

**TOWNSHIP OF EAST ROCKHILL  
BUCKS COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF EAST ROCKHILL, BUCKS COUNTY, PENNSYLVANIA; PROVIDING FOR AN OMNIBUS AMENDMENT OF THE ZONING ORDINANCE OF EAST ROCKHILL TOWNSHIP, AS CODIFIED AS CHAPTER 27 OF THE EAST ROCKHILL TOWNSHIP CODE, AND PARTICULARLY PROVIDING FOR: THE CREATION OF NEW DEFINITIONS; THE REVISION OF EXISTING DEFINITIONS; THE CREATION OF NEW USES AND REGULATIONS FOR COMMERCIAL KENNELS, ACCESSORY FARM BUSINESSES, WAREHOUSE/LOGISTICS, MEDICAL MARIJUANA DISPENSARIES AND PROCESSING FACILITIES, SHORT-TERM RESIDENTIAL RENTALS, AND TRUCKING TERMINALS; THE AMENDMENT OF EXISTING USES AND EXISTING USE REGULATIONS, INCLUDING SITE CAPACITY AND SITE REQUIREMENTS FOR B2 AND B3 USES; REVISION OF THE TABLE OF USE REGULATIONS TO PROVIDE FOR NEW USES AND TO REVISE THE DISTRICTS AND MANNER IN WHICH OTHER USES ARE PERMITTED; REVISION OF THE STANDARDS GOVERNING NONCONFORMING USES AND ABANDONMENT; THE REPEAL AND REPLACEMENT OF EXISTING LIGHTING AND BUFFER REQUIREMENTS; RELOCATION OF NUISANCE STANDARDS FROM THE ZONING ORDINANCE TO THE ORDINANCES OF GENERAL POWERS; CREATION OF A NUISANCE STANDARD FOR INVASIVE PLANT SPECIES; CREATION OF ENFORCEMENT PROCEDURES FOR PUBLIC NUISANCES; REVISING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REQUIRE STREET TREES TO BE PLACED ON THE RESIDENTIAL SIDE OF A SIDEWALK; AND PROVIDING AN EFFECTIVE DATE OF FIVE DAYS AFTER ENACTMENT**

*NOW THEREFORE*, be it, and it is hereby **ORDAINED** by the Board of Supervisors of the Township of East Rockhill, Bucks County, Commonwealth of Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

**ARTICLE I. Definitions**

A. **Chapter 27, Part 2** of the East Rockhill Township Zoning Ordinance, relating to Definitions is hereby amended with the addition of the following definitions to be placed within their corresponding alphabetical locations:

**Deck-** An unenclosed patio or porch attached to or immediately adjoining a dwelling unit.

**Single Housekeeping Unit-** A permanent and non-transitory occupancy of a Dwelling Unit where the occupancy of the Dwelling Unit is stable, permanent, and increases the strength and continuity of the community.

B. **Chapter 27, Part 2** of the East Rockhill Township Zoning Ordinance, relating to Definitions is hereby amended with the revision of the following definitions, to remain placed in their corresponding alphabetical locations:

**Dwelling Unit-** Any room or group of rooms located within a residential building and forming a Single Housekeeping Unit with facilities which are used or intended to be used for living, sleeping, cooking and eating by one Family.

**Family-** One or more persons related by blood, foster relationship, guardianship, marriage or adoption and, in addition, any domestic servants or gratuitous guests thereof; or one or more persons who need not be so related, and in addition, domestic servants or gratuitous guests thereof, who are living together in a Single Housekeeping Unit and maintaining a single cooking facility. A roomer, boarder, or lodger shall not be considered a member of the family.

**Lot Area** The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this chapter excluding any area within an existing or designated legal or designated future street right-of-way, any area required as open space under this chapter, and the area of any easement for stormwater management and/or drainage facilities.

**Warehouse/Logistics Use, Small:** A Warehouse/Logistics Use that does not exceed 25,000 square feet of gross floor area per lot.

**Warehouse/Logistics Use, Large:** A Warehouse/Logistics Use that exceeds 25,000 square feet of gross floor area per lot.

**ARTICLE II. USE REGULATIONS TO BE ADDED TO ZONING ORDINANCE**

Section 27-304 of the East Rockhill Township Zoning Ordinance is hereby amended with the addition of the uses set forth below in their appropriate alphanumeric location:

**A-11. Kennel- Commercial.** An establishment, structure, or lot on which more than six (6) dogs, cats, or other domestic pets are housed, bred, boarded, trained, or raised for sale.

- a. Shows and/or competitions which occur on a property not more than twice in any calendar year are not regulated under this use.
- b. The property owner shall possess any required state licensure for the keeping or breeding of the applicable animal, including, without limitation, any licensure required under the Pennsylvania Dog Law (3 P.S. 459-101, et seq.).
- c. Minimum lot area: 10 acres
- d. No animal shelter or run shall be located closer than two-hundred (200) feet from any lot line.
- e. Maximum impervious surface ratio: 3%
- f. Any building or structure, other than noted in subsection (c) above, shall meet the lot width, yard, and setback requirements for Use B1, Detached Dwelling, for the applicable zoning district.
- g. One (1) single-family dwelling is permitted on the same tract with this use, provided it meets all applicable requirements of this Ordinance.

**A-12. Accessory Farm Business.** An accessory farm business is an activity, as specifically defined and regulated by this Chapter, that is conducted on the land in addition and accessory to the principal use of farming the land. The purpose of these regulations is to encourage the continuation of farming and the preservation of farmland in the Township by allowing working farmers to market their products and services directly to the public and by allowing use of farmland for farm-related activities as accessory uses, provided that such activities are conducted in a manner that is compatible with the rural residential character of the Township.

- a. The following types of accessory farm businesses, and no others, are permitted, provided that they comply with the requirements of this Chapter:
  - (1). Educational Farm Tours. Tours given to show the operation of a working farm and its animal production or production of field or nursery crops and harvesting.
  - (2). Seasonal festivals, including “pick-your-own” events, which must be related to products grown on the farm.

- (3). Halloween events, including hayrides.
  - (4). Farm market for farm and horticultural products where at least fifty percent of the items sold are produced on the Property and where the requirements of A7 Agricultural Retail are not met.
- b. The following requirements apply to all types of accessory farm businesses permitted:
- (1). Minimum Lot Area: 25 contiguous acres.
  - (2). A farm business shall be an accessory use which is subordinate and clearly incidental to the principal farming use. If the owner of the land fails to farm more than 50% of the total tillable acres of the property for two consecutive years, the owner shall not be permitted to operate any accessory farm business as defined herein but may continue the wholesale and retail sale of products raised on the land under Act 43 so long as the property remains in the agricultural security area. The accessory farm business is permitted as an accessory use only. If any of the conditions to which the use is subject cease to be met, then the accessory farm business use shall also cease.
  - (3). Accessory Farm Business Uses shall be operated by the owner of the property on which the use is proposed or by a related family member and such uses may not be subcontracted to any person or entity to operate the business on the farm. The intent of this provision is to provide for the continuation of family farm businesses and to prohibit commercial operations.
  - (4). All accessory farm businesses shall meet the requirements for water supply, wastewater disposal, and rest room facilities of the Bucks County Health Department and any other agency with jurisdiction.
- c. In addition to complying with Subsections b(1) through (4), all permitted accessory farm businesses except for farm markets are subject to the following additional requirements:
- (1). No activity or event or structure used for an activity or event shall be located within 150 feet of a right-of-way line or property line, except for parking areas which may be located within 75 feet of a right-of-way line or property line.

- (2). No event shall begin before 7:00 a.m. or continue past 10:00 p.m. on Friday and Saturday nights or past 9:00 p.m. on the other nights of the week.
- (3). No alcohol may be offered for sale or consumed at any event conducted as an accessory farm business.
- (4). Accessory farm businesses are subject to the following regulations on type, frequency and duration:
  - (a). Educational Farm Tours. An annual permit is necessary to operate education tours. This permit shall specify the number of days per year that educational tours will take place on the farm and a description of the farm tours to be provided in sufficient detail to demonstrate that the educational farm tour will illustrate farm operations.
  - (b). Seasonal Festivals. A permit shall be required for each seasonal festival. No more than 10 seasonal festivals shall be permitted per farm per calendar year. A single festival shall not exceed four days in duration. Seasonal festivals must be related to the farm activities, products, and the farm year, such as spring planting, fall harvest, etc. Examples: strawberry festival, apple festival.
  - (c). Halloween Hayrides. Halloween hayrides may operate from the last Saturday in September through the first Sunday in November only, and a traffic plan shall be reviewed and coordinated with the Pennridge Regional Police Department and the Township in order to guarantee safe ingress and egress from the property, and the safety of any off-site hayrides.
- (5). No concerts are permitted.
- (6). Amplified sounds or music is permitted provided that the owner or operator of the use guarantees that the noise standards in Chapter 6 of the East Rockhill Township Code will be met at the nearest occupied dwelling unit.
- (7). No mechanical rides or mechanical amusements are permitted, except tractor or animal pulled hayrides or other animal drawn vehicles or carriages shall be permitted.
- (8). Retail sales are permitted only as provided by this Chapter for the sale of farm products.

- (9). Parking. Off-street parking areas shall be provided in designated areas to accommodate all attendees at any special event, seasonal festival, craft fair, hayride or other permitted event.
  - (10). A traffic control plan must be submitted with the permit application and approved by the Township prior to receiving a permit for an event.
  - (11). Lighting. No permanent outdoor lighting shall be installed or illuminated for special events; temporary lighting may be used for special events for the duration of the event only and may not shine or produce glare on adjacent properties. All lighting must comply with the lighting regulations of this Chapter.
  - (12). Signs. A plan for signs proposed for the event must be submitted with the application for a permit to the Township Zoning Officer and must be approved by the Township prior to receiving a permit for an event. A total of 32 square feet of sign area shall be permitted per event, including all directional signs, at any one time. The sign area may be divided into no more than three signs. The signs may be put in place no more than two weeks prior to the event and must be removed within five days of the conclusion of the event. The signs must have a sign permit and shall be subject to all applicable requirements of this Chapter.
- d. Farm Markets. Requirements for retail sale of farm products, horticultural products and pick-your-own products. These requirements shall apply in addition to those in Subsection a.11.b of this Section.
- (1). This Section does not prevent or limit the sale of farm produce grown on properties within the Township's agricultural security area where such retail sale is permitted under Pennsylvania Act 43 which requires that a minimum of 25% of the products sold shall be grown on the farm on which the retail sale occurs. Products may be sold without a Township permit where all the Act 43 regulations are met and where there is no permanent structure or building proposed for the retail sale of products. Any use meeting the requirements of Use A7, Agricultural Retail, is exempt from the requirements of this subsection.
  - (2). The products sold shall be limited to food items and horticultural items.
  - (3). Lighting. Permanent outdoor lighting on the property shall be permitted only to illuminate the retail sales area and parking areas during business hours, the farm residence, and buildings used for farming purposes. All lighting must comply with the lighting regulations of this Chapter.

- (4). Signs. One on-premises sign shall be permitted for each road frontage of each farm with a Farm Retail Use. The signs must have a sign permit and shall be subject to all applicable requirements of Part 20, Signs, not inconsistent with this provision.
  - (5). The hours of operation of any farm business that sells retail products to the public shall be limited to 7:00 a.m. until 10:00 p.m.
  - (6). Maximum Floor Area of Farm Market: 2,000 square feet.
- e. One dwelling unit is permitted and shall meet the requirements of Use B1.

**B-14. Short-Term Residential Rental (Overnight Accommodations).** The rental of a Dwelling Unit where the occupants do not form a Single Housekeeping Unit.

A. Minimum Lot Size- 4 acres

B. The owner, lessee, or other permanent resident of the property must occupy the household for at least six (6) months of the calendar year. The property shall be registered as a short-term rental with the Township.

C. An owner or lessee of the household may provide short-term rentals up to six (6) times in one calendar year, whereas the maximum total number of days short-term rental activity shall be permitted to occur per dwelling unit shall not exceed of thirty (30) calendar days in one calendar year in the aggregate.

D. The short-term rental shall not permit more than two (2) persons to occupy one (1) bedroom.

E. The short-term rental shall not permit more than one (1) house guest to occupy one (1) couch. Additionally, if the short-term rental does not offer private sleeping quarters, then the house guest shall be limited to one (1) per household at a time.

F. All activity at the short-term rental shall be subject to enforcement of the Township's noise-,nuisance- and property maintenance-related ordinances. Any noise caused by the house guests that disturbs the neighboring households shall not be permitted, and if the house or house guest is prosecuted for any disorderly conduct, the owner or lessee shall not be permitted to continue to offer short-term rentals.

G. The short-term rental shall provide one (1) off-street parking space per bedroom available for rental.

**B-15. Short-Term Residential Rental (Non-Overnight Accommodations).** The rental of a Dwelling Unit, portion thereof, or any amenity of a Dwelling Unit where the occupants are not provided overnight accommodation and do not form a Single Housekeeping Unit.

A. Minimum Lot Size- 4 acres

B. The owner, lessee, or other permanent resident of the property must occupy the household for at least six (6) months of the calendar year. The property shall be registered as a short-term, non-overnight rental with the Township.

C. An owner or lessee of the household may provide short-term, non-overnight rentals up to six (6) times in one calendar year, whereas the maximum total number of days short-term rental activity shall be permitted to occur per dwelling unit shall not exceed of thirty (30) calendar days in one calendar year in the aggregate.

D. All activity at the short-term rental shall be subject to enforcement of the Township's noise-,nuisance- and property maintenance-related ordinances. Any noise caused by the house guests that disturbs the neighboring households shall not be permitted, and if the house or house guest is convicted by the police for any disorderly conduct, the owner or lessee shall not be permitted to continue to offer short-term rentals.

E. The short-term rental shall provide no fewer than four off-street parking spaces plus one per each 500 ft./sq. of dwelling unit floor space.

**F-34. Medical Marijuana Dispensary.** A shop or store holding a permit issued by the Pennsylvania Department of Health to dispense medical marijuana and that sells medical marijuana to the ultimate consumer. Other retail sales, other activities, accessory/ancillary uses, and outside storage/display are not allowed as a part of this use, nor are they allowed in the same structure as this use. In addition, the establishment and operation of a dispensary shall fully comply with the Pennsylvania Medical Marijuana Act (35 P.S. § 10231.101 et seq.), as may be amended, and the regulations promulgated thereunder, including, but not limited to, Chapters 1141, 1151, and 1161 of Title 28 of the Pennsylvania Code (28 Pa. Code Chapters 1141, 1151 and 1161).

**H-16. Medical Marijuana Grower/Processor.** An industrial facility holding a permit issued by the Pennsylvania Department of Health to grow and process medical marijuana and that sells medical marijuana to medical marijuana dispensaries for sale to the ultimate consumer. Retail sales, other activities, accessory/ancillary uses, and outside storage/display are not allowed as a part of this use nor are they allowed

in/on the same structure/property as this use. In addition, the establishment and operation of a grower/processor shall fully comply with the Pennsylvania Medical Marijuana Act (35 P.S. § 10231.101 et seq.) and the regulations promulgated thereunder as may be amended, including, but not limited to, Chapters 1141 and 1151 of Title 28 of the Pennsylvania Code (28 Pa. Code Chapters 1141 and 1151).

**H-17. Warehouse/Logistics Use.** A building or group of buildings on the same lot used for the indoor storage of goods, products and materials and/or receipt of bulk products and separation and distribution of those products to another Warehouse/Logistics Use or to individual end-user consumers. A Warehouse/Logistics Use may include value-added services between a supplier and its customers such as breaking down of large orders from a single source into smaller orders (break-bulk functions), product mixing, sorting, packaging, cross-docking, order fulfillment, order returns, the consolidation of several orders into one large order for distribution to several recipients and/or vice versa but shall not include Retail or Manufacturing uses. Warehouse/Logistics Uses shall be classified as:

**A. Loading Docks-** A Warehouse/Logistics Use that incorporates ten (10) or more tractor trailer loading/unloading docks or would generate more than fifty (50) tractor-trailer trips or 100 non-tractor trailer truck trips in any 24-hour period based on the latest edition of the Institute of Transportation Engineers' Trip Generation Handbook shall be required to satisfy the requirements for a Truck Terminal in Section H-18 in addition to the applicable Warehouse/Logistics Use requirements. A "trip" shall be defined as one arrival at or one departure from the property on which the use is located.

**B. Dimensional Requirements-** The dimensional requirements set forth below apply to a site in the aggregate. Total gross floor area refers to the total gross floor area of all buildings on the site. Dimensional requirements of the underlying zoning district notwithstanding:

- i. The maximum height for a Warehouse/Logistics Use shall be 35 feet.
- ii. The minimum lot area for a Small Warehouse/Logistics Use having a total gross floor area per site less than 25,000 square feet shall be two (2) acres.
- iii. The minimum lot area for a Large Warehouse/Logistics Use or Truck Terminal having a total gross floor area per site between 25,000 square feet and 100,000 square feet per lot shall be five (5) acres.

iv.. The minimum lot area for a Large Warehouse/Logistics Use or Truck Terminal having a gross floor area per site in excess of 100,000 square feet shall be ten (10) acres.

**C. Woodland Disturbance.** Alteration or removal of any hedgerows shall be minimized. No portions of tree masses, tree line, hedgerow, or individual freestanding trees measuring six-inches diameter at breast height (DBH) shall be removed unless clearly necessary to effectuate the proposed development. In no case, shall more than 50% of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six (6) inch or greater DBH be removed. For purposes of this subsection, a woodland is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees (i.e., larger than six inches DBH) covering an area of 0.25 of an acre or more, or consisting of more than 50 individual trees larger than six inches DBH, shall be considered a woodland.

**D. Threatened and Endangered Species.** A Pennsylvania Natural Heritage Program study (PNDI Receipt) dated within two (2) years of the submission of an application for conditional use/special exception or subdivision and land development, whichever is first, as well as any state agency clearance letters required thereby, shall be provided to the Township. The applicant shall comply with all measures directed by the clearance letters to avoid, minimize or mitigate impacts to endangered, threatened and special concern species and their habitat.

#### **E. Access and Parking**

1. The use shall have direct access to an arterial road, defined as a street with an existing or proposed right of way width of 50 feet or more and a minimum average annual daily traffic rate of 5,000 vehicles per day.
2. Where gates, guard shacks or checkpoints are proposed at the entrance(s) to the facility, adequate queuing space shall be provided within the property boundaries to prevent stacking of vehicles on or along public streets.
3. In addition to off-street loading facilities, each use shall provide 1.2 off-street parking spaces for each employee on its largest shift plus in accordance.

#### **F. Off Street Loading**

1. Each Warehouse/Logistics use shall provide off-street loading facilities which meet the minimum requirements of this Section and are sufficient to accommodate the maximum demand generated by the use.
2. A minimum of one off-street loading space per loading dock must be provided. Spaces for tractor trailers must measure at least twelve (12) feet by eighty (80) feet.
3. Each loading space and the needed maneuvering room shall be located entirely on the lot being served and be located outside of required buffer areas and street rights-of-way.
4. Each loading space shall have sufficient maneuvering room to avoid conflicts with parking and traffic movements within and outside of the lot. No facility shall be designed or used in such a manner that it creates a safety hazard, public nuisance or an impediment to traffic off the lot.
5. Fire Lanes. Fire lanes shall be provided where required by state or federal regulations or other local ordinances. The specific locations of these lanes are subject to review by East Rockhill Township Fire Marshal.

#### **G. Sensitive Receptors**

1. For purposes of this section, sensitive receptors shall be defined as schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the zoning officer.
2. Unless physically impossible, loading docks truck entries, and truck drive aisles shall be oriented away from abutting sensitive receptors.
3. To the greatest extent feasible, loading docks, truck entries, and truck drive aisles shall be located away from nearby sensitive receptors. In making feasibility decisions, Loading docks, truck entries, and drive aisles may be located near sensitive receptors at the discretion of the Board of Supervisors, but any such site design shall include measures designed to minimize overall impacts to nearby sensitive receptors.
4. For any Warehouse/Logistics Use larger than 100,000 square feet in size, the building's loading docks shall be located a minimum of 300 feet away,

measured from the property line of the sensitive receptor to the nearest dock door using a direct straight-line method

## **H. Impact Statement**

The applicant shall provide impact statements covering the topics and in a manner set forth in Section 27-2411.

## **I. Office Space**

Office space shall be considered a permitted accessory use to any H-17 Use provided the office space is utilized by the owner or operator of the warehousing use. Each accessory office space shall be no more than 5% of total facility floor area.

**H-18. Trucking Terminal.** A building or group of buildings on the same lot used for the purpose of loading or unloading materials or goods from trucks, for the primary purpose of transferring materials and goods, either for distribution or changing from one transportation carrier to another. This use may also involve parking, storage, and incidental repairs and maintenance of primarily tractor-trailers. A Truck Terminal may include as accessory uses if they are closely related to the principal use: repair, washing, refueling, and maintenance facilities for trucks using the terminal, administrative uses for the terminal. A Truck Terminal that exceeds 25,000 square feet in gross floor area shall be required to satisfy the requirements for a Large Warehouse/Logistics Use in Section XXX in addition to the requirements for a Truck Terminal in Section H-17.

- A. Short Term Warehousing may be permitted under this use.
- B. Trucks with compressors running 24 hours a day shall be located within a quadrangle of buildings or walls.
- C. The buffer requirements of 27-1905 shall be met.
- D. Parking. 1.2 parking spaces for each employee or 1.2 parking spaces for every 500 ft./sq. of total floor area, which is greater, shall be provided.
- E. The applicant shall provide impact statements covering the topics and in a manner set forth in Section 27-2411.
- F. Office space shall be considered a permitted accessory use to any H-18 Use provided the office space is utilized by the owner or operator of the warehousing

use. Each accessory office space shall be no more than 5% of total facility floor area.

## **ARTICLE II. USE REGULATIONS TO BE REVISED**

Section 27-304 of the East Rockhill Township Zoning Ordinance is hereby amended with the revision of the uses set forth below:

1. **Section 27-304A.A4.f.**, related to Forestry Use, shall be amended to remove the escrow requirement for reforestation but to provide for the provision of security for any ancillary improvements notwithstanding any prohibition against escrowed funds for review of forestry projects. The revised Section 27-304A.A4.f shall read as follows:

f. Post security for any ancillary activities which would require security, forestry or other agricultural use notwithstanding. Specifically, security shall still be posted for any temporary driveways proposed in conjunction with the proposed forestry use.

2. **Section 27-304A.A.7**, relating to Agricultural Retail shall be amended in its entirety so that it reads as follows:

**27-304A.A.7 Agricultural Retail-** The retail sale of agricultural products such as food and plants at roadside stands. The purpose of this use is to allow homeowners and farmers to sell produce they have grown and to encourage the continuation of farming, without creating a commercial use in districts where commercial uses are not permitted.

- a. Agricultural retail is permitted as an accessory use which shall be subordinate to Use A1, A2, or A3, or a Single-Family Detached Dwelling.
- b. All products sold must be grown, produced or raised on the property except if the principal use qualifies as a Normal Agricultural Operation as defined under the Pennsylvania Right-to-Farm Law. If the principal use qualifies as a Normal Agricultural Operation, at least 25% percent of the products sold must be grown, produced, or raised on the property.
- c. Maximum Floor Area: 200 square feet. No permanent foundation shall be constructed.
- d. No sales area, parking area, or roadside stand shall be permitted within 10 feet of the cartway of any street.
- e. No zoning permit shall be required, provided that the landowner or applicant, upon request of the Township demonstrates compliance with all the standards set forth in this Section.

- f. This use is separate and distinct from Use A11, Accessory Farm Business. Any sale of agricultural products that does not meet the requirements of this use shall be subject to the requirements of Use A11.
3. **Chapter 27, Section 27-304.B2(a)** is revised to create performance standards for the B2 Use in the VR District and to modify the minimum site area requirements for the B2 Use in all other districts where the use is permitted. The revised table under Section 27-304.B2(a) shall read as follows:

	<b>Minimum Site Area</b> <b>(acres)</b>	<b>Maximum Density</b> <b>(du/ac)</b>	<b>Minimum Open Space</b> <b>(%)</b>	<b>Maximum Imp. Surface</b> <b>(%)</b>
<b>RP</b>	<u><b>20</b></u>	<b>0.7</b>	<b>60</b>	<b>10</b>
<b>RR</b>	<u><b>20</b></u>	<b>1.0</b>	<b>70</b>	<b>10</b>
<b>S</b>	<u><b>10</b></u>	<b>2.0</b>	<b>25</b>	<b>20</b>
<b>R-1</b>	<u><b>10</b></u>	<b>2.5</b>	<b>40</b>	<b>20</b>
<u><b>VR</b></u>	<u><b>5</b></u>	<b>2.5</b>	<b>20</b>	<b>20</b>

4. **Chapter 27, Section 27-304.B2(b)** is revised with the addition of dimensional and area requirements for the VR district. The revised table under Section 27-304.B2(b) shall read as follows:

	<b>Minimum Lot Area</b> <b>(square feet)</b>	<b>Maximum Bldg. Cover</b> <b>(%)</b>	<b>Minimum Lot Width</b> <b>(feet)</b>	<b>Minimum Front Yard</b> <b>(feet)</b>	<b>Minimum Side Yard</b> <b>(feet)</b>	<b>Minimum Rear Yard</b> <b>(feet)</b>
<b>RP</b>	20,000	10	100	50	20	50
<b>RR</b>	10,000	30	70	35	10	40
<b>S</b>	12,500	15	85	35	15	50
<b>R-1</b>	8,000	30	70	30	10	40
<u><b>VR</b></u>	<i>8,000</i>	<i>30</i>	<i>70</i>	<i>30</i>	<i>10</i>	<i>40</i>

5. **Chapter 27-304.B.B3.m** shall be revised so that the Minimum Site Areas read as follows:

S-Suburban District - 25 Acres

R-1 District- 25 acres,

VR District - 10 acres.

6. **Chapter 27-304.B.B3.p** shall be revised to add the following subsection (6)

(6) Any subdivision or land development proposing unit ownership which does not include deeded lots (zero lot line, condominium, footprint lot, or similar) shall verify compliance with minimum building setback requirements of the underlying unit type. Additionally, the cumulative minimum lot areas required by this chapter for the underlying unit type shall not be included in required open space.

7. **Chapter 27, Section 304.B.B11.k**, relating to height limitations for residential accessory buildings shall be deleted in its entirety.

8. **Chapter 27-1708** shall be revised to add subsection “d” which shall read as follows:

d. Accessory buildings and structures located with a reduced setback of 12 feet in accordance with Section 27-1708.c shall not exceed 18 feet in height. Any accessory building or structure exceeding 18 feet in height shall meet the minimum building setback requirement for the applicable zoning district.

9. **Chapter 27, Section 1709** shall be revised to clarify that the permitted incursion into side and rear yards for terraces, steps, and decks applies only if such terrace, step, or deck is uncovered. Chapter 27, Section 1709 is further revised to clarify that fences over six-feet in height shall comply with the applicable requirements of accessory structures. The revised Chapter 27, Section 1709 shall read as follows:

**27-1709. Fences, Terraces, Decks and Yards**

A. The provisions of Section 27-1705 shall not apply to fences, hedges, or walls less than six feet high above the natural grade in the required yard nor to *uncovered* terraces, steps and decks, except that no deck may be built or extend more than 50% within the minimum depth of side or rear yards as specified in Parts 4 through 15. *Covered terraces, steps and decks shall comply with all principal use yard and setback requirements, without exception.*

B. *Fences, hedges, or walls of greater than six feet above the natural grade shall comply with all setback requirements applicable to accessory structures in the zoning district.*

10. **Chapter 27, Section 304.B.B13.d**, relating to Performance Standards for Age-Qualified Development, shall be revised to indicate a Minimum Site Area of 25 acres, where the current regulation calls for 10 acres.
11. **Chapter 27, Section 304.C.C1**, relating to C-1 Places of Worship, is revised so that the first paragraph includes D4 Community Center as a permitted accessory use. Without impact to the remaining subsections, the first paragraph of Section 27-304.C.C1 shall read as follows:
- C1. Places of Worship- Any structure or structures used for worship or religious instruction including social and administrative rooms accessory thereto. Uses C6- Cemetery and D4- Community Center are permitted as accessory uses to this principal use.
12. **Chapter 27, Section 304.C.C2**, relating to Schools, shall be revised to add subsection f as follows:
- f. Maintenance, storage, and athletic facilities and fields may be permitted as accessory uses when located on the same lot as the principal use.
13. **Chapter 27, Section 304.F.F2**, relating to F2- Daycare Center, is amended so that Subsection “h” shall be deleted in its entirety. Subsection “h” previously allowed for continuing residential use of a Daycare Center.
14. **Chapter 27, Section 27-304.F.F7(a)**, relating to Financial Establishments, shall be revised to require at least six vehicles be able to be accommodated per drive up service lane. Without impact to the remaining subsections, Section 27-304.F.F7(a) shall read as follows:
- a. Such uses with drive-up service windows shall have a vehicle waiting line area for at least six vehicles in each drive-up service window. The waiting line area(s) shall be separated from other circulation lanes
15. **Chapter 27, Section 27-304.F.F9**, relating to Eating Places, shall be revised to remove the prohibition on takeout service, to revise terminology, and to allow for outdoor seating. Section 27-304.F.F9 shall read as follows:
- F9. Eating Place.** Eating place for the sale and consumption of food and beverages without drive-~~thru~~ service and without take-out service. ~~All food and beverages are to be served by waiters and waitresses shall be consumed inside the building on the premises while patrons are seated at counters or tables.~~ The sale of alcoholic beverages must be incidental to the sale and consumption of food.
- a. The buffer requirements of Section 27-1905 of this chapter shall be met.

- b. Parking. One off-street parking space for each 25 square feet of total floor area or one off-street parking space for every two seats, whichever requires the greater number of spaces plus one additional space for each full-time employee on the largest shift.
- c. *Outdoor dining shall be permitted provided all outdoor dining areas meet the buffer requirements of Section 27-1905 and comply with all setback requirements applicable to the principal Eating Place and/or zoning district.*

**14. Chapter 27, Section 304.F.F10**, relating to Drive-Ins and Other Eating Places shall be revised to clarify that any Eating Place offering drive-thru service is an F10 Drive-In and Other Eating Place Use. Without impact to the subsections, Section 304.F.F10 shall read as follows:

**F10. Drive-Ins and Other Eating Places.** Eating place for sale and consumption of food and nonalcoholic beverages other than Use F9, “Eating Place.” Any establishment selling food or beverages through a drive-thru shall be considered an F10 Drive-In Use.

**15. Chapter 27, Section 304.F.F11(b)**, relating to Taverns, shall be revised so that the parking requirement is based upon permitted occupancy rather than total floor area. Without impact to the remaining portions, Section 304.F.F11(b) shall read as follows:

**b. Parking.** One off-street parking space for shall be provided for every 1.5 people permitted to occupy the premises plus one additional off-street parking space for each full-time employee.

**16. Chapter 27, Section 304.F.F13**, relating to Indoor Entertainment, shall be revised to remove the reference to private clubs. Without impact to the subsections, Section 304-F.F13 shall read as follows:

**F13. Indoor Entertainment.** Entertainment, ~~private club~~ or recreational facilities operated as a gainful business within a building.

**17. Chapter 27, Section 304.F.F15(b)**, relating to Indoor Athletic Clubs, shall be revised to provide for a parking requirement based on 100 square feet of gross floor area rather than fifty feet. Without impact to the remaining portions of Section 304.F.F15, subsection (b) shall read as follows:

**b. Parking.** One off-street parking space for each five persons of total capacity or at least one off-street parking space for each ~~50~~ 100 square feet of gross floor area used or intended to be used for service to customers, patrons, clients, guests

or members, whichever requires the greater number of off-street parking spaces plus one additional space for each employee.

**18. Chapter 27, Section 304.F.F16**, relating to Amusement Hall or Arcade, is removed in its entirety and shall be marked as “Reserved”. The table of use regulations shall be updated accordingly.

**19. Chapter 27, Section 304. F.F19**, relating to Cottage Development or Private Camp, shall be revised with the inclusion of a new subsection “k” which provides for drinking well guarantees for potentially impacted properties. Without impact to the remaining portions, the new subsection “k” to Section 304.F.F19 shall read as follows:

**k.** Where potable water is proposed to be provided with groundwater, the use shall conform with Chapter 22, Section 22-408 relating to Water Resource Impact Study.

**20. Chapter 27, Section 304.F.22** shall be revised to delineate the purely transient Motel-Hotel Use from other residential uses. Without impact to the subsections, the revised Section 304F.F22 shall read as follows:

**F22. Motel-Hotel.** A building or group of buildings for the accommodation of exclusively transient guests, chiefly motorists, containing guest rooms for rent.

**21. Chapter 27, Section 304.F.F24** shall be retitled so that the use is referred to as “Bed and Breakfast” rather than “Guest House.” The table of use regulations shall be updated accordingly.

**22. Chapter 27, Section 304.F.F26**, relating to Automobile Sales, shall be revised to include rentals and to remove the requirement of franchised sales. Without impact to the subsections, Section 304.F.F26 shall read as follows:

**F26 Automobile Sales.** Sale and rental of vehicles such as automobiles by a duly franchised new car dealership, used car sales, car, truck, trailer, cycle and boat rental including repair work conducted as an accessory use.

**23. Chapter 27, Section 304.F.F27**, relating to Automobile Repair, shall be revised with the inclusion of a new subsection “e” providing regulations for paint spraying and paint work. Without impact to the remaining portions, the new subsection “e” to Section 304.F.F27 shall read as follows:

**e.** Where an Automobile Repair use includes paint work, the property owner shall demonstrate that the use will be contained within a properly ventilated structure and all outside agency permits are received. On properties where paint work occurs that abuts a property where a residential use is permitted or exists,

the setback for a structure where vehicle painting occurs shall be double what is otherwise required.

- 24. Chapter 27, Section 304.F.F28**, relating to Automobile Accessories, shall be revised to clarify outdoor storage allowances and provide for minor automotive services. Without impact to the subsections, the revised Section 304.F.F28 shall read as follows:

**F28. Automotive Accessories.** Retail sale of automotive accessories such as parts, tires, batteries and other supplies. Installation of accessories purchased on the premises and storage of accessories to be installed are permitted within this use provided the installation and storage occur within an enclosed structure. Outdoor storage of automotive accessories is expressly prohibited.

- 25. Chapter 27, Section 304.F.F29**, relating to Truck and Farm Equipment Sales, is removed in its entirety and shall be marked as “Reserved.” The table of use regulations shall be updated accordingly.

- 26. Chapter 27, Section 304.F.F33**, relating to Nonresidential Conversions, shall be removed in its entirety and shall be marked as “Reserved.” The table of use regulations shall be updated accordingly.

- 27. Chapter 27, Section 304.H.H3**, relating to Wholesale Business, Wholesale Storage, and Warehousing with no retail sales, shall be removed in its entirety and shall be marked as “Reserved.” The table of use regulations shall be updated accordingly.

- 28. Chapter 27, Section 304.H.H6**, relating to Truck Terminal, shall be removed in its entirety. The table of use regulations shall be updated accordingly.

- 29. Chapter 27, Section 304.H.H7.** First paragraph shall be revised to delete “plumbing”, “carpentry”, and “planning mill”.

- 30. Chapter 27, Section 304.I.I1**, relating to Nonresidential Accessory Buildings, shall be revised to provide a maximum floor area for such accessory structures, to rename the “School Bus Shelter” to “Bus Stop Shelter,” and to prohibit advertising on bus stop shelters. The revised Section 304.I.I1 shall read, in its entirety:

**I1. Nonresidential Accessory Building.** Accessory building, structure, or use customarily incidental to the uses permitted within the zoning district except outside storage. For any use accessory to a use permitted only as a special exception or conditional use, the accessory use shall only be provided as a special exception or conditional use. *Nonresidential Accessory Buildings shall be no more than 200 square feet.*

- a. Nonresidential accessory buildings shall meet the minimum setbacks for the principal nonresidential use.
- b. ~~School~~-Bus Stop Shelter
  - i. Maximum Floor Area. 63 square feet.
  - ii. Such structures shall be located at least 12 feet from any street line or lot line.
  - iii. No commercial advertising shall be permitted on a Bus Stop Shelter.
- c. Parking. Parking shall conform to the requirements of the most closely related use.
- d. Nonresidential accessory uses of a seasonal or occasional nature for public or private schools, churches, nonprofit organizations and Township, county or state municipalities are permitted by right, provided that a traffic control plan is submitted to the Township and approved with the issuance of a zoning permit for the proposed activity. Such a nonresidential accessory use shall be a normal and customary incidental use to an existing permitted use. No more than five occurrences in one calendar year shall be permitted per organization.

**31. Chapter 27, Section 304.I.I3.b(4)** shall be revised to replace “\$1,000 cash escrow” with “cash escrow pursuant to current Township Fee Schedule”.

**32. Chapter 27, Section 304.I.I4** shall be revised to clarify the duration of temporary events, to prohibit advertising signs from being placed in the public right-of-way, and to remove and restate subsection (c) in its entirety. The revised Section 304.I.I4 shall read as follows:

**I4. Temporary Community Event.** A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows and suppers for fundraising, and similar organization events and meetings.

- a. Such temporary uses shall be limited to occurrences of not more than five *consecutive* days per occurrence. Such occurrences shall be limited to not more than four occurrences in a calendar year for each organization. There shall be at least a thirty-day period between such occurrences. Temporary Community Events which are proposed to last longer than five consecutive days are permitted only with permission of the Board of Supervisors.

- b. Signs advertising a temporary community event shall be limited to 12 square feet in size. Such signs shall be posted no more than 14 days prior to the first day of the event and shall be removed on the final day of the event. No more than four off-premises signs shall be placed *and may not be placed in the public right-of-way*. The location of off-premises signs must be approved by the property owners of the properties upon which they are to be fixed.
  - c. Any temporary event which requires accommodations of the Township shall submit a special event permit more than 30 days prior to the event.
33. **Chapter 27, Section 402.b.** Revise chart to include “20%” under Maximum Impervious Surface for use B1.
  34. **Chapter 27, Section 602.b.** Revise chart to include “20%” under Maximum Impervious Surface for use B1.
  35. **Chapter 27, Section 702.b.** Revise chart to include “30%” under Maximum Impervious Surface for use B1.
  36. **Chapter 27, Section 802.b.** Revise chart to include “30%” under Maximum Impervious Surface for use B1.
  37. **Chapter 27, Section 901.** Delete Use B3, Performance Standard Development from Uses Permitted by Right in subsection ‘a’ and revise numbering accordingly. Also, add Use B2, Cluster Subdivision and Use B3, Performance Standard Development to subsection ‘b’ Uses Permitted by Conditional Use. Revise numbering accordingly.
  38. **Chapter 27, Section 902.b.** Revise chart to include “40%” under Maximum Impervious Surface for use B1.
  39. **Chapter 27, Section 1002.b.** Revise chart to include “40%” under Maximum Impervious Surface for use B1.
  40. **Chapter 27, Section 1202.b.** Revise chart to include “30%” under Maximum Impervious Surface for use B1.
  41. **Chapter 27, Section 1502.b.** Revise chart to delete Use H13 in its entirety.
  42. **Chapter 27.** Revise Sections 701.a, 801.a, 901.a, 1000.a, 1201.a, 1301.a, and 1401.a to add Use C7, Municipal Building as a Use Permitted by Right in each section. Revise numbering accordingly.

**ARTICLE III. TABLE OF USE REGULATIONS**

The Table of Use Regulations contained in Attachment 1 to Chapter 27 of the East Rockhill Township Code shall be amended with the inclusion of the following uses in a manner set forth in *Exhibit "A"* to this ordinance.

A. Use D2- Private Recreational Facility shall be made conditional use in RP and RR and not permitted in S- Suburban nor in R1.

#### **ARTICLE IV. ADMINISTRATIVE**

A. Chapter 27, Section 27-2103 of the East Rockhill Township Code shall be revised so that nonconforming uses are discussed in terms of expansion, rather than extension. The term "expansion" shall replace the term "extension" so that the revised §27-2103 reads as follows:

##### **27-2103 Expansion of Nonconforming Uses and Structures**

(a) A structure that does not conform with the dimensional, area, parking, buffer, environmental, or other requirements of this chapter may be expanded only if the expansion meets all the requirements of this chapter and the extent of the nonconformity is not increased. A Use B1, Single-Family Detached Dwelling, may be expanded by right along the building lines of the existing nonconformity in keeping with all applicable requirements of this chapter.

(1) In the case of a nonconforming structure which is also used for a nonconforming use, such expansion shall also meet the requirements of Subsection (b) of this section.

(b) The physical expansion of the area in which a nonconforming use is operated is permitted by special exception; provided, that:

(1) The proposed expansion shall take place only upon the lot or contiguous lots held in the same ownership as that existing at the time the use became nonconforming. Permission to expand a nonconforming use as described in this Part shall not be construed to mean that new use or uses may be established. A nonconforming use shall be prohibited from encroaching on another parcel of land subsequently added to the original parcel.

(2) The proposed expansion shall conform with the setback, yard, area, dimensional, building height, parking, sign, environmental and other requirements of the district in which said expansion is located.

(3) Any proposed increase in building or floor area to be utilized for a nonconforming use shall not exceed an aggregate of more than 50% of the existing building or existing floor area utilized for the nonconforming use, whichever is less, as measured on the date the use became nonconforming under

this or previous ordinances, during the life of the nonconformity, and in any event shall be permitted only by special exception under the provisions of this chapter. Structures or land uses that have reached their maximum expansion allowance under previous ordinances are not eligible for any increase in building or floor area under this chapter. A structure, which is nonconforming in terms of height, shall not be extended to increase the height.

**B. Chapter 27, Section 27-2105**, relating to abandonment shall be amended with the addition of new subsection describing the effect of voluntarily removing non-conforming structure. The revised Section 27-2105 shall read as follows:

**27-2105. Abandonment**

(a). If a nonconforming use of a building or land is abandoned for a continuous period of one year, subsequent use of such building or land shall be in conformity with the provisions of this chapter. For the purpose of this chapter, abandonment shall commence when the nonconforming use ceases.

*(b). A nonconforming structure which is voluntarily removed in any manner other than those described in Section 27-2104 shall be deemed an abandonment of any dimensional nonconformities.*

**C. Chapter 27, Section 27-2200(b)** shall be revised to remove extraneous and cumulative requirements. Without impacting the remaining subsections, the revised Chapter 27, Section 27-2200(b) shall read as follows:

(b). Process zoning permit applications

**D. Chapter 27, Section 2201** shall be removed in its entirety and marked as “Reserved.”

**E. Chapter 27, Section 27-2202** shall be revised to provide express applicability to agricultural uses in addition to other uses for which zoning permits are required and to revise for readability. The revised Section 27-2202 shall read as follows:

**27-2202. Zoning Permits Required.**

(a) Until a zoning permit has been secured from the Zoning Officer:

(1) no use listed in Parts 4 through 13 may be established or changed; and

(2) no structure shall be erected, constructed, reconstructed, altered, razed, removed and no building used or occupied, *including for agricultural purposes*; and

(3) No structure shall be changed in use; and

- (4) No change in nonresidential use occupancy shall occur
- (b) Upon completion of changes in use or construction, reconstruction, alteration or moving structures, the applicant shall notify the Zoning Officer of such completion. No permit shall be considered as complete or as permanently effective until the Zoning Officer has noted on the permit that the work or occupancy and use have been inspected and approved as being in conformity with the provisions of this chapter.

F. **Chapter 27, Section 27-2203** shall be revised so that: only two copies of the required information must be submitted, rather than the current four copies; site layout plans be prepared by a design professional; compliance with the stormwater management ordinance be demonstrated; and potable water supply be demonstrated. Without impact to Subsection (b), the revised Section 27-2203 shall read as follows:

- (a) All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale or authorized agent on a form supplied by the Township and shall be filed with the Zoning Officer. The application shall include *two* copies of the following information:
  - (1) A statement as to the proposed use of the building or land.
  - (2) A site layout plan *prepared by a design professional* drawn to scale (one inch = 100 feet or larger) showing the location, dimensions and height of proposed buildings, structures, or uses and any existing buildings in relation to property and street lines. If the application relates to property scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.
  - (3) The information in § 27-1901(a)(3).
  - (4) The location, dimensions and arrangements of all open spaces, yards and buffer yards including methods to be employed for screening.
  - (5) *Copies of any deed restrictions, easements, or covenants on the property. The plan shall also show the location of any deed restrictions, easements, or covenants on the property.*
  - (6) The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading and provisions to be made for lighting such areas.
  - (7) The dimensions, location and methods of illumination for signs if applicable.

- (8) The location and dimensions of sidewalks and all other areas to be devoted to pedestrian use.
- (9) Provisions to be made for treatment and disposal of sewage and industrial wastes, water supply and storm drainage. Provisions for stormwater management shall be made in compliance with *the Stormwater Management Ordinance*.
- (10) The capacity and arrangement of all buildings used or intended to be used for dwelling purposes including the proposed density in terms of number of dwelling units per acre of land.
- (11) A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, fire hazards, traffic congestion or other safety hazards.
- (12) Description of methods to be employed in controlling any excess noise, air pollution, smoke, fumes, water pollution, fire hazards or other safety hazards.
- (13) *Description of the method of supply of potable water.*
- (14) Any other data deemed necessary by the Zoning Officer, Planning Commission or Board of Supervisors to enable them to determine the compliance of the proposed development with the terms of this chapter.

G. **Chapter 27, Section 27-2206(b)** is revised to establish an escrow requirement for the issuance of a temporary or conditional certificate of occupancy. Without impact to the remaining subsections of Section 27-2206, the revised 27-2206(b) shall read as follows:

(b) No certificate shall be issued until the premises in question have been inspected and found by the Zoning Officer to be in compliance with this chapter. *Issuance of temporary or conditional certificates of occupancy shall be made at the sole discretion of the Zoning Officer. In the event the Zoning Officer elects to issue a temporary or conditional certificate of occupancy, the applicant shall escrow funds in an amount equal to the costs to satisfy any outstanding conditions.*

H. **Chapter 27, Section 27-2207** is revised to add a new subsection (b) so that the entirety of Section 27-2207 reads as follows:

- (a) The Board of Supervisors shall have the power to approve conditional uses when this chapter specifically requires the obtaining of such approval and for no other purpose except that East Rockhill Township shall not be required to obtain conditional use hearing approval for Township owned, leased or operated recreational or utility uses or facilities. Such uses or facilities shall be deemed uses permitted by right subject to the dimensional requirements of the zoning district.

- (b) The notice requirements applicable to zoning hearing board matters set forth in Section 27-2312 shall also apply to conditional use applications.

I. **Chapter 27, Section 27-2208(b)** is revised in its entirety so the revised Section 27-2208(b) shall read as follows:

(b) The Board of Supervisors shall grant a conditional use only if it finds adequate evidence that any proposed development submitted will meet all of the following general requirements, as well as any specific requirements and standards listed herein for the proposed use. The Board of Supervisors shall require that any proposed use and location meet the following requirements:

(1) Use must be suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity.

(2) Use must be in conformance with all specific standards and applicable requirements of this Chapter. Applicants must demonstrate that the proposed use will meet all Chapter requirements.

(3) Any impact study required by this Chapter under Part 23 shall be submitted for review with the conditional use application. If an applicant seeks relief from the preparation of any impact study, this relief must be sought prior to the conditional use application. An application shall not be deemed complete for purposes of review times under the Municipalities Planning Code until submission of a complete application for a conditional use, including all required impact studies.

(4) Plan must be in accordance with sound standards of subdivision and land development practice.

(5) Plan must be consistent with the Township's Act 537 Plan for wastewater.

(6) Plan must be consistent with the Township Comprehensive Plan and with the Bucks County Comprehensive Plan policies.

(7) Plan must demonstrate that the applicant has conducted a thorough site analysis and evaluation of the natural features on the site and in surrounding areas. The plan shall demonstrate that the proposed development has resulted from an assessment of site features and resources and that the minimum disturbance to natural features has been proposed. The features to be considered are:

- (a). Topography.
- (b). Drainage patterns.
- (c). Natural features; floodplains, wetlands, lakes, ponds, forests.
- (d)Vegetation.
- (e) Surrounding land uses.
- (f) Soils and geologic features.
- (g) Historic buildings on the site.
- (h) Road conditions and access.
- (i) Open space considerations: Township and County open space plans and natural areas inventories.

(8) Any proposed land use which would have a regional impact and significance shall evaluate the regional impact of the proposed project with respect to its impact on the Township, surrounding municipalities, and the County of Bucks.

K. Chapter 27, Section 27-2209 is revised with the creation of a new subsection “d” requiring a traffic study for any conditional use applications which will also require subdivision or land development approval. The new Section 27-2209(d) will read as follows:

(d) For any conditional use application which will also require subdivision and/or land development approval, the Applicant shall also supply a traffic impact study in a manner set forth in the East Rockhill Township Subdivision and Land Development Ordinance as well as any impact assessments required under Section 27-2411.

**ARTICLE V. LIGHTING AND BUFFER YARD REQUIREMENTS**

A. Chapter 27 shall be revised with the addition of a new Section 27-1719, Outdoor Illumination, which shall read as follows:

27-1719. Outdoor Illumination

A. General.

(1) All outdoor illumination for all uses shall be diffused or shielded in such a manner as not to create any hazardous glare for passing vehicular traffic or a nuisance to persons beyond its lot lines.

(2) The following additional regulation shall apply to all outdoor lighting, where permitted or required by this chapter or other Township ordinances, except for agricultural uses, residential uses other than multi-family, uses accessory thereto, and parking areas/lots of three spaces or less.

(3) The glare control requirements contained herein shall apply to all lighting, including signage.

(4) Where more stringent requirements concerning light abatement are contained in other rules, regulations, or ordinances, the more stringent regulations shall apply.

B. Definitions.

CANDELA- The SI unit of luminous intensity. One candela is one lumen per steradian (lm/sr).

CANDLEPOWER- Luminous intensity expressed in candelas.

CUTOFF ANGLE (OF A LUMINAIRE)- The angle measured up from the lowest point (nadir), between the vertical axis and the first line of sight at which the bare source is not visible.

DIRECT LIGHT-Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

FIXTURE- The assembly that house the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

FLOOD OR SPOTLIGHT- Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

FOOT-CANDLE- A unit of light intensity on a plane (horizontal or vertical) stated in lumens per square foot and measurable with a light meter. One foot-candle is one lumen per square foot (lm/ft<sup>2</sup>). Horizontal foot-candles are measured on the horizontal plane of a lamp (bulb), and vertical foot-candles on a perpendicular line above the bulb.

FULL CUTOFF-Attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture, and no more than 10% of the lamp's intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the fixture.

FULLY SHIELDED LIGHTS- Outdoor light fixtures shielded or constructed in such a manner that all light emitted by the fixture, either directly from the lamp or diffusion element or indirectly by reflection or refraction, is projected below the horizontal plane through the fixture's lowest light-emitting part as certified by a photometric test report and does not cause glare at normal viewing angles.

GLARE-The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted, which causes annoyance, discomfort, or loss in visual performance or visibility.

- (1) BLINDING GLARE- Glare that is so intense that for an appreciable length of time after it has been removed, no object can be seen.
- (2) DIRECT GLARE- Glare resulting from high luminance or insufficiently shielded light sources in the field of view.
- (3) DISABILITY GLARE- The effect of stray light in the eye whereby visibility and visual performance are reduced.
- (4) DISCOMFORT GLARE- Glare that produces discomfort. It does not necessarily interfere with visual performance or visibility.
- (5) REFLECTED GLARE- Glare resulting from reflections of high luminance in polished or glossy surfaces in the field of view.

HEIGHT OF LUMINAIRE- The height of a luminaire shall be the vertical distance from the ground directly below the center line of the luminaire to the lowest direct-light-emitting part of the luminaire.

ILLUMINANCE- The quantity of light measured in footcandles or lux.

ILLUMINATION- An alternative term for illuminance. Commonly used in a qualitative or general sense to designate the act of illuminating or the state of being illuminated.

INDIRECT LIGHT- Direct light that has been reflected or has scattered off of other surfaces.

ISOFOOTCANDLE (ISOLUX)- A line plotted on any appropriate set of coordinates to show all the points on a surface where the illuminance is the same. A series of such lines for various illuminance values is called an isolux (isofootcandle) diagram.

LAMP- The component of a luminaire that produces light. A generic term for a man-made source of light, i.e., a light bulb.

LIGHT- Radiant energy that is capable of exciting the retina and producing a visual sensation. The visible portion of the electromagnetic spectrum extends from about 380 to 770 nanometers.

LIGHT TRESPASS- Light emitted by a lighting installation that extends beyond the boundaries of the property on which the installation is sited.

LUMEN- The light output of a lamp (light bulb), as specified by the manufacturer. More technically, it is the luminous flux emitted within a solid angle (one steradian) by a point source having a uniform luminous intensity of one candela. One footcandle is one lumen per square foot. For the purposes of this chapter, the lumen-output values shall be the initial output ratings of a lamp, as specified by the manufacturer of the lamp. For example, a 60-watt GE Soft White bulb emits 840 lumens, a similar 100 watt bulb, 1690 lumens.

LUMINAIRE- A complete lighting unit consisting of one or more lamps together with the fixture; other parts designed to control the light distribution; and other mechanical and electrical components.

LUMINAIRE CUTOFF- A luminaire whose candle power per 1,000 lumens does not numerically exceed 25 (2.5%) at an angle of 90 above nadir (horizontal) and 100 (10%) at a vertical angle of 80 above nadir.

LUMINANCE-A quantity of light measurable with a luminance meter (light meter). It may be expressed in candelas per square meter (cd/m<sup>2</sup>) footcandles (lm/m<sup>2</sup>), or lux.

LUX- A unit of light intensity stated in lumens per square meter. (Approximately 10.7 lux per footcandle; May be measured with a light meter.)

OUTDOOR LIGHTING-The nighttime illumination of an outside area or object by any man-made device that produces light by any means.

STERIDIAN, SR (UNIT OF SOLID ANGLE)- The solid angle subtended at the center of a sphere by an area on the surface of the sphere equal to the square of the sphere radius.

UNIFORMITY RATIO- The highest luminance or illuminance point divided by the lowest luminance or illuminance point, respectively.

### C. Criteria.

(1) Illumination levels.

(a) Lighting shall have luminance/illuminance values and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) contained in the IESNA Lighting Handbook and from time to time amended.

(b) Future amendments to the recommended practices contained within IESNA shall become part of this chapter without further action of East Rockhill Township.

(c) Intensities for typical outdoor applications are presented below: (Note: illuminance levels for lighting of public roadways/streets, and pedestrian/bicycle facilities shall be measured at a point 50 feet beyond the facility being illuminated).

Maximum Maintained Illuminance Levels Permitted at Property Lines Produced by Outdoor Area Lighting Installation		
For Outdoor Area Lighting Installations to Which the Requirements of This Chapter Apply:	Maximum Maintained Illuminance Level Permitted at Property Line Measured at Grade in Horizontal Footcandles	Maximum Maintained Illuminance Level Permitted at Property Line Measured at Grade in Horizontal Lux
Outdoor area lighting installation is located on said property and property line adjoins a public roadway or public right-of-way.	0.5	5.4
Outdoor area lighting installation is located on said property and property line adjoins a nonresidential property	0.2	2.2
Outdoor area lighting installation is located on said property and property line adjoins a residential property.	0.1	1.1

(2) Lighting fixture design.

(a) Fixtures shall be of a type and design appropriate to the lighting application and meet the requirements of this chapter.

(b) For horizontal tasks (roadways, sidewalks, parking areas and similar facilities), fixtures shall meet IESNA "full cutoff" criteria, i.e., no light output emitted above

90° at any lateral angle around the fixture. If full cutoff fixtures for lighting of public streets are not available from the servicing utility, an alternate fixture most closely meeting the standards contained herein may be accepted by the Township upon submission of technical specifications for review.

(c) Fixtures shall be equipped with, or be capable of being modified to incorporate, light directing and/or shielding devices, such as shields, visors, skirts, or hoods to redirect offending light distribution and/or reduce direct or reflected glare.

(3) Control of nuisance and disabling glare.

(a) All outdoor lighting, whether or not required, on all properties shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to travel safely, and so as not to create a nuisance or disturbance by projecting or reflecting light onto a neighboring use or property.

(b) All outdoor lighting fixtures shall be shielded in such a manner that no light be emitted above a horizontal plane passing through the lowest point of the light emitting element, i.e., no direct light is emitted above the horizontal plane. This includes outdoor lighting fixtures that illuminate the area under outdoor canopies, including fuel island canopies, storefront and shopping mall canopies, driveway and building entrance canopies, and pavilions and gazebos.

(c) Floodlights and spotlights where permitted, shall be installed or aimed so that they do not project their output into the windows of neighboring residences, adjacent uses, skyward or onto a roadway.

(d) Unless otherwise permitted by the Board of Supervisors for safety or security or all-night operations, nonresidential exterior lighting shall be controlled by automatic switching devices such as time clocks or combination motion detectors and photocells, to permit extinguishing outdoor lighting fixtures between 10:00 p.m. and dawn to mitigate nuisance glare and sky-lighting consequences.

(e) Where all-night safety or security lighting is to be provided, the lighting intensity levels shall not exceed 25% of the levels normally permitted by this chapter for the use. (Lighting shall be reduced by 75% from normally permitted levels.).

(f) Vegetation screens shall not be employed as the primary means for controlling glare, although they are encouraged for additional protection against nuisance lighting. Rather, glare control shall be achieved primarily through the use of cutoff

fixtures, shields and baffles, and appropriate application of mounting heights, wattage, aiming angle and fixture placement.

(g) Externally lit signs and billboards shall be lighted by top mounted fixtures aimed downwards. Such fixtures shall be automatically extinguished between the hours of 10:00 p.m. and sunrise unless specifically approved by Township.

(h) Directional fixtures for applications such as facade, fountain, feature, and landscape illumination shall be aimed so that they do not project output beyond the objects to be illuminated, shall be extinguished between the hours of 10:00 p.m. and dawn.

(i) Service station or other similar canopy lighting shall use flat-lens full cutoff downlighting fixtures, shielded in such a manner that the edge of the fixture shall be level with or below the light source envelope. Additionally, top or outside surfaces of canopies may not be illuminated except for signage in accordance with applicable regulations of this chapter.

(j) The use of white strobe lighting for tall structures such as smokestacks, chimneys, radio/communication/television towers is prohibited except as required by State Federal aviation regulations.

(4) Installation. For all non-residential uses:

(a) Electrical feeds for fixtures mounted on poles shall be run underground, not overhead.

(b) Poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces, shall be placed a minimum of five feet outside paved area, or suitably protected by other means.

(c) Lighting fixtures shall not be mounted more than 20 feet above finished grade.

(5) Compliance.

(a) Lighting fixtures and ancillary equipment shall meet the requirements of this chapter at all times.

D. Outdoor sports and recreational lighting.

(1) These regulations apply to all sports and recreational facilities including, but not limited to, ballfields, ballparks, stadiums, tennis courts, basketball courts, soccer fields, recreation fields, swimming pools, skating rinks, golf driving ranges, golf courses,

firearm shooting facilities and the like. Where permitted, the outdoor lighting of sports and recreational facilities shall comply with the following requirements:

(2) The requirements of this subsection apply to all outdoor lighting installations employed for nighttime area illumination of sports and recreational facilities. All sports and recreational facilities shall be illuminated with the following two systems:

(a) Performance area lighting. This is the lighting directed upon the field, court, rink, etc., to illuminate the sports/recreational activity taking place upon/within the facility. The maximum permitted post height for the performance area lighting is 70 feet. Post height shall be limited to minimum height necessary to meet the performance area lighting needs of that specific sports/recreational use as determined by the Township.

(b) General area lighting. This is a low-level lighting system used to facilitate pedestrian circulation, patrons leaving the facility, cleanup, nighttime maintenance, etc. General area lighting shall meet all the requirements for outdoor area and roadway lighting installations listed above in Subsection C.

(3) Use of full cutoff luminaries required. All luminaries employed in outdoor sports and recreational lighting installation shall be the full cutoff luminaire type unless, the performance area lighting need of the sport/recreational use cannot be met through the use of full cutoff luminaries, as determined by the Township.

(4) Use of glare shields required for non-cutoff luminaire types. Where non-cutoff luminaries such as floodlights must be used to meet the lighting design objectives for the performance area lighting, the luminaries shall be equipped with glare shields, visors, barn doors and other similar shielding accessories as required to meet the following criteria:

(a) Luminaries shall be fully shielded.

(b) To the extent practicable, the candlepower distribution from all luminaries shall be further cut off at angles below the horizontal (level) to restrict direct illumination to within the performance area being illuminated for sports and recreations purposes.

(5) Maximum maintained illuminance levels. The maximum maintained illuminance levels permitted at the property line(s) during the nighttime, produced by the sum of all outdoor sports and recreation lighting installations on a lot, shall meet the requirement of the table at Subsection [C\(1\)](#).

(6) Design submittal and approval requirements. The design for all outdoor sports and recreation lighting installations shall be submitted for review and approval by the Township. The submission shall include a visual-impact plan that demonstrates appropriate steps have been taken to prevent or mitigate glare on-site, off-site, as viewed by drivers on adjacent streets, and so as to retain the intended character of the general vicinity of the site. This submission may also require the inclusion of initial vertical footcandle values at specific off-site venues, e.g., bedroom windows of adjacent residential uses.

(7) All outdoor sports and recreation lighting shall be extinguished between 9:45 p.m. and 7:00 a.m. on Monday through Friday nights; Saturday night usage (maximum once per month) is subject to approval by the Board of Supervisors; and Sunday night usage is not permitted. In addition, the performance area lighting shall be turned off no more than 30 minutes after the end of the event or use of the sports/recreational facility.

E. Plan submission.

(1) Lighting plans shall be submitted to the municipality for review and approval for all proposed outdoor lighting, including but not limited to proposals that are part of a subdivision or land development plan and shall include:

(a) A site plan, complete with all structures, parking spaces; building entrances, traffic areas (vehicular and pedestrian), vegetation that might interfere with lighting, and adjacent uses that might be adversely impacted by the lighting, containing a layout of all proposed fixtures by location and type.

(b) Isofootcandle plots for individual fixtures installations, or ten-foot by ten-foot illuminance plots for multi-fixture installations, which demonstrate compliance with intensity and uniformity requirements as set forth in this chapter. Larger grid spacing may be used if the scale of the plan is such that a ten-foot by ten-foot grid would be unreadable.

(c) Description of the proposed equipment, including fixture catalog cuts, photometrics, Glare reduction devices, lamps, on/off control devices, mounting heights, pole foundation details, and mounting methods.

(2) When requested, applicant shall also submit a visual impact plan that demonstrates the steps that have been taken to mitigate on-site and off-site glare, and to retain the rural character of the municipality.

(3) Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval.

F. Post installation inspection and compliance monitoring.

(1) The Township reserves the right to conduct a post-installation nighttime inspection to verify compliance with the requirements of this chapter, and, if appropriate, to require remedial action at no expense to the Township.

(2) If appropriate officers or agents of the Township judge that a lighting installation creates a safety or personal security hazard, the person(s) responsible shall be notified in writing and required to take remedial action within 30 days of notice.

(3) When officers or agents of the Township judge that an installation produces unacceptable levels of nuisance glare, skyward light, excessive or insufficient illumination levels, or otherwise varies from this chapter, the Township may send written notification to the person(s) responsible and require appropriate remedial action within 30 days' of notice.

G. Nonconforming lighting.

(1) Any lighting fixture or lighting installation existing on the effective date of this chapter that does not conform to the requirements of the subsection, shall be considered as a lawful nonconformance, subject to the following:

(a) Unless minor corrective action is deemed by the Township to be an acceptable alternative, a non-conforming lighting fixture or lighting installation shall be made to conform with the applicable requirements of this chapter when:

(1) It is deemed by the Township to create a traffic safety hazard.

(2) It is relocated.

(b) Nonconforming lighting fixtures as noted in subsection (1)(a) above shall be made to conform with the requirements of this chapter when alterations, rehabilitations, or renovations to outdoor lighting are proposed which involve replacement of at least 50% of an existing lighting system with new lighting.

**B. Chapter 27, Section 1905.** This section shall be deleted in its entirety and be replaced with the following. Additionally, Chapter 27 Attachments 2 and 3 shall be deleted in their entirety.

Section 1905:

A. General buffer requirements.

(1) Landscape buffers shall contain trees, evergreens, shrubs, ground covers, berms, fences, or a combination of these features, placed along a street, property line, use,

or activity, for the purposes of separating one land use from another land use, or to shield or block lights, noise, or visual impacts, and to preserve the natural landscape of East Rockhill Township.

- (2) No structures, buildings, uses, storage of materials, or parking shall be permitted in the buffer yards. Access driveways may cross buffer yards, provided that they are perpendicular to the property line. Trails and sidewalks may be located at the edge of a required buffer, provided that the required planting is not diminished.
- (3) Where vegetation exists that can meet the objectives of the buffer requirements, it shall be preserved and may be used to meet the buffer and planting requirements. Quantities, size, species, and locations of existing materials must be shown on plans and verified by the Township. Where the Township allows existing vegetation to be counted toward meeting the buffer requirements of this chapter, the vegetation shall not be removed except for exotic invasive species or poison ivy and poison oak. The vegetation shall be protected by recorded plan note to ensure that it remains as a part of the subdivision or land development.
- (4) Where buffers are required, they shall be provided along the entire length of the property line, use, or activity.
- (5) Buffer yards may overlap required front, side, or rear yards. In the case of conflict, the larger yard requirement shall apply.
- (6) All buffer yards shall be permanently maintained and kept clean of all debris. Required buffer plantings shall not be removed. Any planting which do not survive should be replaced within one year.
- (7) Minimum width buffer yards do not count as open space. However, required open space may be used to meet the requirements for buffers where the open space has a minimum contiguous area of four acres and a minimum dimension of 200 feet.
- (8) Easements shall be provided for all buffers; a buffer easement shall be shown on all plans. The easement shall require that the property owner be responsible for maintenance of the buffer area and all vegetation within the buffer easement.
- (9) It is encouraged that plant materials in buffer yards be planted in natural clusters that will provide privacy, but do not block view or vistas. The exception shall be commercial or industrial uses bordering residential uses. Here a dense, visual screen is required.

(10) Plant Materials suitable for all buffer types is listed in Section 515 of Chapter 22, Subdivision and Land Development, of the Code of the Township of East Rockhill.

B. Summary of buffer locations and types.

Type of Buffer						
Required Locations	1	2	3	4	5	6
Nonresidential/residential separation buffers	X					
Single-family/Detached dwelling cluster separator buffer; and reverse frontage buffer		X				
Single-family/high density residential separation buffers	X					
Farmland preservation buffer			X			
Visual screen for storage and maintenance activities				X		
Village Center District					X	
Around parking lots						X

C. Types of buffers.

(1) Nonresidential/residential separation buffers. Type 1 buffer shall be provided wherever a nonresidential use abuts a residential use or a residentially zoned district.

(2) Single-family/detached dwelling cluster separation buffers. Type 2 buffers shall be provided wherever a detached dwelling cluster subdivision (use B-2) abuts a single-family residential use or district.

(3) Single-family/high density residential separation buffers. Type 1 buffers shall be provided wherever a performance standard development (use B-3) or a mobile home park

(use B-4) abuts a single-family residential use or residential district. The buffer shall be located on the performance standard or mobile home park property.

(4) Reverse frontage buffers. Type 2 buffers shall be provided for reverse frontage lots along abutting arterial or collector roads, or any existing perimeter street not part of a new development.

(5) Farmland preservation buffer. Type 3 buffer yard shall be required where residential or nonresidential uses abut farmland.

(6) Visual screen for storage and maintenance activities. Type 4 buffer yard, which shall include fence and plantings sufficient to provide a visual screen. This buffer shall be provided in addition to any buffer required by this chapter based on principal use.

(7) Village Center District. Where commercial, institutional, office, or multifamily uses abut a single-family residential use in the Village Center District, a Type 5 buffer yard, consisting of a landscaped area and a six-foot-high fence, shall be required.

(8) Parking lot periphery for commercial, institutional and office uses. Type 6 buffer, consisting of a landscaped area 10 feet in width provided at the periphery of all parking lots used for commercial, office or industrial activities. This buffer shall be provided in addition to any buffer required by this chapter based on principal use.

D. Buffer dimension and planting requirements.

(1) Type 1 buffer. Buffer design and plant materials shall be as follows:

(a) Buffer width: 50 feet.

(b) Screened planted area: minimum of 35 feet.

(c) Berming may be required by the Township if it contributes to the screening effect and if it can be blended into the topography. Berms shall be between three and six feet in height and shall meander in a naturalistic fashion without adversely affecting drainage. Slope-to-height ratios shall not be less than three to one.

(d) Plant materials shall comply with the requirements of the following chart.

Type 1 Buffer Planting Requirements
Plant Quantities Required

Evergreens	6 to 7 feet in height (min)	1 evergreen per 20 feet of buffer
Shade Trees	2.5-inch caliper (min)	1 shade tree per every 3 evergreens or approximately 1 per 60 feet of buffer length
Ornamental flowering trees	8 to 10 feet in height; 2.5-inch caliper (min)	1 flower tree per every 3 evergreens or approximately 1 per 60 feet of buffer length
Shrubs	Minimum of 4 feet in height	5 shrubs for every 1 evergreen tree or approximately 1 per 4 feet of buffer length; planted in naturalistic groupings of mixed plant varieties and sizes in masses within mulched planting beds; not more than 75% being deciduous varieties and not less than 50% being ornamental flowering varieties.

(2) Type 2 buffer. Buffer design and plant materials shall be as follows:

- (a) Buffer width\_ 40 feet.
- (b) Screened planted area: minimum of 25 feet closest to the street or bordering lot line.
- (c) Preserve existing trees and supplement with shade-tolerant evergreens, ornamental trees and shrubs selected from the plant list, where existing vegetation is determined satisfactory by the Township.
- (d) Planted area shall completely screen the views of abutting yards from the street from ground level to six feet above ground level at plant maturity.
- (e) Berming may be required by the Township; vertically and horizontally meandering berms suggesting a rolling landscape shall be incorporated into the grading design without adversely affecting drainage. Berms shall be three to six feet in height and shall vary in height and slope. Slope to height ratios shall not be less than three to one.
- (f) Plan materials shall comply with the requirements of the following chart.

Buffer Type 2 Planting Requirements

Plant Types	Size	Plant Quantities Required
Shade Trees	2.5-inch caliper (min)	1 per 90 feet of buffer length
Evergreen	6 feet to 7 feet in height (min)	1 per 30 feet of buffer length
Ornamental flowering trees	8 feet to 10 feet in height (min)	1 per 90 feet of buffer length
Shrubs	4 feet in height (min)	4 shrubs for every 1 evergreen tree

(3) Type 3 buffer. Buffer design and plant material (farmland buffer) shall be as follows:

- (a) Buffer width: 25 feet.
- (b) Planted area: minimum of 10 feet in width.
- (c) Active farmland area shall be separated from the residential area by a split-rail or similar fence placed on the property line.
- (d) The 10 feet immediately adjacent to the fence shall be planted with native trees and shrubs as listed in Article V, General Design Standards, of Chapter 22, Subdivision and Land Development, of the Code of the Township of East Rockhill, in informal groupings to achieve a naturalized farmland buffer as an adequate separation between farmland and developed land.
- (e) The remaining 15 feet abutting the farmland shall be planted in grasses or wildflowers to be mowed or ground-covering plants on a slope not to exceed a four-to-one slope-to-height ratio.

(4) Type 4 buffer. Buffer design and plant materials shall be as follows:

- (a) A buffer wide enough to accommodate a fence and plantings abutting the fence is required.
- (b) A solid fence shall be provided. The fence height shall be adequate to provide a complete visual screen from adjoining properties but not to exceed eight feet in height. Fence details shall be provided with the landscape plan.

(c) Along the exterior face of the fence there shall be a row of ornamental shrubs and/or evergreens in a hedging habit planted at a rate to obscure the appearance of the fencing after a five-year growing period. Minimum shrub and upright habit evergreen height at planting shall be four feet.

(5) Type 5 buffer. Buffer design and plant materials shall be as follows:

(a) Buffer width: 25 feet.

(b) Six feet high fence with shade trees planted 30 feet on center. Fence may be replaced with a staggered row of evergreen trees planted 15 feet on center, if approved by the Township.

(6) Type 6 buffer. Buffer design and plant material shall be as follows:

a. Buffer width: 10 feet.

b. Shrubs with a planted minimum height of four feet shall be planted, with shade trees interspersed, in a continuous band with a spacing not exceeding five feet on center for shrubs and 30 feet on center for trees.

E. Planting requirements near overhead utility lines. Where street trees are to be planted along streets with overhead power lines, the following requirements shall be met:

F. Planting requirements near overhead utility lines. Where street trees are to be planted along streets with overhead power lines, the following requirements shall be met:

i. If trees are to be planted within 15 feet of a utility pole or line, measured along the ground from the base of the pole, only trees which grow no taller than 25 feet shall be planted.

ii. If trees are to be planted within 15 feet to 25 feet of a utility pole or line, measured along the ground from the base of the pole, only trees which grow no taller than 40 feet shall be planted. Refer to Part 5, General Design Standards, of Chapter 22, Subdivision and Land Development, of the Code of the Township of East Rockhill for specifications and acceptable trees.

G. Existing trees in right-of-way. Trees in the right-of-way of Township roads, where the right-of-way belongs to the Township, shall not be removed without Township approval except within the clear sight triangle and except for the removal of dead or unhealthy trees or non-native invasive trees. All trees within the right-of-way shall be included in the tree inventory and landscape plan.

H. Outdoor collection station. Where outdoor collection stations are provided for garbage and trash removal, these stations shall be located to the rear of the structure and shall be visually screened from public streets, internal roadways and adjacent property and landscaped. Screening shall consist of a solid board fence, masonry wall, or dense evergreen plant materials. All such screening shall be of sufficient height to screen the outdoor collection station from view.

**ARTICLE VI.      Nuisances**

- A. Part 18 of Chapter 27 of the East Rockhill Township Code shall be removed from Chapter 27 in its entirety and replaced with a new Part 18 entitled “Reserved”.
- B. The existing Part 18 of Chapter 27 of the East Rockhill Township Code shall be placed in Chapter 6 of the East Rockhill Township Code, relating to “Conduct,” and renumbered as Part 3 of Chapter 6.
- C. Within Chapter 6, as amended, a new Section 27-308 and 27-309 shall be added which shall read as follows:

**27-308 Uncontrolled Growth of Certain Vegetation.**

- A. General regulation. It shall constitute a public nuisance for any person, firm or corporation, being the owner or occupant of premises situate in East Rockhill Township, to permit the growth or accumulation of any plant species or subspecies which is identified on the Pennsylvania Controlled Plant and Noxious Weed List.

**27-309 Enforcement.**

- A. It shall be unlawful for any person, firm, or corporation to allow to exist on any premises in East Rockhill Township any public nuisance under this Part.
- B. Any Township law enforcement officer, zoning officer or other person designated by the Board of Supervisors may issue an order requiring the abatement of any nuisance in violation of this Part.
- C. The following procedures and penalties are prescribed for enforcement of this Part.
  - i. Warnings. If it is determined that a nuisance exists under this Part, the Township, in its discretion, may issue a written warning to the property owner and to any person responsible. Any such warning, if issued, shall contain a time to abate said nuisance and identify the property in question.
  - ii. Offenses. If it is determined that a public nuisance under this Part shall have been caused or permitted by any person after the time allowed for a correction under any issuance of a warning, any person affected thereby, and/or the Township may file a non-traffic citation against the property owner and against such person causing or permitting a public nuisance.

- iii. Any person or business entity who shall violate any of the provisions of this Part shall, upon summary conviction thereof, be punishable by a minimum fine of not less than \$500 and a maximum fine of not more than \$1,000, plus costs of prosecution. Each violation of any of the provisions of this Part shall be deemed to be a separate and distinct offense, and when a violation continues beyond the time limit set forth in the Abatement Order, shall be deemed to be a separate and distinct offense. When a second and/or subsequent violation is committed by the same person or entity within any twelve-month period, the fine shall be double the amount of the previous fine up to a maximum fine of \$1,000 for each separate and distinct offense.
- iv. Injunctions. In addition, any person affected thereby, may file legal or equitable actions in court to abate or enjoin violations of this Part. In its discretion, the Township may proceed to filing for equitable relief without exhausting the other enforcement mechanisms provided for herein.
- v. Other Remedies. Nothing in this Part shall be construed to impair any cause of action or legal remedy thereof, of any person or the public for injury or damage arising from violation of any other statute, regulation, or ordinance.

**ARTICLE VII.      Subdivision and Land Development**

Chapter 22, Appendix A, of the East Rockhill Township Code shall be revised in its entirety with *Exhibit “B”* to this Ordinance so that street trees are to be placed on the side of sidewalk farther from the abutting cartway.

**ARTICLE VIII.      Repealer**

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**ARTICLE IX.      Severability**

If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

**ARTICLE X.      Effective Date**

This Ordinance shall become effective five (5) days after final enactment.

**EAST ROCKHILL TOWNSHIP**  
**OMNIBUS ORDINANCE UPDATE**

**Ordinance No. \_\_\_\_\_**

*ENACTED* and *ORDAINED* this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**EAST ROCKHILL TOWNSHIP**  
**BOARD OF SUPERVISORS**

\_\_\_\_\_  
David R. Nyman

\_\_\_\_\_  
Gary W. Volovnik

\_\_\_\_\_  
James C. Nietupski

ATTEST:

\_\_\_\_\_  
Marianne Morano

Township Manager

EXHIBIT A

27 Attachment 1

**Township of East Rockhill Table of Use Regulations**

AP	Agriculture Preservation	VC	Village Commercial
RP	Resource Protection	C-E	Cultural-Educational
RR	Rural Residential	C-O	Commercial-Office
S	Suburban	I-1	Industrial-1
R-1	Residential	I-2	Industrial-2
VR	Village Residential	E	Extraction

P A use permitted by right  
 S A use permitted by special exception\* C A use permitted as a conditional use\* N A use not permitted  
 Y/C A use possibly permitted by right or as a conditional use pursuant to the conditions and requirements contained in §27-304G, Subsection G5.\*

\* In addition to the requirements in §27-304, conditional uses and special exceptions are also subject to additional requirements as listed in Part 22 and Part 23, respectively.

	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
<b>A. Agricultural Uses</b>												
A1 General Farming	P	P	P	P	P	P	P	P	N	P	P	P
A2 Nursery	P	P	P	P	P	P	N	P	N	P	P	P
A3 Intensive Agriculture	P	P	P	N	N	N	N	N	N	N	N	N
A4 Forestry	P	P	P	P	P	P	P	P	P	P	P	P
A5 Riding Academy	P	P	P	C	N	N	N	N	N	N	N	N
A6 Kennel-Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A7 Agricultural Retail	P	P	P	C	N	N	N	N	N	P	N	P
A8 Farm Unit	P	P	P	P	P	P	N	N	N	P	N	P
A9 Farm Support Facility	P	N	S	N	N	N	S	N	N	N	N	N
A10 Kennel-Noncommercial	P	P	P	P	P	P	P	P	P	P	N	P
A11 Kennel- Commercial	N	P	P	N	N	N	N	N	N	N	N	N
A12 Accessory Farm Business	C	C	N	N	N	N	N	N	N	N	N	N
<b>B. Residential Uses</b>												
B1 Detached Dwelling	P	P	P	P	P	P	P	N	N	N	N	N
B2 Cluster Subdivision	N	P	P	P	P	N	N	N	N	N	N	N

EXHIBIT A

B3 Performance Standard Development	N	N	N	C	C	P	N	N	N	N	N	N
B4 Mobile Home Park	N	N	N	N	S	N	N	N	N	N	N	C
B5 Group Home	N	C	C	C	N	C	N	N	N	N	N	N
B6 Life Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B7 Full Care Facility	N	N	N	C	P	N	N	P	N	N	N	N
B8 Rooming or Boarding House	N	N	N	N	N	N	S	N	N	N	N	N
B9 Residential Conversion	C	C	C	N	C	C	C	C	N	N	N	N
B10a Accessory Professional Offices	P	P	P	P	P	P	P	P	N	P	P	N
B10b Accessory Personal Services	P	P	P	P	P	P	P	P	N	P	P	N
B10c Accessory Instructional Services	P	P	P	P	P	P	P	P	N	P	P	N
B10d Accessory Home Crafts	P	P	P	P	P	P	P	P	N	P	P	N
B10e Accessory Family Day Care	S	S	S	S	S	S	S	S	N	P	P	N
B10f Accessory Trades, Business	C	C	C	C	C	C	C	C	N	P	P	N
B10g Accessory Repair Service & Other	S	S	S	S	S	S	S	S	N	P	P	N
B11 Residential Accessory Building	P	P	P	P	P	P	P	P	N	P	P	N
B12 Garage or Yard Sales	P	P	P	P	P	P	P	P	N	P	P	N
B13 Age-Qualified Development	N	N	N	C	N	N	N	N	N	N	N	N
B14 Short-Term Residential Rental (Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
B15 Short Term Residential Rental (Non-Overnight)	P	P	N	N	N	N	N	N	N	N	N	N
<b>C. Institutional Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
C1 Place of Worship	C	C	C	N	P	P	N	P	N	N	N	N
C2 School	N	C	C	N	P	P	N	P	Q	N	N	N
C3 Library or Museum	N	N	N	N	N	N	N	P	N	N	N	N
C4 Hospital	N	S	S	N	N	N	N	P	N	N	N	N
C5 Nursing Home	N	N	N	N	N	N	N	P	N	N	N	N
C6 Cemetery	C	N	S	N	N	N	N	S	N	N	N	N
C7 Municipal Building	P	P	P	N	N	N	N	P	N	N	N	N
<b>D. Recreational Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
D1 Recreational Facility	P	P	P	C	C	N	N	P	C	C	C	N

EXHIBIT A

D2 Private Recreational Facility	N	C	C	N	N	N	N	C	C	C	C	N
D3 Private Club	C	C	C	N	N	N	C	C	P	P	P	N
D4 Community Center	N	N	N	N	N	C	N	P	N	N	N	N
<b>E. Office Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
E1 Medical Office	N	N	N	N	N	N	C	N	P	P	P	N
E2 Veterinary Office	N	P	P	N	N	N	C	N	N	P	P	N
E3 Office	N	N	N	N	N	N	P	N	P	P	P	N
E4 Office Park	N	N	N	N	N	N	N	N	P	N	P	N
<b>F. Commercial &amp; Consumer Service Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
F1 Commercial School	N	N	N	N	N	N	S	N	P	N	N	N
F2 Day-Care Center	N	N	N	N	N	N	N	P	P	N	N	N
F3 Retail Store	N	N	N	N	N	N	N	N	P	N	N	N
F4 Adult Commercial	N	N	N	N	N	N	N	N	C	N	N	N
F5 Village Oriented Shop	N	N	N	N	N	N	P	N	N	N	N	N
F6 Service Business	N	N	N	N	N	N	P	N	P	N	N	N
F7 Financial Establishment	N	N	N	N	N	N	P	N	P	N	N	N
F8 Funeral Home or Mortuary	N	N	N	N	N	N	C	N	P	N	N	N
F9 Eating Place	N	N	N	N	N	N	S	N	P	N	N	N
F10 Drive-ins & Other Eating	N	N	N	N	N	N	N	N	P	N	N	N
F11 Tavern	N	N	N	N	N	N	S	N	S	N	N	N
F12 Repair Shop	N	N	N	N	N	N	N	N	P	P	P	N
F13 Indoor Entertainment	N	N	N	N	N	N	N	N	S	S	N	N
F14 Theater	N	N	N	N	N	N	N	N	C	N	N	N
F15 Indoor Athletic Club	N	N	N	N	N	N	N	N	P	P	P	N
F16 Reserved												
F17 Outdoor Entertainment	N	N	N	N	N	N	N	N	C	P	P	N
F18 Outdoor Motion Picture	N	N	N	N	N	N	N	N	N	P	P	N
F19 Cottage Development or Private Camp	N	S	N	N	N	N	N	N	N	N	N	N
F20 Recreational Camping Park	N	S	N	N	N	N	N	N	N	N	N	N
F21 Golf Course	N	P	P	N	N	N	N	N	N	P	P	N

EXHIBIT A

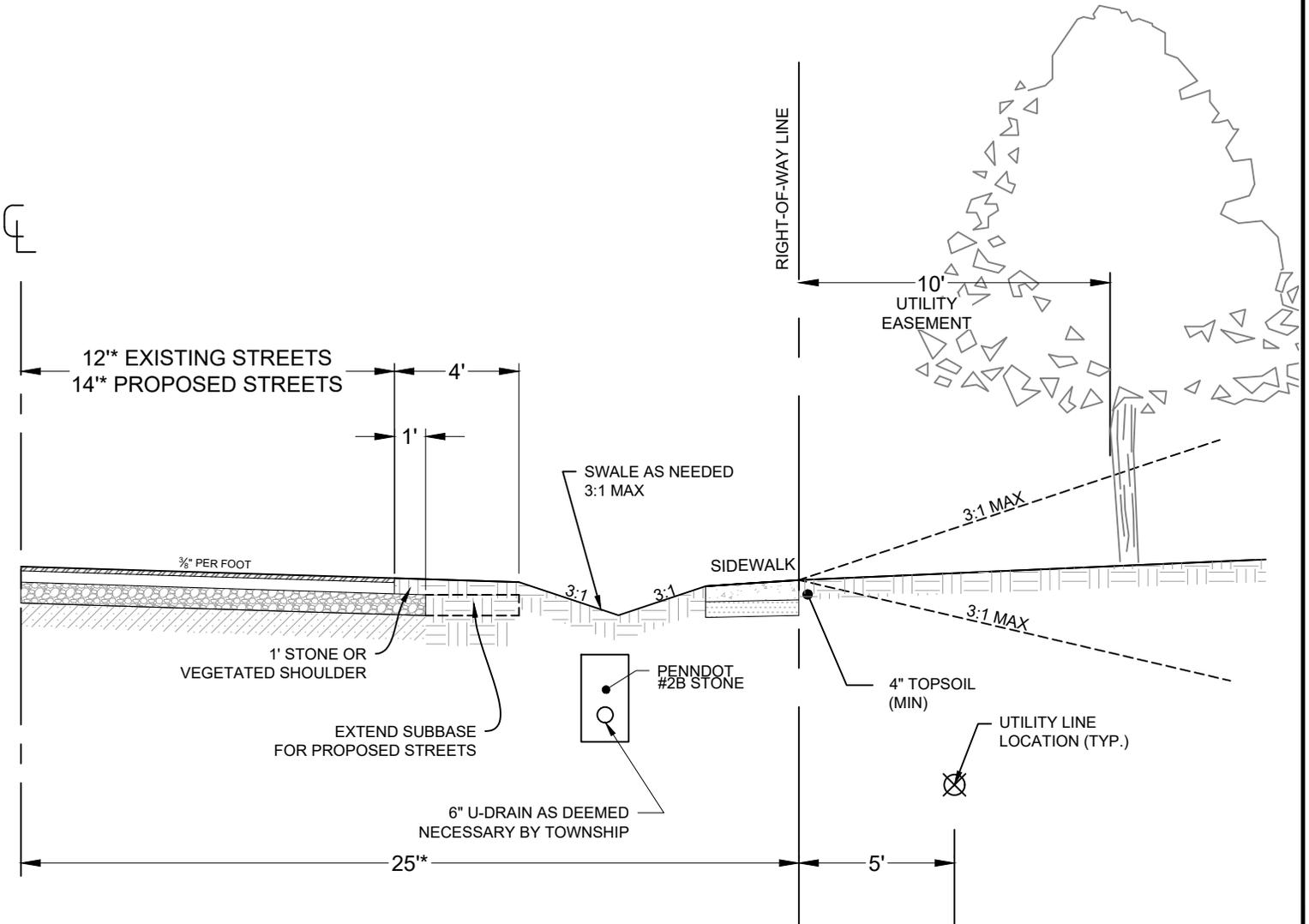
F22 Motel-Hotel	N	N	N	N	N	N	N	N	S	P	P	N
F23 Inn	N	N	N	N	N	N	S	N	S	P	P	N
F24 Bed and Breakfast	C	C	C	N	N	N	N	N	N	N	N	N
F25 Service Station or Car-Washing Facility	N	N	N	N	N	N	C	N	S	S	N	N
F26 Automobile Sales	N	N	N	N	N	N	N	N	P	P	P	N
F27 Automobile Repair	N	N	N	N	N	N	S	N	N	P	P	N
F28 Automotive Accessories	N	N	N	N	N	N	N	N	P	P	P	N
F29 Reserved												
F30 Shopping Center	N	N	N	N	N	N	N	N	C	N	N	N
F31 Miniwarehouses	N	N	N	N	N	N	N	N	N	P	P	N
F32 Dwelling in Combination	N	N	N	N	N	N	P	P	P	N	N	N
F33 Reserved												
F34 Medical Marijuana Dispensary	N	N	N	N	N	N	S	N	N	P	P	N
<b>G. Utility, Service &amp; Transportation Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
G1 Utilities	C	C	C	C	C	C	C	C	C	C	C	C
G2 Emergency Facilities	C	C	C	C	C	C	C	C	C	C	C	C
G3 Terminal	N	N	N	N	N	N	N	N	C	C	C	N
G4 Airport/Heliport	N	N	N	N	N	N	N	N	N	C	C	N
G5 Wireless Telecommunications Facility	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C	Y/C
<b>H. Industrial Uses</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
H1 Manufacturing	N	N	N	N	N	N	N	N	N	P	P	N
H2 Research	N	N	N	N	N	N	N	N	N	P	P	N
H3 Wholesale, Storage, Warehousing	N	N	N	N	N	N	N	N	N	P	P	N
H4 Printing	N	N	N	N	N	N	N	N	N	P	P	N
H5 Contracting	N	N	N	N	N	N	N	N	N	P	P	N
H6 Reserved												
H7 Crafts	N	N	N	N	N	N	N	N	N	P	P	N
H8 Lumber Yard	N	N	N	N	N	N	N	N	N	P	P	N
H9 Mill	N	N	N	N	N	N	N	N	N	P	P	N
H10 Fuel Storage	N	N	N	N	N	N	N	N	N	S	S	N

EXHIBIT A

H11 Junkyard	N	N	N	N	N	N	N	N	N	S	S	N
H12 Extractive Operation	N	N	N	N	N	N	N	N	N	N	N	S
H13 Industrial Park	N	N	N	N	N	N	N	N	N	N	P	N
H14 Resource Recovery Facility	N	N	N	N	N	N	N	N	N	S	S	N
H15 Solid Waste Landfill	N	N	N	N	N	N	N	N	N	S	S	N
H16 Medical Marijuana Grower/Processor	N	N	N	N	N	N	N	N	N	P	P	N
H17 Warehouse/Logistics Use	N	N	N	N	N	N	N	N	N	P	P	N
H18 Trucking Terminal	N	N	N	N	N	N	N	N	N	P	P	N
<b>I. General Accessory Uses &amp; Structures</b>	<b>AP</b>	<b>RP</b>	<b>RR</b>	<b>S</b>	<b>R-1</b>	<b>VR</b>	<b>VC</b>	<b>C-E</b>	<b>C-O</b>	<b>I-1</b>	<b>I-2</b>	<b>E</b>
I1 Nonresidential Accessory Building	P	P	P	N	P	P	P	P	P	P	P	P
I2 Outside Storage or Display	C	N	N	N	N	N	N	N	C	P	P	P
I3 Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P
I4 Temporary Community Event	C	C	C	C	C	C	C	C	C	N	N	N
I5 Oil & Gas Drilling	S	S	S	N	N	N	N	N	N	S	S	S
I6 (Reserved)												
I7 Air Landing Field	N	C	C	N	N	N	N	N	N	C	C	N
I8 Towers, Masts, etc.	C	C	C	C	C	C	C	C	C	P	N	P
I9 Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P
I10 Signs	P	P	P	P	P	P	P	P	P	P	P	P
I11 Homestead Chickens	P	P	P	N	N	P	P	P	P	P	P	P
I12 Homestead Animals	P	P	P	N	N	P	P	P	P	P	P	P

(Ord. 5/26/1987, §306; as amended by Ord. 148, 10/20/1992, Art. 1; by Ord. 161, 10/17/1995, Art. 4); by Ord. 168, 2/18/1997, Art. 8; by Ord. 178, 9/15/1998, Art. 2; and by Ord. 184, 4/20/1999, Art. 2; by Ord. 194, --/2000, Art. XI; by Ord. 195, 9/19/2000, Art. II; by Ord. 253, 4/20/2010; by Ord. 257, 9/21/2010; by Ord. 259, 1/18/2011; by Ord. 274, 1/6/2014; and by Ord. No. 295, 10/27/2020.)

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
 CONSTRUCTION DETAILS



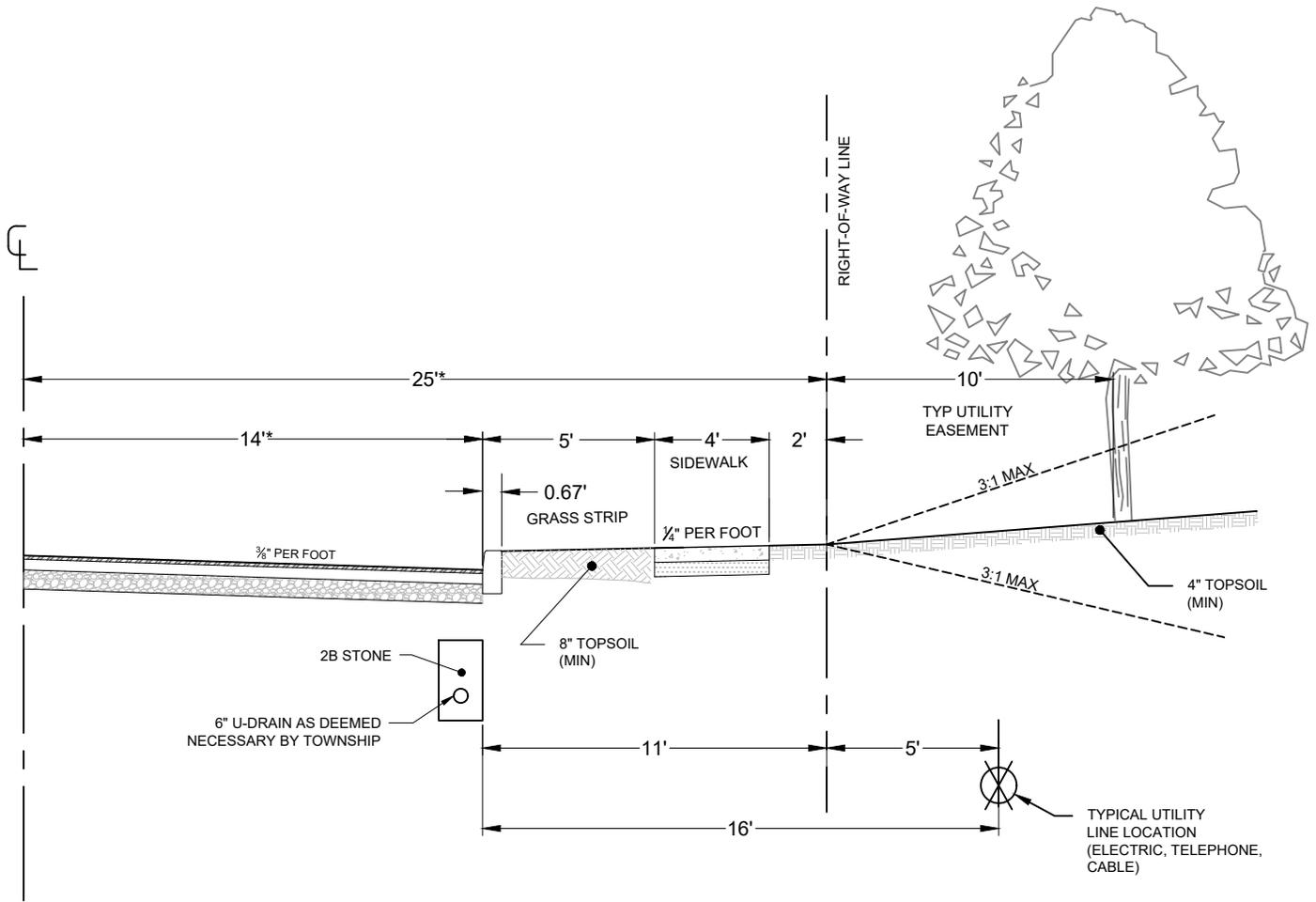
\* CARTWAY AND RIGHT-OF-WAY WIDTHS AS REQUIRED BY SLDO SECTION 22-506 BASED ON STREET CLASSIFICATION AND PARKING  
 \*\* CURB MAY BE REQUIRED AT DISCRETION OF TOWNSHIP PER SLDO SECTION 22-512

**TYPICAL ROADWAY HALF-SECTION**  
 50 FEET RIGHT-OF-WAY WITH 24 FEET WIDE CARTWAY\*, WITHOUT CURB\*\*  
 (NTS)

NOTE: MINIMUM REQUIREMENTS FOR PAVEMENT

- 1.5" 9.5mm SUPERPAVE WEARING COURSE
- 4.5" 25mm SUPERPAVE BASE COURSE
- 6" 3A STONE SUBBASE

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
 CONSTRUCTION DETAILS



\* CARTWAY AND RIGHT-OF-WAY WIDTHS AS REQUIRED BY SLDO SECTION 22-506 BASED ON STREET CLASSIFICATION AND PARKING

**TYPICAL ROADWAY HALF-SECTION**

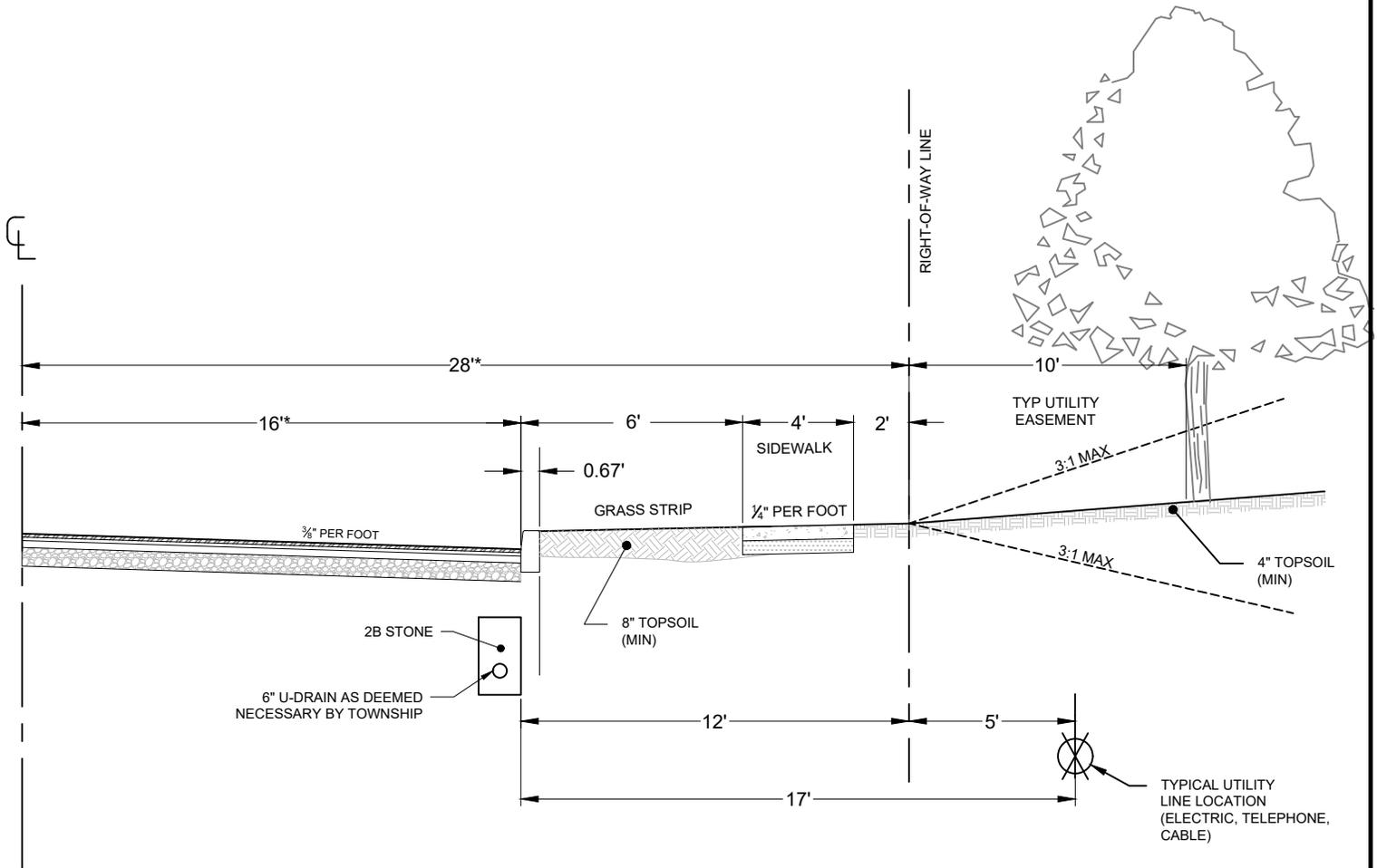
50 FEET RIGHT-OF-WAY WITH 28 FEET WIDE CARTWAY\*, WITH CURB

(NTS)

NOTE: MINIMUM REQUIREMENTS FOR PAVEMENT

- 1.5" 9.5mm SUPERPAVE WEARING COURSE
- 4.5" 25mm SUPERPAVE BASE COURSE
- 6" 3A STONE SUBBASE

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
 CONSTRUCTION DETAILS



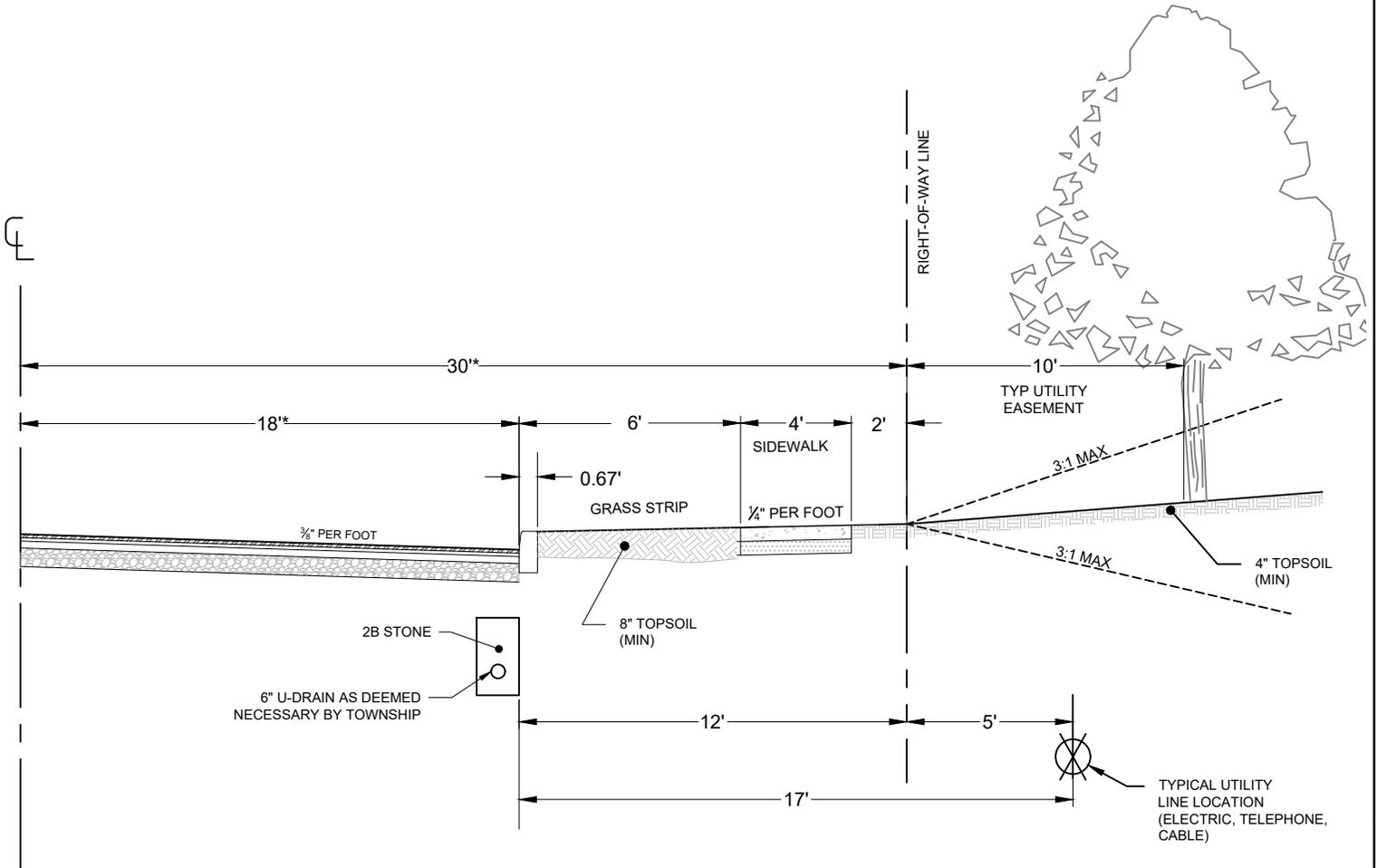
\* CARTWAY AND RIGHT-OF-WAY WIDTHS AS REQUIRED BY SLDO SECTION 22-506 BASED ON STREET CLASSIFICATION AND PARKING

**TYPICAL ROADWAY HALF-SECTION**  
 56 FEET RIGHT-OF-WAY WITH 32 FEET WIDE CARTWAY\*, WITH CURB  
 PARKING ONE SIDE  
 (NTS)

NOTE: MINIMUM REQUIREMENTS FOR PAVEMENT

- 1.5" 9.5mm SUPERPAVE WEARING COURSE
- 4.5" 25mm SUPERPAVE BASE COURSE
- 6" 3A STONE SUBBASE

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
 CONSTRUCTION DETAILS



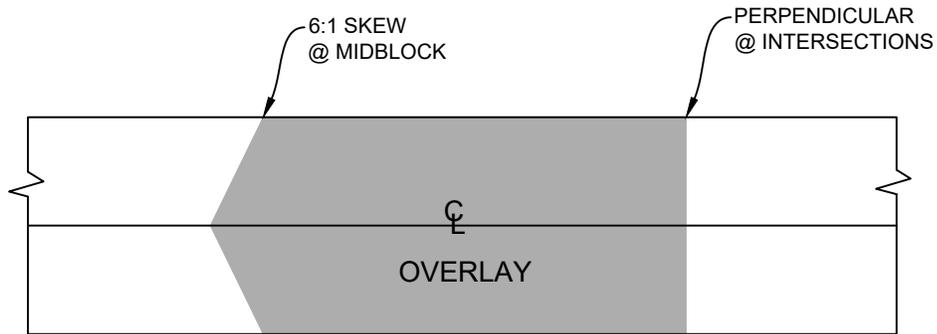
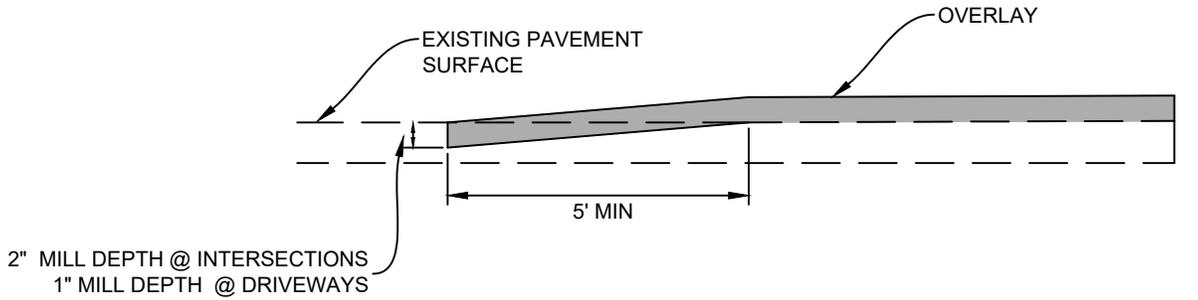
\* CARTWAY AND RIGHT-OF-WAY WIDTHS AS REQUIRED BY SLDO SECTION 22-506 BASED ON STREET CLASSIFICATION AND PARKING

**TYPICAL ROADWAY HALF-SECTION**  
 60 FEET RIGHT-OF-WAY WITH 36 FEET WIDE CARTWAY\*, WITH CURB  
 PARKING BOTH SIDES  
 (NTS)

NOTE: MINIMUM REQUIREMENTS FOR PAVEMENT

- 1.5" 9.5mm SUPERPAVE WEARING COURSE
- 4.5" 25mm SUPERPAVE BASE COURSE
- 6" 3A STONE SUBBASE

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
CONSTRUCTION DETAILS

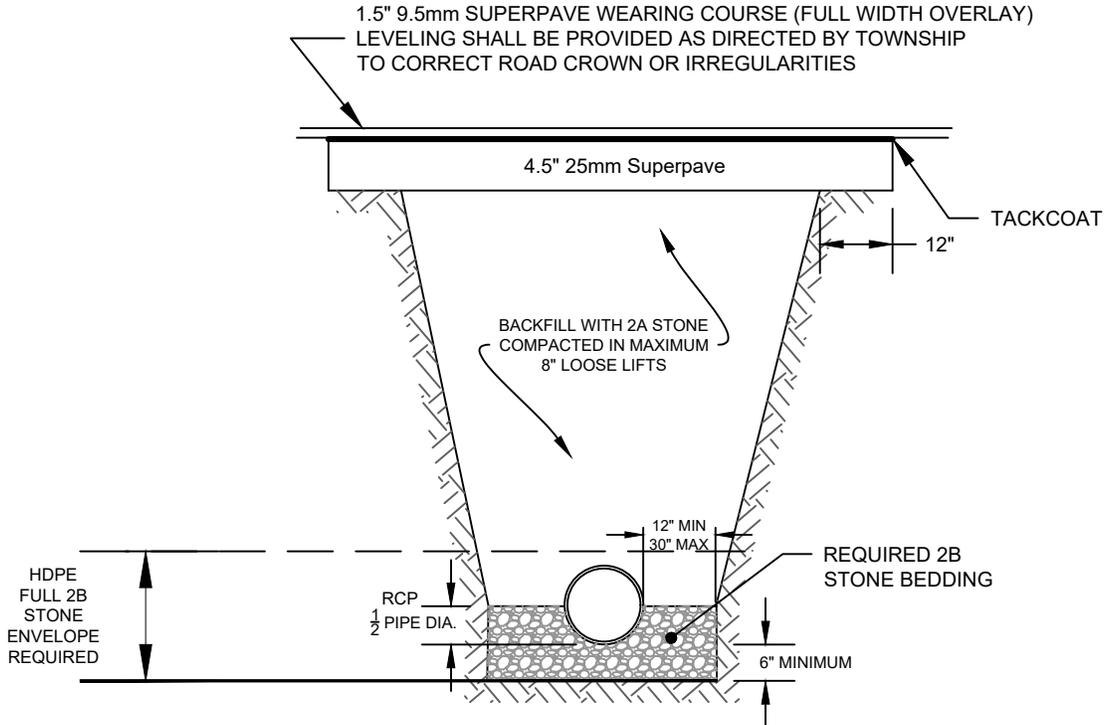


PLAN VIEW

PAVING NOTCH EXHIBIT

(NTS)

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
 CONSTRUCTION DETAILS

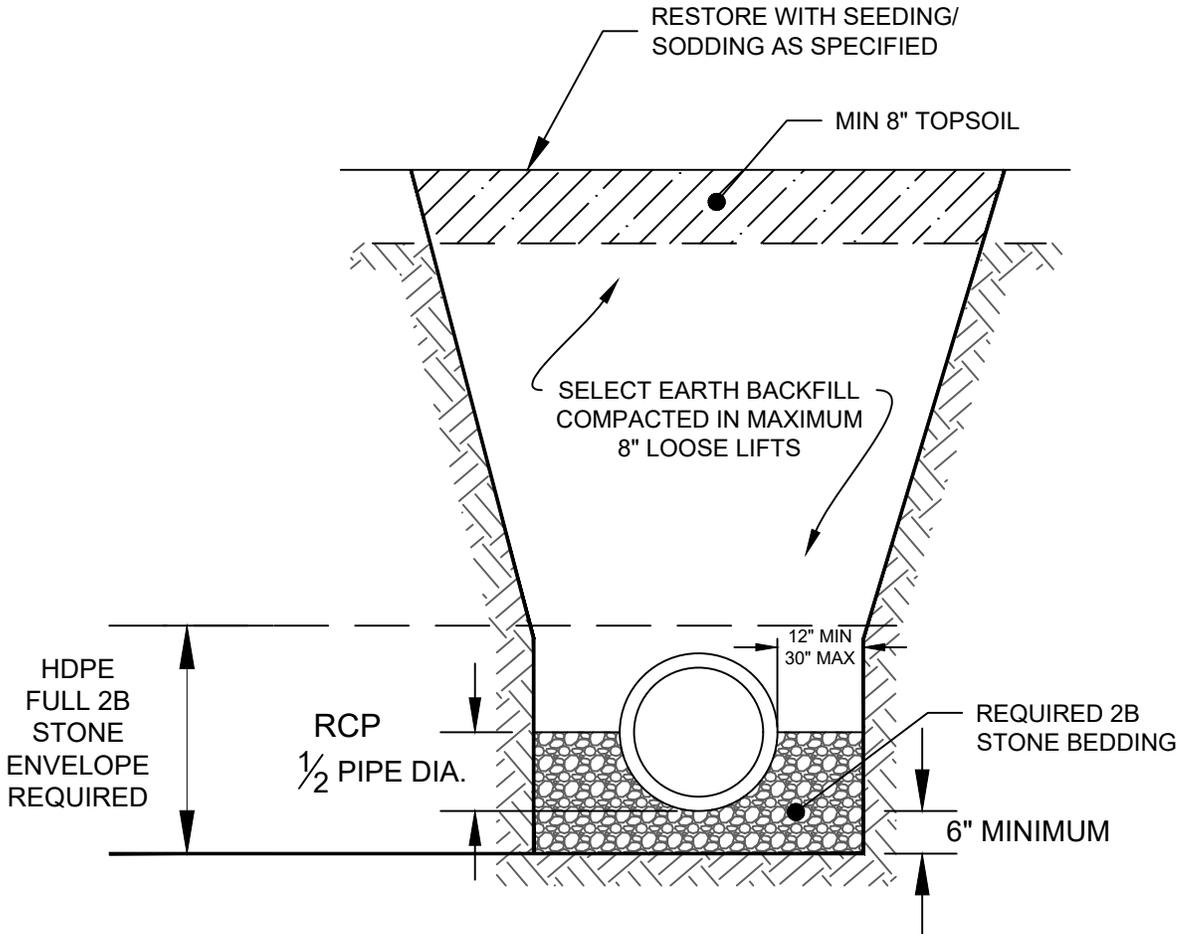


NOTES:

1. DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IMPLEMENTATION OF SAFETY REQUIREMENTS IN CONFORMANCE TO ALL FEDERAL AND STATE DEPARTMENT OF LABOR AND OCCUPATIONAL SAFETY AND HAZARD ADMINISTRATION REGULATION.
2. BACKFILL FOR NEW ROAD CONSTRUCTION MAY BE SELECT EARTH BACKFILL WHEN SUITABLE MATERIAL IS AVAILABLE AS DETERMINED BY THE TOWNSHIP.
3. FULL DEPTH 2A STONE BACKFILL SHALL BE REQUIRED FOR ALL STORM SEWER, SANITARY SEWER AND UTILITY TRENCHING WHEN EDGE OF TRENCH IS WITHIN 15 FEET OF EXISTING ROADWAY EDGE OF PAVING; AND FOR ALL TRENCHING WITHIN AREA OF ROADWAY WIDENING.
4. ROADWAY CROWN SHALL BE 3/8 INCH PER FOOT UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP.
5. 3 INCH TEMPORARY PATCH OF 19mm SUPERPAVE SHALL BE PROVIDED AND MAINTAINED FOR NO LESS THEN 30 DAYS PRIOR TO FINAL RESTORATION OF EXISTING ROADWAY OR DRIVEWAY. TEMPORARY PATCH SHALL BE REMOVED WITH FINAL RESTORATION PERFORMED NO MORE THAN 90 DAYS FROM DATE OF SEWER INSTALLATION PROVIDING TESTING HAS BEEN SATISFACTORILY ACCOMPLISHED AND NO SETTLEMENT HAS OCCURRED.

**STORM SEWER OR UTILITY PIPE BEDDING DETAIL**  
 (WITHIN RIGHT-OF-WAY, BENEATH ALL EXISTING  
 ROADWAYS AND DRIVEWAYS, PUBLIC OR PRIVATE)  
 (NTS)

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
CONSTRUCTION DETAILS

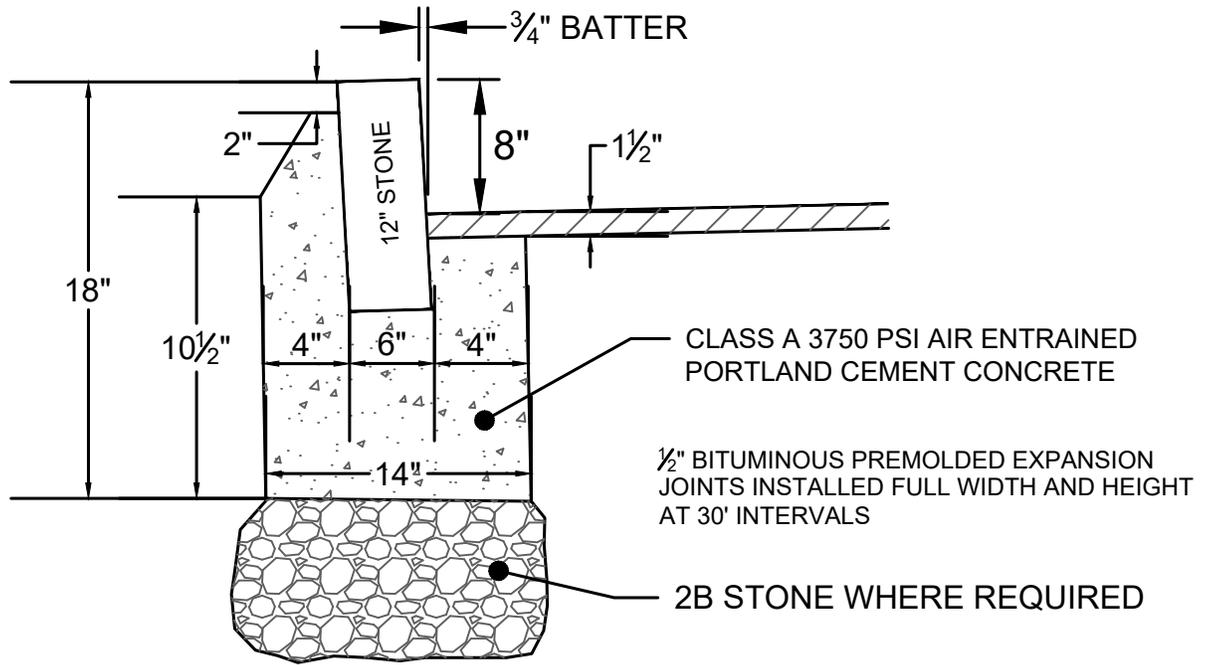


NOTES:

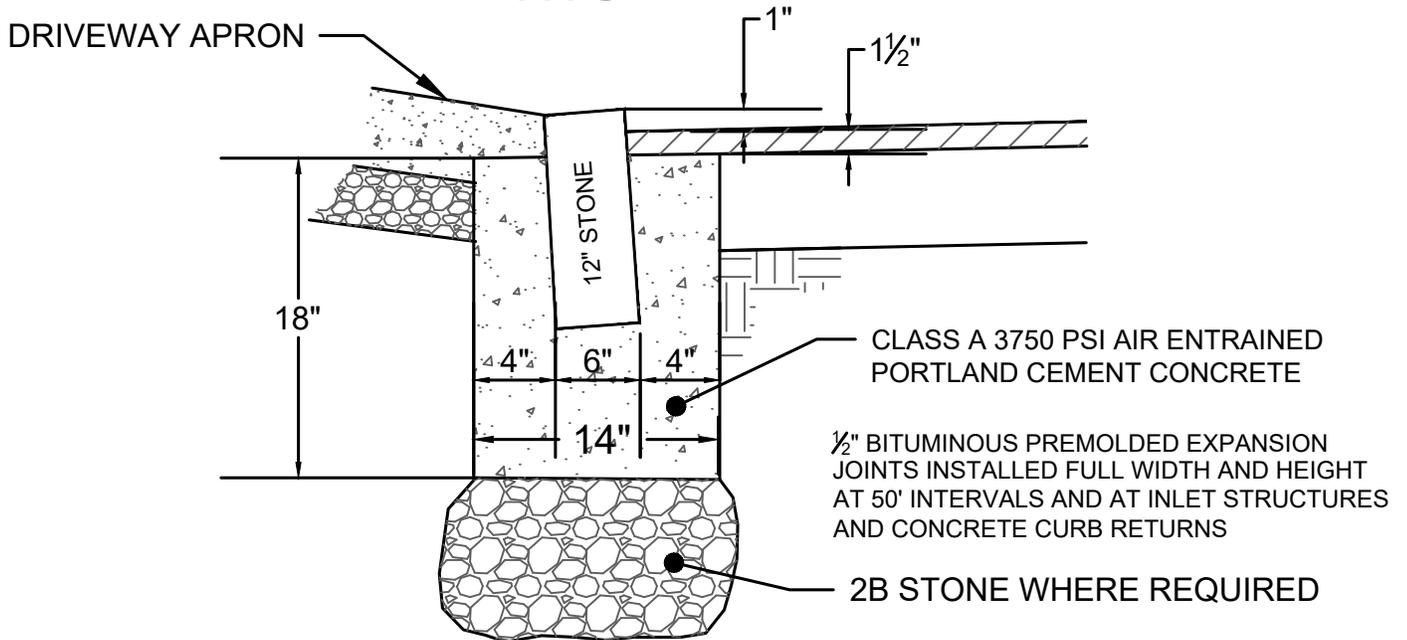
1. DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IMPLEMENTATION OF SAFETY REQUIREMENTS IN CONFORMANCE TO ALL FEDERAL AND STATE DEPARTMENT OF LABOR AND OCCUPATIONAL SAFETY AND HAZARD ADMINISTRATION REGULATION.

**STORM SEWER BEDDING DETAIL**  
(EARTHEN AREA)  
(GREATER THAN 15FT FROM EDGE OF PAVEMENT)  
(NTS)



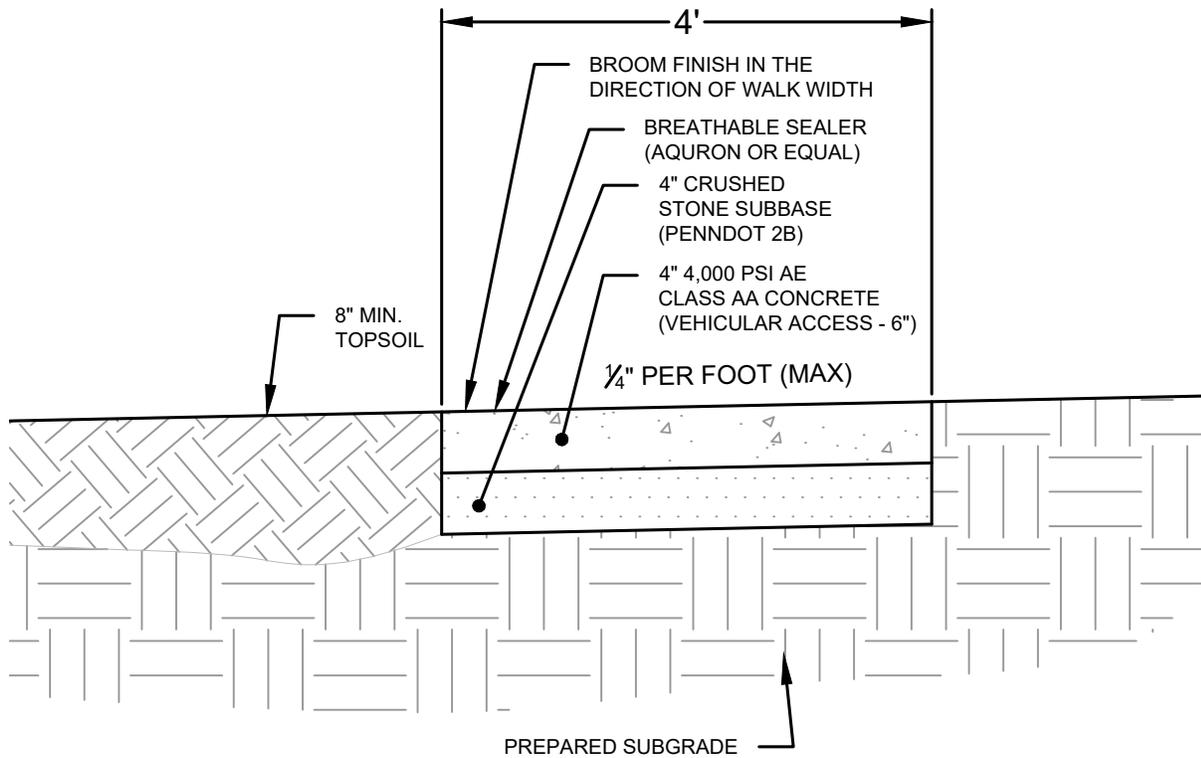
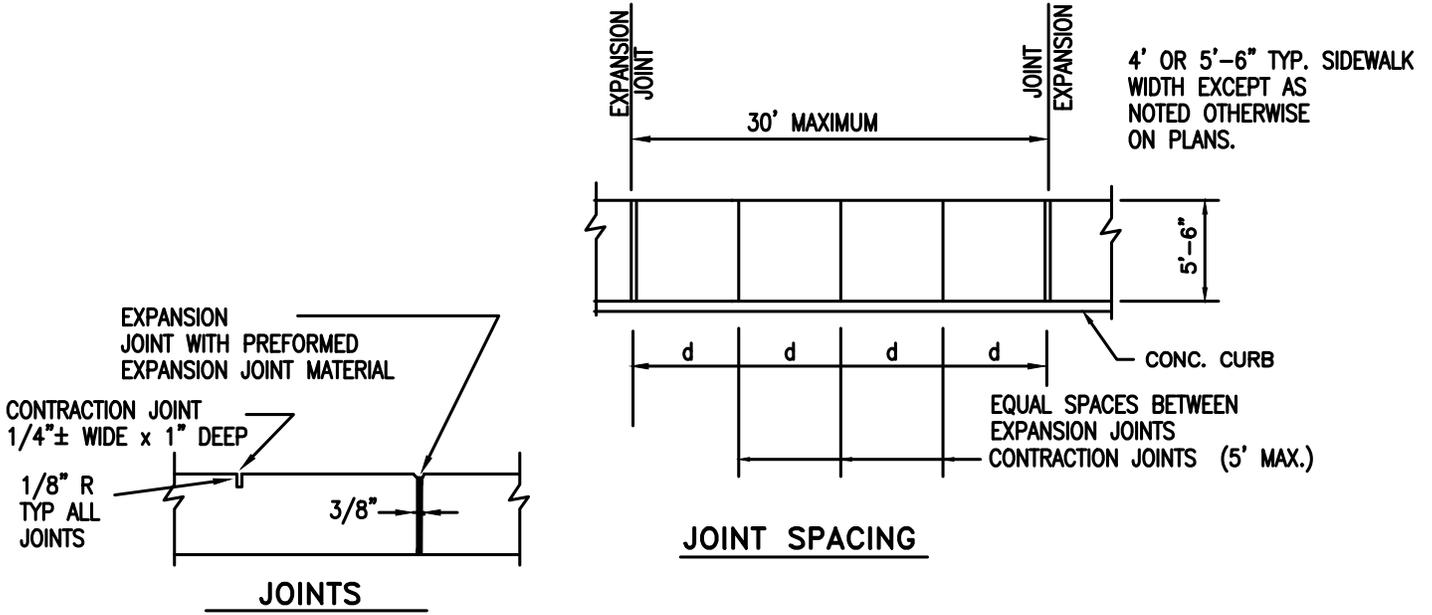


**BELGIAN BLOCK CURB DETAIL**  
**NTS**



**BELGIAN BLOCK DEPRESSED CURB DETAIL**  
**(IF APPROVED BY TOWNSHIP)**  
**NTS**

EXHIBIT B

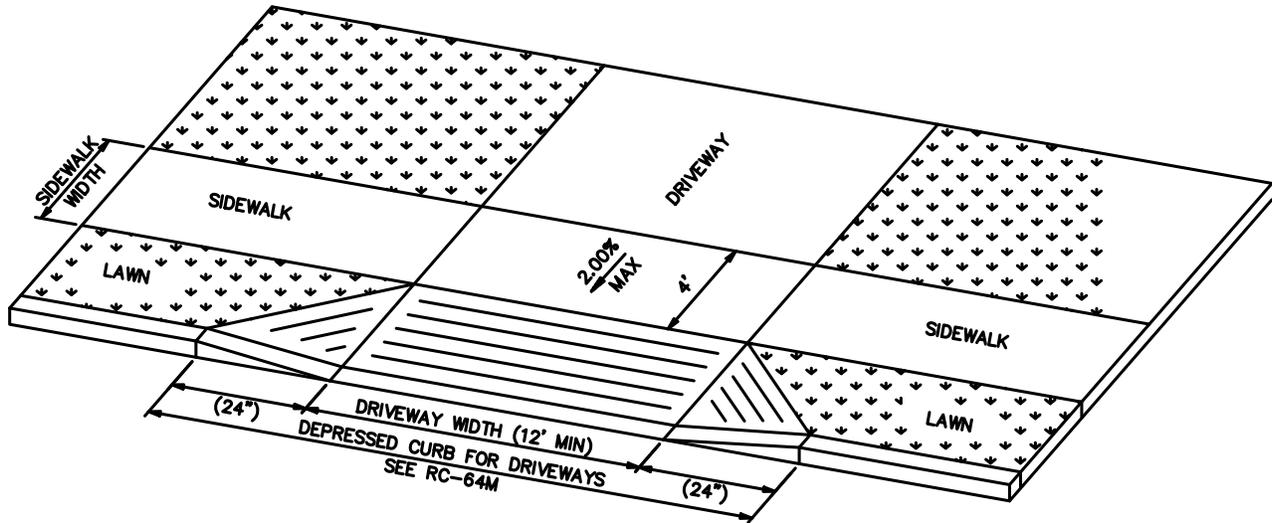


**CONCRETE SIDEWALK**

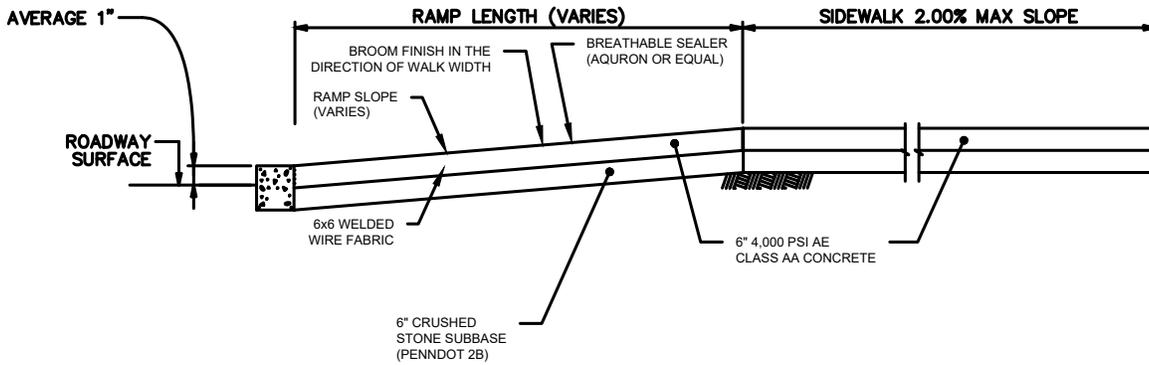
(NTS)

A-10

EAST ROCKHILL TOWNSHIP



DRIVEWAY APRON



DRIVEWAY APRON SECTION

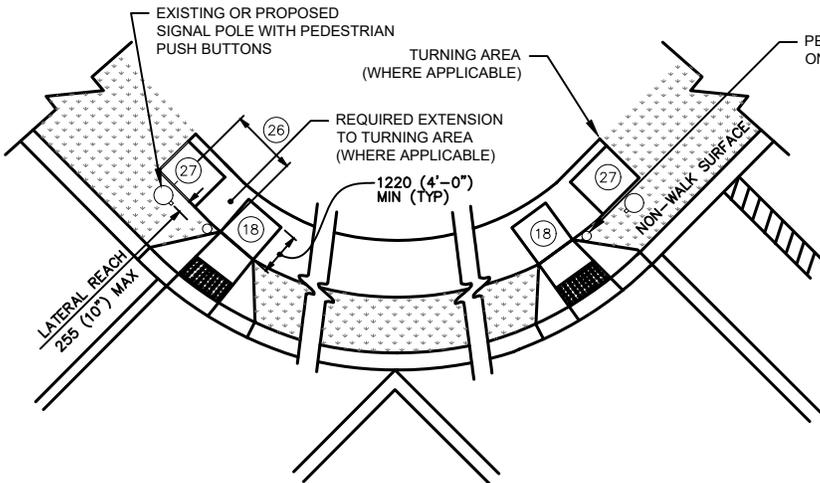
## CONCRETE DRIVEWAY APRON

(NTS)

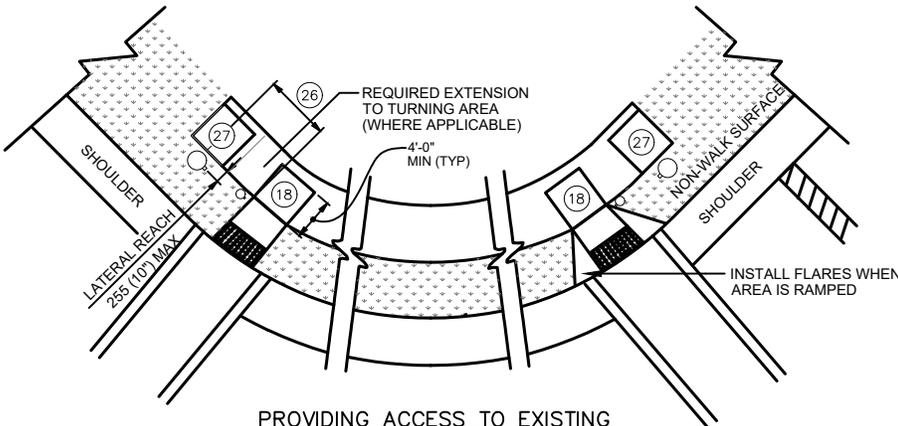
A-11

EAST ROCKHILL TOWNSHIP

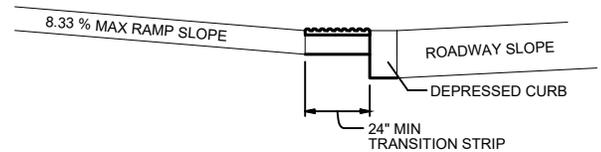
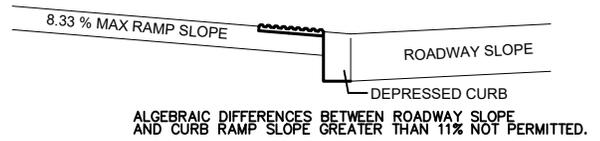
EXHIBIT B



PROVIDING ACCESS TO EXISTING PEDESTRIAN PUSH BUTTONS USING SEPARATE CURB RAMPS PLAN



PROVIDING ACCESS TO EXISTING PEDESTRIAN PUSH BUTTONS NON-CURBED ROADWAY PLAN



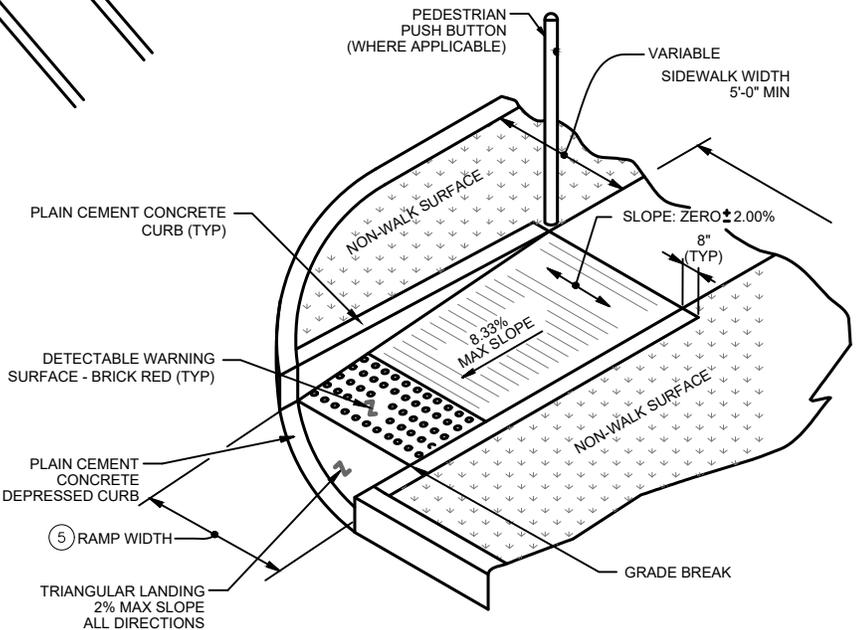
TRANSITION STRIP SLOPE NOT TO EXCEED 2.00%

CHANGE OF GRADE LIMITATIONS

- ⑤ CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO 4'-0".
- ⑱ CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. REFER PENNDOT PUBLICATION 408
- ⑳ 10'-0" MAX. MEASURED FROM WHERE PEDESTRIAN WOULD WAIT FOR SIGNAL CHANGE TO THE LOCATION OF THE PUSH BUTTON. IF THE DISTANCE IS GREATER THAN 10'-0". THE SIGNAL POLE MUST BE RELOCATED OR A PEDESTRIAN POLE MUST BE INSTALLED.
- ㉑ 4'-0" X 4'-0" MINIMUM LANDING WITH 2.00% MAX SLOPE IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM 180 DEGREE TURNING MANEUVERS.

DIRECTIONAL RAMPS ARE PREFERRED FOR THE VISUALLY IMPAIRED. WHEN DIRECTIONAL RAMPS ARE INSTALLED ON A CURB RETURN, A TRIANGULAR LEVEL LANDING MUST BE PROVIDED TO TRANSITION THE GRADE BREAK.

NOTE: ALL RAMPS MUST BE CONSISTENT WITH CURRENT PaDOT/ADA REQUIREMENTS FOR THEIR SPECIFIC CONFIGURATION.



TRIANGULAR LANDING FOR DIRECTIONAL RAMPS ON CURB RETURNS

**CURBS AND RAMPS - TYPE I**

(NTS)  
A-12

EXHIBIT B



COLORS

- LEGEND: WHITE (REFLECTIVE)  
BACKGROUND: GREEN (REFLECTIVE)  
1/2" BORDER: WHITE (REFLECTIVE)

NOTE: FONT SHALL BE HIGHWAY GOTHIC OR CURRENT PADOT APPROVED FONT.

**SPACING OF STREET NAME SIGN LEGENDS**

SPACING FOR STREET NAME SIGN LEGENDS SHALL BE PREPARED BY USING FHWA APPROVED SIGN LAYOUT COMPUTER SOFTWARE. LETTERS

1. SIGN LAYOUT COMPUTER SOFTWARE SHALL BE EVALUATED TO DETERMINE THE "CORRECTION FACTOR" NECESSARY FOR LAYOUT SOFTWARE LETTER SPACING TO BE APPROXIMATELY EQUAL TO THE FHWA STANDARD SPACING FOR UPPERCASE
2. CORRECTION FACTOR SHALL BE USED TO ADJUST THE SPACING FOR THE LOWERCASE LETTERS.
3. SPACING FOR STREET NAME SIGN LEGENDS SHALL BE EQUAL TO 110% OF THE "CORRECTED" LAYOUT SOFTWARE LETTER SPACING. (SAME STEPS ARE TO BE FOLLOWED WHEN FONT SIZE OF LEGEND IS REDUCED IN ORDER NOT TO EXCEED THE MAXIMUM LENGTH LIMITATIONS.)

IF LEGEND SPACED ACCORDING TO RECOMMENDED PROCEDURE ABOVE EXCEEDS THE MAXIMUM ALLOWABLE SIGN LENGTH (42" FOR GROUND-MOUNTED), THE FOLLOWING ACTIONS, LISTED IN PRIORITY ORDER, SHALL BE TAKEN TO REDUCE LENGTH OF THE SIGNBLANK. A. REDUCE THE FONT TO 6" SERIES '1W'. B. REDUCE THE SPACING TO 100% OF THE "FEDERAL STANDARD". C. REDUCE THE FONT TO 6" SERIES "1B". D. CONSIDER ABBREVIATING ANY LEGEND WORDS WHICH ARE EXTREMELY COMMON (I.E., "MTN" FOR "MOUNTAIN") SUCH ABBREVIATIONS MUST BE APPROVED BY THE TRAFFIC ENGINEER AND THE FIRE DEPARTMENT. E. REDUCE THE LEADING AND TRAILING BLANK GREEN SPACE BY 50%. F. CONSTRUCT THE SIGN ACCORDING TO THE STANDARD SPACING WHICH WILL BE GREATER THAN 42" IN LENGTH, AND MOUNT ON A STREETLIGHT POLE OR OTHER ELEVATED MOUNT AS APPROVED BY THE TRAFFIC ENGINEER WITH APPROPRIATE SIGN BRACING AND MOUNTING HARDWARE.

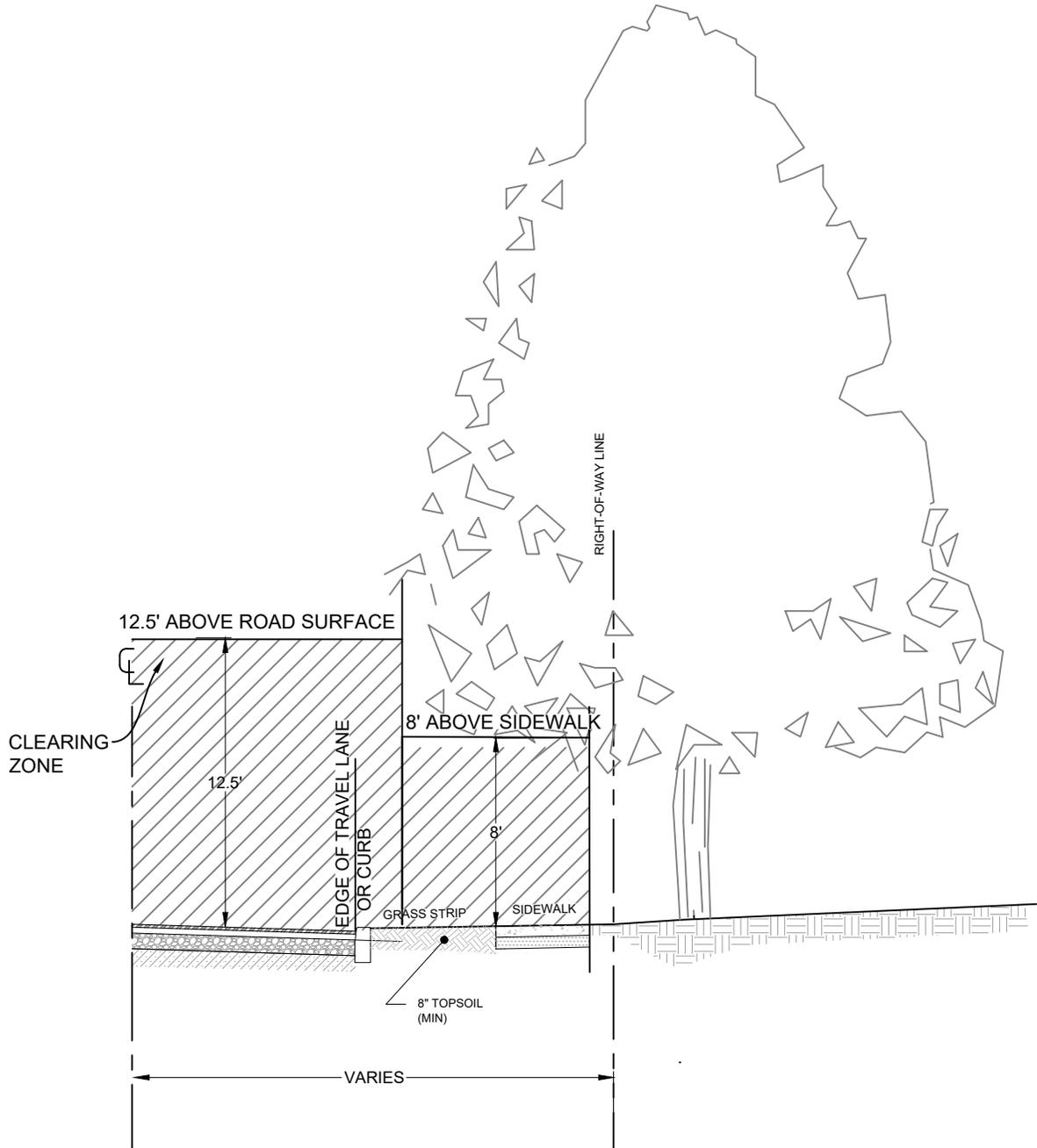
**STREET NAME SIGN**

(NTS)

A-13

EAST ROCKHILL TOWNSHIP

EAST ROCKHILL TOWNSHIP  
**APPENDIX A**  
CONSTRUCTION DETAILS



**TREE TRIMMING DETAIL**  
TRIM 2' PAST TRAVEL LANE OR TO EDGE OF  
SHOULDER, WHICHEVER IS GREATER

(NTS)

**A-14**