

AMENDMENTS

PENN TOWNSHIP ZONING ORDINANCE

Revised February 19, 2014

Ordinance 2014.001

An Ordinance permitting, prohibiting, regulating, restricting, and determining the uses of land, watercourses and other bodies of water; the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; the areas and dimensions of land and bodies of water to be occupied by uses and structures as well as courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; the density of population and intensity of use; the location and size of signs; creating zoning districts and establishing the boundaries hereof; creating the office of Zoning Officer; creating a Zoning Hearing Board; and providing for the administration amendment, and enforcement of the Ordinance, including the imposition of penalties.

ORDINANCE CLAUSE

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Penn, County of Cumberland, by authority of and pursuant to the provisions of Articles VI through X of Act No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, known and cited as the "Pennsylvania Municipalities Planning Code," and as adopted in 2006 and revised in 2008 and 2010 these amendments are as follows:

SECTION 104. Change wording:

1. "Zoning Hearing Board" to "Board of Supervisors"
2. "Special Exception" to "Conditional Use"

Revised to read:

SECTION 602. PERMITTED USES

- A. Agricultural (excluding Concentrated Animal Operations, Agribusiness), horticulture and forestry uses including single-family detached dwelling contained on-site.
- B. Public and nonprofit parks and playgrounds
- C. Public utilities structures
- D. Echo housing
- E. Communication Towers
- F. *Communication Antennae*

- G. Drive-in Produce Stands, less than two hundred fifty square feet (250 sq. ft.)
- H. Feed and grain mills
- I. Fire Station
- J. Forestry
- K. Cemeteries
- L. Greenhouse, nursery
- M. Public Buildings, and municipal services
- N. Single Family Detached Dwelling
- O. Accessory uses customarily incidental to the above permitted uses
- P. Communication antennae

SECTION 603. CONDITIONAL USES

A. The following uses may be permitted in the A District as a Conditional Use as granted by the Board of Supervisors

- 1. Airports/heliports
- 2. Animal hospital, veterinary facilities, and kennels
- 3. Bed and Breakfasts
- 4. Intensive farming, concentrated animal operations, agribusiness, large livestock operations, confined livestock operations.
- 5. Facilities for the warehousing, sales, repair, and service of agricultural
- 6. Golf courses
- 7. Home occupations
- 8. Garden centers
- 9. Two-family conversions
- 10. Butcher shops
- 11. Equestrian centers and stables
- 12. Farm Market
- 13. Migrant housing
- 14. Water and wastewater treatment facilities
- 15. Camps or campgrounds
- 16. Sawmill
- 17. Hunting preserves
- 18. Drive-in Produce Stands, two hundred fifty square feet (250 sq. ft.)
- 19. Personal services shop: barber, beauty, shoe, dry cleaning
- 20. Low Impact Business
- 21. Automotive/truck service and repair facilities

B. The following uses may be permitted in the A District as a Conditional Use as granted by the Board of Supervisors; ONLY if sewer and water services provided by the Newville Water and Sewer Authority are available to the property.

- 1. Retail stores/sales
- 2. Laboratories for scientific or industrial research and development

3. Shops for contractors of plumbing, welding, heating, air conditioning, electrical, roofing, flooring, glass and swimming pools and hot tubs, and other structural components of buildings
4. Offices
5. Banks and similar financial institutions
6. Restaurants, including drive-thru and fast food, and taverns
7. Health and fitness clubs
8. Public and private nonprofit schools, houses of worship and related uses
9. Grange halls
10. Hotels/motels
11. Public Museums
12. Clubhouses for private clubs
13. Dance and art studios
14. Hospital/clinics
15. Public entertainment facilities
16. Specialty shops
17. Convenience store

SECTION 802. Add the following:

18. Convenience store
19. Hotels/motels
20. Low impact business

SECTION 803. Delete the following

- BB.
- EE.
- II.
- OO.

SECTION 804. A.1.

Change five (5) acres to one (1) acre

SECTION 804.B.1.

Change two hundred feet (200) to one hundred fifty feet (150).

SECTION 805.D. Add subsection 6.

This section (805.D.) will be superseded by the Penn Township Noise Ordinance after it is adopted.

SECTION 805.N.1.

Direct Glare, for the purpose of this Zoning Ordinance, is illumination beyond property lines caused by direct or spectrally reflected rays from incandescent, florescent, high pressure sodium, metal halide, LED, arc lighting, or from such high temperature processes as welding or petroleum or metallurgical refining. No such direct glare shall be permitted with the exceptions that parking areas and walkways may be illuminated by luminaries so hooded or shielded that the maximum angle shall be at full cut off, meeting the "Nighttime Friendly Criteria". However, the maximum angle for luminaries may be increased to ninety (90) degrees if the luminary is less than four (4) feet above the ground elevation. The maximum illumination at ground level shall not be in excess of one (1) foot-candle.

Changes to Definitions:

Automobile Filling Station – remove automatic car washes from definition.

Replace Convenience Store definition – A business which specializes in the retail sales of/or rental of household products and foods; propane sales of no larger than 20 pound tanks (all propane tanks must be stored outside of the building at all times); dispensing of vehicle fuels and fluids; compressed air; kerosene; and other related vehicle items. A convenience store shall not have facilities for showers, laundry facilities, TV room, repair shop, truck wash, truck scale or overnight parking or lodging.

Truck Stop/Travel Center – A place of business providing fuel for trucks, but not having facilities for showers, laundry, TV room, video arcades, repair shop, truck wash, truck scales or overnight parking or lodging.

SECTION 1119.F.3. Change to read:

On a residential dwelling lot, the parking of one (1) commercial vehicle 26,000 lbs. GVW and under is permitted by the resident, for his livelihood, for a business not conducted on the premises.

On a residential dwelling lot, one (1) recreational vehicle is permitted for storage purposes only, and is not to be used for sleeping, recreational, or living purposes at any time or in any way, shape or form.

The parking of any commercial vehicle exceeding 26,000 lbs. GVW is prohibited on a residential lot.

SECTION 1123.A. – Add 14.

LED, Electronic Messaging or Programmable, Scrolling Outdoor Signs for Commercial, Industrial, Businesses, Public Safety or a Governmental Body shall be permitted in all districts as *a conditional use by the Board of Supervisors.*

SECTION 1123.B.4.a. – Delete the wording:

Signs which incorporate in any manner any flashing or moving illumination which varies in intensity or which varies in color and

Changes to the Use Regulations:

SECTION 1213. CAR WASHES

- G. Recycling of all gray water is required. There will be no discharge of the wash water to a sewage system or to the surface.
- H. Applicant shall demonstrate adequate provisions for the collections and proper disposal of all greases and waste.

SECTION 1244.D.

Change distance from “fifty (50) Feet” to “Two hundred fifty (250) feet”.

SECTION 1244.E.

Remove second sentence.

SECTION 1244.F. Add sentence:

Operations must comply with all Federal, State and Township regulations including Section 805, of this ordinance.

SECTION 1245.A.

Change lot size from three (3) to one (1).

SECTION 1245.G.3

Change size from two (2) to ten (10). Remove part of sentence after “...attached to the building.”

SECTION 1249.A. Add to end of sentence:

, nor within one thousand (1000) feet of a daycare or school.

Change last letter of Section I. to J.

SECTION 1259.

Change title of section from “ten thousand (10,000)” to “over fifty thousand (50,000)

Remove “Retail Stores” from title.

SECTION 1265

Change title to “Small Shopping Centers or Strip Malls (50,000 square feet or less).

Remove subsection C. Adjust letters.

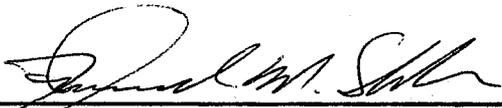
SECTION 1269 – Delete E.

The provisions of any prior Ordinance which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency. This Ordinance shall be effective immediately upon adoption.

DULY ENACTED AND ORDAINED this 13th day of March 2014, by the Supervisors of Penn Township, Pennsylvania, in lawful session duly assembled.

**PENN TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA**

BY: 
GARY MARTIN, CHAIRMAN

BY: 
KENNETH SHEAFFER, CHAIRMAN

BY: 
AMOS SEIDER

ATTEST:


VICKI KNEPP, TOWNSHIP SECRETARY