Antenna, Commercial- as an accessory or principal use. (See also definition of "Antenna, Standard")

- a. The additional regulations in this Section 403 shall not apply to a Commercial Communications Antennae that extends less than 20 feet above a permitted principal non-residential building, a water tower, a commercial light standard or a similar structure.
- b. A commercial communications tower/antenna that is attached to the ground shall be setback a minimum distance equal to its height from all lot lines and existing street right-of-way lines, unless the applicant provides a written certification from a professional engineer that because of the design, such setback is not necessary to avoid injury to persons or damage to property.
- c. The base of a freestanding antenna/tower shall be surrounded by a secure fence with a minimum height of 8 feet.
- d. Any freestanding tower/antenna that is higher than 50 feet and is within 100 feet of a public street or dwelling shall be surrounded (except at the driveway crossing) by evergreen screening or preserved existing trees meeting the requirements of Section 803.D.
- e. An antenna/tower clearly primarily used for emergency communications by a police department, fire company or emergency medical organization is not regulated by this Ordinance.

11. Conversion of an Existing Building (including an Existing Dwelling) into Dwelling Units.

- a. Applicable State fire safety requirements shall be met.
- b. The following regulations shall apply to the conversion of an existing single-family detached dwelling into a greater number of dwelling units:
 - 1) The building shall maintain the appearance of a single-family detached dwelling with a single front entrance. Additional entrances may be placed on the side or rear of the structure. The dwelling units may internally share the single front entrance.
 - 2) The conversion shall not be permitted if it would require the placement of an exterior stairway on the front of the building, or would require the placement of more than 3 off-street parking spaces in the required front yard.
- c. A previously residential building shall maintain a clearly residential appearance, except as may be necessary for restoration of a historic building.
- d. Dumpster Screening - See Section 508.
- e. This use shall be limited to within a principal building in existence prior to 1950.
- f. A maximum total of 4 dwelling units may be developed per lot unless a more restrictive provision is established by another section of this Ordinance.
- g. Each unit shall meet the definition of a dwelling unit.

12. Day Care Center, Child/ Adult

- a. See also "Day care: Family Day Care Home or Group Day Care" as an accessory use in Section 403.
- b. The use shall comply with any applicable state and federal regulations, including having an appropriate PA. Department of Public Welfare (or its successor agency) registration certificate or license.
- c. Convenient parking spaces within the requirements of Article 6 shall be provided for persons delivering and waiting for children.
- d. In residential districts, where permitted as a principal use, shall have a minimum lot area of 10,000 square feet and a minimum setback of 10 feet from an abutting "residential lot line."
- e. Shall include secure fencing around outdoor play areas.
- f. Outdoor play areas of a day care center involving the care of 25 or more children at any one time shall be setback a minimum of 25 feet from the exterior walls of an abutting existing occupied dwelling.
- g. This use shall not be conducted in a dwelling that is physically attached to another dwelling that does not have a common owner.

- h. In residential districts, any permitted day care use shall maintain an exterior appearance that resembles and is compatible with any existing dwellings in the neighborhood.
- i. A day care use may occur in a building that also includes permitted or non-conforming dwelling units.
- j. See also the standards for a "Place of Worship" in this Section, which allows a day care center as an adjunct use.
- k. Hours of operation 6:00 AM - 6:00 PM

13. Forestry, Commercial.

- a. A Forestry Management Plan shall be prepared and followed for any commercial forestry involving more than 2 acres, other than routine thinning of woods. This Plan shall be prepared by a professional forester.
- b. The Forestry Management Plan shall be consistent with the Timber Harvesting Guidelines of the PA. Forestry Association.
- c. Clearcutting shall be prohibited. A minimum of 25 percent of the forest cover (canopy) shall be kept and the residual trees shall be well distributed.
- d. An Erosion and Sedimentation Control Plan shall be submitted to the County Conservation District for any review and recommendation.
- e. The Forestry Management Plan shall include an appropriate method to ensure re-forestation, except for areas approved for a permitted use.

14. Group Home.

- a. See definition in Article 2.
- b. Supervision. There shall be adequate supervision as needed by an adequate number of person(s) trained in the field for which the group home is intended.
- c. Certification. Any group home involving 5 or more unrelated persons living in a dwelling unit or that is otherwise required to be licensed or certified under an applicable State, County or Federal program shall be certified or licensed, as applicable, as a condition of Borough approval. A copy of any such license or certification shall be filed with the Borough, and shall be required to be shown to the Zoning Officer in the future upon request. The group home shall notify the Borough in writing within 14 days if there is a change in the type of clients, the sponsoring agency, the maximum number of residents or if an applicable certification/ license expires, is suspended or is withdrawn.
- d. Registration. The group home shall register its location, general type of treatment/ care, maximum number of residents and sponsoring agency with the Borough. Such information shall be available for public review upon request.
- e. Counseling. Any medical or counselling services provided on the lot shall be limited to residents and a maximum of 3 nonresidents per day.
- f. Parking. One off-street parking space shall be provided for each employee on duty at any one time, and every 2 residents of a type reasonably expected to be capable of driving a vehicle. Off-street parking areas of more than 4 spaces shall be buffered from adjacent existing single family dwellings by a planting screen meeting the requirements of Section 803.
- g. The use shall not meet the definition in Article 2 of a "treatment center." A group home shall not house persons who can reasonably be considered to be a physical threat to others.
- h. Appearance. If the group home is within a residential district, the building shall be maintained and/or constructed to ensure that it is closely similar in appearance, condition and character to the other residential structures in the area. No exterior signs shall identify the type of use.
- i. The maximum number of persons who may reside in a group home shall not restrict or include bona fide employees who are needed in the group home to supervise and care for residents. A group home shall be regulated by the maximum number of unrelated persons permitted to live in a dwelling unit under the definition of "family." However, that number of unrelated persons may be increased to the following total number for a group home serving physically handicapped persons or developmentally disabled/retarded persons:

- 1) Single Family Detached Dwelling with minimum lot area of 10,000 square feet and minimum building setbacks from all lot lines of 10 feet, and provided that approved central sewage service is provided: 8 unrelated persons.
 - 2) Any other lawful dwelling unit: 5 unrelated persons.
- j. See Section 111.D., which provides the Zoning Hearing Board with authority to modify these provisions if necessary to comply with Federal and/or State law.

15. Hotel/Motel.

- a. See definitions in Article 2, which distinguish a hotel/motel from a boarding house.
- b. Buildings shall be a minimum of 50 feet from any "residential lot line."

16. Junk Yard. (includes automobile salvage yard)

- a. Storage of garbage or biodegradable material is prohibited, other than what is customarily generated on-site and routinely awaiting pick-up.
- b. Outdoor storage of junk shall be at least: a) 100 feet from any residential lot line and b) 50 feet from any other lot line and the existing right-of-way of any public street.
- c. The site shall contain a minimum of 2 exterior points of access, each of which is not less than 20 feet in width. One of these accesses may be limited to emergency vehicles. Cleared driveways shall be provided throughout the entire use to allow access by emergency vehicles. Adequate off-street parking areas shall be provided for customers.
- d. Outdoor storage shall be completely enclosed (except at approved driveway entrances) by a 40 foot wide buffer yard which complies with Section 803, unless such storage is not visible from an exterior lot line or street. The initial height of the evergreen planting shall be 6 feet. Secure fencing with a minimum height of 8 feet shall be provided and well-maintained around all outdoor storage areas. Such fencing shall be provided inside of the evergreen screening.
- e. Burning or incineration is prohibited.
- f. See the noise or dust regulations of Article 5.
- g. All gasoline, antifreeze and oil shall be drained from all vehicles and properly disposed of. All batteries shall be removed from vehicles and properly stored in a suitable area on an impervious and properly drained surface.
- h. Lot area - 3 acres minimum; 20 acres maximum.
- i. Tires - see the "Outdoor Storage and Display" standards in Section 403.

17. Kennel.

- a. All buildings in which animals are housed and all runs shall be located at least 200 feet from all "residential lot lines."
- b. Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot routinely be heard within any adjacent principal building.
- c. No animal shall be permitted to use outdoor runs from 8 p.m. to 8 a.m. that are within 250 feet of an existing dwelling. Runs for dogs shall be separated from each other by visual barriers a minimum of 4 feet in height, to minimize dog barking.

18. Livestock, Raising of.

- a. Any livestock shall be kept on property controlled by the operator of the livestock use, with proper confinement measures as necessary.
- b. Any structure, other than the inside of a dwelling, used for the keeping of 6 or more animals over the age of 4 months shall be setback a minimum of 100 feet from the lot line of any existing dwelling.
- c. The applicant shall submit a written plan for the sanitary management of animal wastes. Animal wastes shall be properly managed to prevent health hazards, pollution of waterways and odor, insect and rodent nuisances to other properties. Recommendations of the Pennsylvania State University Cooperative Extension Service and the County Conservation District should be followed.

19. Mineral Extraction.

- a. Application Requirements. A copy of all site plan information that will be required by the PA. DEP shall also be submitted to the Borough as part of the Zoning Application.
- b. A detailed and appropriate land reclamation and reuse plan of the area to be excavated shall be submitted.
- c. After areas are used for mineral extraction, those areas shall be reclaimed in phases to a non-hazardous and environmentally sound state permitting some productive or beneficial future use.
- d. A 75 feet wide yard covered by natural vegetative ground cover (except at approved driveway crossings) shall be required along all exterior lot lines that are within 250 feet of an area of excavation. This yard shall include an earth berm with a minimum average height of 6 feet and an average of 1 shade tree for each 50 feet of distance along the lot lines. Such shade trees shall be planted outside of any berm and any fence.
- e. The following minimum setbacks shall apply for the excavated area of a mineral extraction use from property that is not owned by the owner or operator of the mineral extraction use:
 - (1) 100 feet from the existing right-of-way of public streets and from all exterior lot lines of the property,
 - (2) 150 feet from a commercial or industrial building, unless released by the owner thereof,
 - (3) 250 feet from a "residential lot line", other than an abandoned dwelling,
 - (4) 150 feet from the lot line of a publicly-owned recreation area that existed at time of the application for the use or expansion.
- f. The excavated area of a mineral extraction use shall be setback 150 feet from the average waterline of a perennial stream or the edge of a natural wetland of more than 2 acres.
- g. Truck access to the use shall be located to reasonably minimize: hazards on public streets and dust and noise nuisances to residences.
- h. Fencing. The Zoning Hearing Board may require secure fencing in locations where needed to protect public safety. As an alternative, the Zoning Hearing Board may approve the use of thorny vegetation to discourage public access. Also, warning signs shall be placed at intervals of not less than 100 feet around the outer edge of the use.
- i. Noise and Performance Standards. See Article 5.
- j. County Conservation District. A soil erosion and sedimentation plan shall be prepared by the applicant and found to be acceptable to the County Conservation District.
- k. Hours of Operation. The Zoning Hearing Board, as a condition of conditional use approval, may reasonably limit the hours of operation of the use and of related trucking and blasting operations to protect the character of adjacent residential areas.

The activities and residual effects shall not create conditions that are significantly harmful to the health and safety of neighboring residents.

20. Membership Club.

- a. See definition in Article 2.
- b. Any active outdoor play areas shall be setback at least 30 feet from any abutting "residential lot line."

21. Mobile/Manufactured Home. Installation on an individual lot or within a mobile/ manufactured home park approved after the adoption of this ordinance.

- a. Construction. Any mobile/manufactured home placed on any lot after the adoption of this Ordinance shall be constructed in accordance with 1976 or later Safety and Construction Standards of the U.S. Department of Housing and Urban Development. (Note: These Federal standards supersede any BOCA Code for the actual construction of the home itself.)
- b. Each site shall be graded to provide a stable and well-drained area.
- c. Each home shall have hitch mechanism removed. The wheels and axles shall be removed or placed in a location under the home in a manner that is not visible.

- d. Anchoring. A mobile/manufactured home on an individual lot or mobile/manufactured home park shall include a system that secures the home to the ground to prevent shifting, overturning or uneven settling of the home, with a secure base for the tie-downs.
- e. Skirting. The space between the bottom of the home and the ground and/or ome pad shall be enclosed using either:
 - (1) industry-approved skirting material compatible with the home or,
 - (2) as an alternative, a concrete slab foundation may be used with non-supporting masonry walls between the home and slab with soil backfill to raise the surrounding ground level and lower the home elevation resulting in no more than 3 steps in height or less below the first floor elevation. If this alternative is used, a 24 inches high access area with lower grade through the masonry area shall be installed that allows convenient service access.
- f. Homes on individual lots, outside of a mobile/manufactured home park, should be (but is not required to be) located with the longest side facing any boundary public street.

22. Mobile/Manufactured Home Park.

- a. Plans and Permits. plans shall be submitted and reviewed by the Borough for all mobile/manufactured home parks in compliance with the mobile home park provisions of the Subdivision and Land Development Ordinance and all other provisions of such ordinance that apply to a land development, including the submission, approval and improvements provisions (other than specific provisions altered by this Section).
- b. The minimum tract area shall be 5 contiguous acres, which shall be under single ownership, but which may include land in an abutting existing mobile home park. The tract shall have a minimum width at the minimum building setback line of 200 feet. Two abutting lots may be merged together to form a single mobile/manufactured home park.
- c. Density - The maximum average overall density shall be 5 dwelling units per acre.
 - (1) To calculate this density: a) land in common open space or proposed streets within the park may be included, but b) land within the 100 year floodway or that has natural slopes of 15 percent or greater shall not be included.
 - (2) Phases. If an existing mobile home park is to be expanded into an area not previously part of that mobile home park, the maximum density and minimum common open space for the new area shall be considered separately from the previously approved areas of the mobile home park. All expansions to an existing park shall also meet all other provisions of this and other applicable ordinances.
- d. Landscaped Perimeter - Each mobile/manufactured home park shall include a 25 feet wide landscaped area including substantial attractive evergreen and deciduous trees around the perimeter of the site, except where such landscaping would obstruct safe sight distances for traffic. A planting plan for such area shall be approved by the Zoning Hearing Board as part of any required special exception approval. Such landscaped area shall not be required between adjacent mobile home park developments. This landscaped area shall be 35 feet wide abutting existing single family detached dwellings. The same area of land may count towards both the landscaped area and the building setback requirements.
- e. A dwelling, including any attached accessory building, shall be setback a minimum of 25 feet from another other dwelling within the mobile home park, except that unenclosed porches, awnings and decks may be 15 feet from the walls of another dwelling.
- f. The minimum separation between homes and edge of interior street cartway or parking court cartway shall be 25 feet.
- g. The minimum principal and accessory building setbacks from exterior/boundary lot lines shall be 40 feet.
- h. Each home shall comply with the above requirements for Mobile/Manufactured Homes in this Section 402.
- i. Accessory Structures. A detached accessory structure or garage shall be separated a minimum of 15 feet from any dwelling units which the accessory structure is not accessory to.

- j. Common Open Space for a Mobile Home Park. A minimum of 10 percent of the total lot area of the entire mobile home park shall be set aside as common open space for the residents.
- k. Streets.
 - (1) Access to individual mobile home spaces shall be from interior parking courts, access drives or private streets and shall not be from public streets exterior to the development.
 - (2) Streets within the mobile home park that provide access to reach 20 or more dwellings shall have a minimum paved cartway of 24 feet, and other local private streets or parking courts serving less than 20 homes shall have a minimum paved cartway of 20 feet.
 - (3) Curbs and sidewalks are not required on the private streets, but all private streets shall meet all other Borough cartway construction standards.

Utilities. All units within the mobile home park shall be connected to a public water and a public sewage system. The system shall meet appropriate minimum water pressure/fire flow and hydrant requirements.

23. Nursing Home.

- a. Licensing - See definition in Article 2.
- b. A minimum of 20 percent of the lot shall be suitable and developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks.

24. Outdoor Storage and Display. - See this use under Section 403.

25. Personal Care Home. - The standards for nursing homes in this section shall apply.

26. Picnic Grove, Private.

- a. All parking and activity areas shall be a minimum of 250 feet of an existing dwelling. The use shall not operate between the hours of 11 p.m. and 7 a.m.
- b. See noise and glare standards in Article 5.
- c. Minimum lot area - 3 acres.

27. Place of Worship.

- a. Minimum lot area- 20,000 square feet.
- b. Weekly religious education rooms and meeting rooms are permitted accessory uses provided that such uses are of such a character and intensity that they would be clearly customary and incidental to the place of worship. A primary or secondary school and/or a child or adult day care center are permitted on the same lot as a place of worship provided the requirements for such uses are also met. Noncommercial buses used primarily to transport persons to and from religious services or a permitted school on the lot may be parked on the lot.
- e. Two dwelling units may be accessory to a place of worship on the same lot provided that they are only used to house religious leaders and their families.

28. Recreation, Commercial Outdoor

- a. Any outdoor activity area shall be located no closer to any lot line than the required front yard depth and shall be screened and, if necessary, sound insulation shall be provided to protect the neighborhood from any possible noise.
- b. A 20 feet wide buffer yard in accordance with Section 803 shall be required.
- c. Any swimming pool shall meet the requirements for such use, as stated in this Article.
- d. Lighting, noise and glare control - See Article 5.

29. Recycling Collection Center.

- a. This use shall not be bound by the requirements of a Solid Waste Disposal Facility.
- b. All materials shall be kept in appropriate containers, with appropriate sanitary measures and frequent enough emptying to prevent the attraction of insects or rodents and to avoid fire hazards.

- c. Adequate provision shall be made for movement of trucks if needed and for off-street parking.
- d. A 20 feet wide buffer yard with screening as described in Section 803 shall be provided between this use and any abutting "residential lot line."
- e. This use may be a principal or accessory use , including being an accessory use to a commercial use, an industrial use, a public or private primary or secondary school, a place of worship or a Borough-owned use, subject to the limitations of this section.
- f. Materials to be collected shall be of the same character as the following materials: paper, fabric, cardboard, plastic, metal, aluminum, and glass. No garbage shall be stored as part of the use, except for that generated on-site and that accidentally collected with the recyclables. Only materials clearly being actively collected for recycling may be stored on site.
- g. The use shall only include the following operations: collection, sorting, baling, loading, weighing, routine cleaning and closely similar work. No burning or landfilling shall occur. No mechanical operations shall routinely occur at the site other than operations such as baling of cardboard.
- h. The use shall not include the collection or processing of pieces of metal that have a weight greater than 50 pounds, except within an industrial district.
- i. The use shall include the storage of a maximum of 50 tons of materials on the site if the use is within a residential district and within 500 feet of an existing dwelling.

30. Residential Conversions. See "Conversions of an Existing Building" within this Section.

31. Restaurant.

- a. Screening of Dumpster and Waste Containers - See Section 508.
- b. See "Drive-Thru" service in Section 403.
- c. Drive-thru service shall only be provided where specifically permitted in the applicable district regulations:

32. School, Public or Private, Primary or Secondary

- a. Minimum lot area - 20,000 square feet if less than 30 students, 2 acres if 100 students or over.
- b. No children's play equipment, basketball courts or illuminated recreation facilities shall be within 25 feet of a residential lot line.
- c. The use shall not include a dormitory unless specifically permitted in the District.

33: Self-Storage Development.

- a. All storage units shall be of fire-resistant construction.
- b. Outdoor storage shall be limited to recreational vehicles, boats and trailers. No "junk vehicles" shall be stored within view of a public street or a dwelling.
- c. Trash, radioactive or highly toxic substances, garbage, refuse, explosives or flammable materials, hazardous substances, animal carcasses or skins, or similar items shall not be stored.
- d. Nothing shall be stored in interior traffic aisles, required off-street parking areas, loading areas or accessways.
- e. The use shall not include a commercial auto repair garage unless that use is permitted in the district and the use meets those requirements.
- f. Adequate lighting shall be provided for security, but it shall be directed away or shielded from any adjacent residential uses.
- g. Any areas within 200 feet of a street right-of-way shall be screened from that street by a buffer yard meeting Section 803.
- h. Minimum separation between buildings- 20 feet.
- i. See buffer yard provisions in Section 803.

34. Solid Waste Transfer Facility.

- a. All solid waste processing and storage* shall be kept a minimum of 150 feet from all of the following features: public street right-of-ways, exterior lot lines, creeks, rivers, floodplains, wetlands, septic systems and water supply wells.
- b. All solid waste processing and storage* shall be kept a minimum of 1,000 feet from any dwelling that the operator of the Transfer Facility does not own. The setback can be decreased to 300 feet if a solid year round screen is provided. The screen shall be composed of solid fencing, berms and plants and a minimum height of 8 feet.
- c. The applicant shall prove to the Zoning Hearing Board that the use: 1) will have adequate access for firefighting purposes, and b) will not create noxious odors detectable off of the site.
- d. The use shall not include any incineration or burning.
- e. All solid waste processing and storage* shall occur within enclosed buildings or enclosed containers. All unloading and loading of solid waste shall occur within an enclosed building, and over an impervious surface that drains to a holding tank that is adequately treated.
- f. The use shall be surrounded by a secure fence and gates with a minimum height of 8 feet.
- g. The use shall have a minimum lot area of 5 acres, which may include land extending into another municipality.
- h. The use shall be operated in a manner that prevents the attraction, harborage or breeding of insects, rodents or other vectors.
- i. An attendant shall be on duty during all times of operation and unloading.
- j. Under the authority of Act 101 of 1988, the hours of operation shall be limited to between 7 a.m. and 9 p.m.
- k. Tires – See “Outdoor Storage” in Section 403.
- l. No radioactive, chemotherapeutic, infectious or toxic materials shall be permitted on-site.
- m. The use shall provide adequate on-site vehicle stacking for not less than 6 vehicles during off hours.
- n. The use shall provide acceleration and deceleration lanes at each access point.
- o. The use shall provide left hand turn lanes at each access point.
- p. The use shall meet the following lighting standards:
 - (1) The bulbs shall not be visible from off-site;
 - (2) The maximum spillover onto a residential property shall not exceed 0.1 footcandles; and
 - (3) The maximum spillover onto a nonresidential property shall not exceed 1.0 footcandles.

*The “processing and storage” of solid waste includes (i) weighing and inspecting vehicles or containers containing solid waste; and (ii) sequestering or parking on-site any vehicles or containers containing solid waste.

35. Swimming Pool, Non-Household.

- a. The water surface shall be setback at least 50 feet from any existing dwelling.
- b. Minimum lot area- 1 acre.
- c. Any water surface within 100 feet of an existing dwelling shall be separated from the dwelling by a buffer yard meeting Section 803.
- d. The water surface shall be surrounded by a secure, well- maintained fence at least 6 feet in height.
- e. Drainage. A proper method shall be provided for drainage of the water from the pool that will not flood other property.

36. Target Range.

- a. All target ranges shall have a barrier behind the target area which is of sufficient height and thickness to adequately protect the public safety. This barrier shall be made of earth for an outdoor firearms range.
- b. An outdoor firearms target range shall comply with any applicable published standards of the National Rifle Association and other applicable Federal, State and local regulations.
- c. An outdoor firearms target range and any firing stations shall be located a minimum of 250 feet from any "residential lot line", unless all firing would occur within a completely enclosed sound-resistant building. Clay pigeon shooting shall be directed away from homes and streets.
- d. An outdoor firearms target range shall be properly posted.

- e. The applicant shall provide evidence that the noise limits of Article 5 will be met.
- f. An indoor firearms target range shall be adequately ventilated and/or air conditioned to allow the building to remain completely enclosed.

37. Townhouses/Rowhouses and Low-Rise Apartments.

- a. Maximum Number of Townhouses Attached in any manner - 8.
- b. Paved Area Setback - All off-street parking spaces, except spaces on driveways immediately in front of a carport or garage entrance, shall be set back a minimum of 10 feet from any dwelling.
- c. Garages. It is strongly recommended that all townhouses be designed so that garages and/or carports are not an overly prominent part of the view from public streets. For this reason, parking courts, common garage or carport structures or garages at the rear of dwellings are encouraged instead of individual garages opening onto the front of the building, especially for narrow townhouse units.
- d. Mailboxes. Any mailboxes provided within the street right-of-way should be clustered together in an orderly and attractive arrangement or structure. Individual freestanding mailboxes of non-coordinated types at the curbside are specifically discouraged.
- e. Access. Vehicular access points onto all arterial and collector streets shall be minimized to the lowest reasonable number. No townhouse dwelling within a tract of 5 or more dwelling units shall have its own driveway entering onto an arterial or collector street.

38. Treatment Center.

- a. The applicant shall provide a written description of all types of residents the use is intended to include over the life of the permit. Any future additions or modifications to this list shall require approval of the Zoning Hearing Board as a special exception.
- b. The applicant shall prove to the satisfaction of the Zoning Hearing Board that such use will involve adequate supervision and security measures to protect public safety.
- c. The Zoning Hearing Board may place conditions on the use as necessary to protect public safety, including conditions on the types of residents and security measures.

39. Veterinarian Office. (includes Animal Hospital)

- a. Minimum lot area - 15,000 square feet.
- b. Any structure in which animals are treated or housed shall be a minimum of 50 feet from any "residential lot line." Buildings shall be adequately soundproofed so that sounds generated within the buildings cannot routinely be perceived within any adjacent dwellings.
- c. Outdoor animal runs may be provided for small animals for use between 8 a.m. and 8 p.m., provided the runs are at least 150 feet from any existing dwelling and provided that the runs for dogs are separated from each other by visual barriers a minimum of 4 feet in height, to minimize dog barking.
- d. Although animals may be kept as an accessory use, a commercial kennel shall only be allowed if a kennel is permitted in that district and if the applicable requirements are met.

403. ADDITIONAL REQUIREMENTS FOR ACCESSORY USES.

403.A. General. Accessory buildings, structures or uses that are clearly customary and incidental to a permitted by right, special exception or conditional use are permitted by right, except as is provided for in this Ordinance. A business shall only be conducted as an accessory to a dwelling if specifically permitted by this Ordinance.

403.B. Accessory Setbacks. The accessory setback requirements of the applicable district shall apply to every accessory building, structure or use unless a standard that is clearly meant to be more restrictive or less restrictive is specifically stated in this Article for a particular accessory use. Accessory structure setback requirements shall not apply to permitted surface parking lots, fences or permitted accessory signs.

403.C. Front Yard Setback. No accessory structure, use or building shall be permitted in a required front yard in any district, unless specifically permitted by this Ordinance.

403.D. Special Standards. Each accessory use shall comply with all of the following standards listed for that use:

1. Antenna, Standard. (includes amateur radio antenna)

- a. Height. No standard antenna, including its supporting structure, shall have a total height above the average surrounding ground level of greater than 75 feet.
- b. Anchoring. An antenna shall be properly anchored to resist high winds.
- c. The minimum setback for Free Standing Antenna shall be equal to or greater than its height from all property lines.

2. Bees, Keeping of.

- a. Facilities for the keeping of bees shall be setback a minimum of 40 feet from any lotline, except such setback shall be reduced to 25 feet if the beekeeping is separated from other lotlines by a secure fence at least 5 feet in height. Signs shall be erected as necessary to warn persons of the presence of bees.
- b. The bee facilities shall be located and managed in such as manner as to minimize the potential of the bees entering streets, sidewalks or unauthorized properties.

3. Day Care in combination with a Dwelling

- a. See Section 306 and the definitions in Section 202 concerning the number of children who can be cared for in different zoning districts in a Family Day Care Home or a Group Day Care Home.
- b. In any case, 7 or more children (other than children who are "related" to the primary caregiver) shall only be cared for at one time within a single family detached dwelling with a minimum lot area of 12,000 square feet and a 10 feet minimum setback from all existing dwellings on another lot(s). In any case, 4 to 6 children, in addition to children who are "related" to the primary caregiver shall only be cared for at one time within a dwelling that is not attached to another dwelling. The care of fewer numbers of children may occur within any lawful dwelling unit.
- c. The dwelling shall retain a residential appearance with no change to the exterior of the dwelling to accommodate the use, other than cosmetic improvements.
- d. Any day care center involving 7 or more children shall be considered a principal use and meet the standards of Section 402 for such use, if permitted.
- e. The use shall be actively operated by a permanent resident of the dwelling.
- f. If 4 to 6 children who are not related to a permanent resident of the dwelling are cared for, then a minimum of 200 square feet of safe exterior play area shall be available.
- g. See also "Day Care Center" as a principal use in Section 402, and Day Care as accessory to a Place of Worship in Section 306.B.
- h. The use shall comply with any applicable state and federal regulations, including having an appropriate State Department of Public Welfare (or its successor agency) registration certificate or license if required by such agency.
- i. The use shall include a secure fence around any outdoor areas abutting streets that are routinely used for outdoor play.

4. Drive-thru facilities

- a. The proposed traffic flow and ingress-egress shall not cause traffic hazards on adjacent streets.
- b. On-lot traffic circulation shall be clearly marked.
- c. A drive-thru use shall be designed with space for an adequate number of waiting vehicles while avoiding conflicts with traffic onto, around and off of the site. Any drive-thru facilities shall be designed to minimize conflicts with pedestrian traffic.

5. Fences and Walls.

- a. Fences and walls are permitted by right in all Districts. Any fence or wall shall be durably constructed and well-maintained. Fences that have deteriorated shall be replaced or removed.
- b. No fence, wall or hedge shall obstruct the sight distance requirements of Section 803.C.
- c. Fences –
 - 1) Front Yard. Any fence located in the required front yard of a lot in a residential district shall:
 - a) Be an open-type of fence (such as picket or split rail) with a minimum ratio of 1:1 of open to structural areas,
 - b) not exceed 5 feet in height and
 - c) be constructed entirely of wood (plus any required fasteners and any wire mesh attached on the inside of the fence), or wrought iron or other material that closely resembles wood or wrought iron.
 - 2) A fence shall not be required to comply with minimum setbacks for accessory structures.
 - 3) Height. No maximum height shall apply to fences that are not within a residential district. A fence located in a residential district in a location other than a required front yard shall have a maximum height of 6.5 feet, except:
 - a) a maximum of height of 12 feet shall be permitted where the applicant proves to the Zoning Officer that such taller height is necessary to protect public safety around a specific hazard.
 - 4) Setbacks. No fence shall be built within an existing street right-of-way. A fence of a dwelling may be constructed without a setback from a lot line in a residential district, but a 1 foot or greater setback is recommended to provide for future maintenance of the fence.
 - 5) Fence materials. Barbed wire shall not be used as part of fences around dwellings. Electrically charged fences shall only be used to contain farm animals, and shall be of such low intensity that they will not permanently injure humans. No fence shall be constructed out of fabric, junk, junk vehicles, appliances, tanks or barrels.
- d Walls-
 - 1) Engineered retaining walls necessary to hold back slopes are exempted from setback regulations and the regulations of this section, and are permitted by right as needed in all Districts.
 - 2) No wall of greater than 3 feet shall be located in the required front yard in a residential district, except as a backing for a permitted sign at an entrance to a development.
 - 3) A wall in a residential district outside of a required front yard shall have a maximum height of 3 feet if it is within the minimum accessory structure setback and 6 feet if it is not.
 - 4) Walls that are attached to a building shall be regulated as a part of that building.
 - 5) Landscape block walls 3' or less in height, No permit required.

6. Garage Sale.

- a. See definition in Article 2. A garage sale shall not include wholesale sales, nor sale of new merchandise of a type typically found in retail stores.
- b. If accessory to a dwelling, no garage sales as an accessory to a dwelling shall be held on a lot during more than 4 days total in any 3 consecutive months.
- c. The use shall be clearly accessory to the principal use.

7. Home Occupation. (see definitions in Article 2; includes a Home Office)

- a The following standards shall apply to both "Light" and "General" Home Occupations:
- 1) The burden of proof shall be upon the applicant to prove that the standards of this Section will be met, especially regarding possible nuisances and truck traffic. Based upon the potential nuisances of a proposed home occupation, the Zoning Hearing Board may determine that a particular type or intensity of use is unsuitable to be a home occupation or that the proposed lot area or setbacks are not sufficient.
 - 2) The home occupation shall be conducted completely indoors, and may be within a principal or accessory residential building. The total amount of floor area of all buildings used for a home occupation shall not be greater than 25% of the total floor area of the principal dwelling unit.
 - 3) There shall be no outdoors operations or outdoors storage of materials, products or equipment.
 - 4) Signs and Displays. There shall be no use of show windows, business display or advertising visible from outside the premises, except the permitted sign.
 - 5) Trucks - The use shall fully comply with the requirements listed under "Residential Accessory Use or Structure" in this Section 403 regarding parking of trucks. The home occupation shall not require regular deliveries by tractor-trailer trucks.
 - 6) Uses permitted as a home occupation include but are not limited to: tradesperson's headquarters, art studio, office, custom sewing, tax preparation, catering for off-site consumption, installation of auto accessories (that are not part of the drive-train) or musical instruction.
 - 7) The following uses shall not be permitted as a home occupation: veterinarian office; non-household stable; kennel; funeral home; retail store (other than occasional sale of custom crafts and art produced on the premises); restaurant; mechanical auto repair or body work; spray painting of vehicles; trucking company terminal; welding; pesticide company; hotel or motel; manufacturing (other than custom crafts such as ceramics); or boarding house.
 - 8) Nuisances. No machinery or equipment shall be permitted that produces noise, noxious odor, vibration, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted. No use shall generate noise or glare in excess of what is typical in a residential neighborhood.
 - 9) The use shall also comply with all environmental and nuisance control regulations of this Ordinance, including Article 5.
 - 10) Parking and Loading - In any case, a home occupation shall include an absolute minimum of 1 off-street parking space (which may include a space for the dwelling). The applicant shall prove to the satisfaction of the Zoning Hearing Board in the case of a General Home Occupation and the Zoning Officer in the case of a Light Home Occupation that the use will include adequate off-street parking and loading spaces.
 - a) The Board may allow appropriate, safe on-street areas to be used to meet a portion of parking needs, if there is sufficient paved width of the street.
 - b) If additional parking is needed beyond what can be accommodated using appropriate on-street spaces and a residential-style driveway, then the Board may require that such parking be provided in the rear of the home if practical and may deny the use if such rear parking cannot be accommodated.
 - 11) Building Appearance - The exterior of the building and the lot shall not be changed in such a way as to decrease its residential appearance, except for permitted parking spaces and the permitted sign.

Section 403. D.

- 12) Hours - A home occupation shall not be conducted in a way that is perceptible in external effects (such as but not limited to noise, odors, traffic) from beyond the lot line between the hours of 9:00 p.m. and 7:30 a.m. This time limit shall also apply to any loading or unloading of vehicles on the property or on a street that causes noise to adjoining residents.
 - 13) Hazardous Substances - The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts commonly found in a dwelling. The use shall not involve the use or storage of toxic substances.
 - 14) Advertising - The address of the home occupation shall not be advertised in such a way that would encourage customers or salespersons to come to the property without an appointment.
 - 15) Medical Office - The main office of a medical doctor, chiropractor or dentist shall not be permitted as a home occupation.
 - 16) Only the following sign shall be permitted: 1 non-illuminated sign with a maximum sign area of 1 square feet on each of two sides, with a maximum height of 8 feet. Such sign shall not be located within the existing right-of-way of a street, unless it is attached to a mailbox.
 - 17) Number of Employees - A total maximum of 1 person shall work on the premises at one time who is not a permanent resident of the dwelling, however:
 - (a) in no case shall a barber or beauty shop include any non-resident employee(s).
 - 18) Instruction - Any instruction or tutoring shall be limited to a maximum of: 1 student on the property at any one time and 6 students on the property on any day.
- b. General Home Occupation - In addition to the standards in part "a." above, the following shall apply to a General Home Occupation:
- 1) The Zoning Hearing Board may determine that a proposed type of home occupation is significantly more intense than the average home occupation and/or involves a substantial amount of traffic routinely visiting the site and/or will involve substantial numbers of vehicles parking near the use, and that therefore: a) a larger setback should be required, or b) the application should be denied.
- c. Home Occupation, Light- In addition to the standards in part "a." above, the provisions stated in the definition of a "Home Occupation, Light" in Section 202 shall also apply.
8. Outdoor Storage and Display. Commercial or Industrial as a Principal or Accessory Use.
- a. Location. Outdoor storage or display shall not occupy any part of any of the following: the existing or future street right-of-way, sidewalk or other area intended or designed for pedestrian use or required parking area.
 - b. No such storage or display shall occur on areas with a slope in excess of 25% or within the 100 year floodway.
 - c. Screening. See Section 803.
 - d. Any storage of more than 50 used tires shall only be permitted as part of a Borough-approved junkyard. Any storage of used tires shall involve stacks with a maximum height of 15 feet, and that cover a maximum of 400 square feet. All stacks should be and shall be separated from other stacks from all lot lines by a minimum of 75 feet. Must be covered or inside building.
9. Pets. Keeping of.
- a. This is a permitted by right accessory use in all districts.
 - b. No use shall involve the keeping of animals or fowl in such a manner or of such types of animals that it creates a serious nuisance (including noise or odor), a health hazard or a public safety hazard. The owner of the animals shall be responsible for

collecting and properly disposing of all fecal matter from pets. No dangerous animals shall be kept outdoors in a residential district, except within a secure, completely enclosed cage or fenced area of sufficient height or on a leash under full control of the owner.

- c. A maximum of 6 total dogs and/or cats, which shall not include more than 4 dogs, may be permitted to be kept by residents of a dwelling unit on a lot of less than 20,000 square feet. Such limit shall only apply to dogs or cats over 4 months in age.
- d. The keeping of 5 or 6 total pigeons (except as may be preempted by the State Carrier Pigeon Law), chickens, ducks, geese and/or similar fowl shall be permitted on lot with a minimum lot area of 4,000 square feet.
- e. Animals shall be permitted provided they do not create unsanitary conditions or noxious odors for neighbors.
- f. A minimum lot area of 1 acre shall be required for the keeping of horses.
- g. Only those pets that are domesticated and are compatible with a residential character shall be permitted as "Keeping of Pets." Examples of permitted pets include dogs, cats, rabbits, gerbils and lizards, but do not include bears, goats, wolves, wolf-dog hybrids, cows, venomous snakes that could be toxic to humans, hogs or sheep.

10. Residential Accessory Structure or Use. (see definition in Article 2)

- a. Accessory structures and uses (other than fences) shall not be located within the required
- b. Accessory buildings in a residential district shall meet the following requirements:
 - 1) Maximum total floor area of all accessory buildings- 1,000 square feet.
 - 2) Maximum of 2 accessory buildings per lot.
- c. Height. See Section 307.B.
- d. Parking of commercial vehicles and trucks. The parking of commercial vehicles is prohibited on a principally residential lot in a residential district, except for one of the following, provided that such vehicle(s) is needed by residents of the dwelling to travel to and from work:
 - 1) the parking of a maximum of 2 vehicles, each of up to 12,000 pounds aggregate gross vehicle weight, or
 - 2) the parking of 1 vehicle with an aggregate gross vehicle weight of over 12,000 pounds aggregate gross vehicle weight, provided such vehicle is kept a minimum of 30 feet from any dwelling on another lot.
- e. Repairs. No maintenance or repair of either of the following shall occur on a principally residential lot:
 - 1) trucks with an aggregate gross vehicle weight of over 15,000 pounds aggregate gross vehicle weight, or
 - 2) vehicles not owned or leased by a resident of the lot or his/her "relative."
- f. See setback exceptions in Section 803.B.
- g. If a porch or deck is raised an average of more than 5 feet above the ground level, it shall be setback at least 10 feet from a rear lot line.
- h. A roof over a porch or deck shall not extend closer than 2 feet from a side lot line nor closer than 10 feet from a rear lot line.

11. Swimming Pool, Household. (referred hereafter as "pool")

- a. Enclosure Around In-Ground Pools. An new or existing in-ground pool shall be completely surrounded by a secure fence, wall, building or other suitable enclosure not less than 4 feet in height. This enclosure shall be constructed to make it very difficult for small children to climb up or slip through it. All gates or door openings through such enclosure (other than

- a door to a building) shall be self-closing and include a self-latching device on the pool side for keeping the gate or door securely closed during times it is not in use.
- b. Enclosure Around Above Ground Pool. Any existing or new above ground pool shall include a secure fence, wall, building or other suitable enclosure a minimum of 4 feet high above the surrounding average ground level. This enclosure may include the walls of the pool itself. Any access ladder shall be able to be raised and locked so that it is a minimum of 4 feet above the surrounding ground level or otherwise inaccessible to small children when the pool is unattended.
 - c. Location. Any pool deck or shelter that is elevated above the average surrounding ground level and the water surface of any pool shall be setback a minimum of 5 feet from any lot line. Patios around pools that are level with the average surrounding ground level are not required to be setback from lot lines. A pool is not permitted within a required front yard. A pool shall meet requirements of any water or sewer easement.
 - d. Drainage. A proper method shall be provided for drainage of the water from the pool that will not flood other property.
 - e. The Borough does not assume responsibility for guaranteeing to the public that all new and existing pools fully comply with these provisions.
 - f. NOT to be under utility/electric line (building code specifies 20 feet separation)

12. Alternative Energy

- a. Solar – solar panels NOT attached to a building shall be setback a minimum 75 feet from all property lines.
- b. OWB's – in addition to the PA DEP Regulations, OWB's shall be setback at least 200 feet from all property lines.
- c. Windmills – shall be setback 110% of its height from all property lines.