

2. In all Zones, exterior lighting of a building and/or grounds for security purposes is permitted. Such lighting shall be arranged, and of sufficient illumination, to enable the detection of suspicious movement, rather than the recognition of definitive detail. For security lighting of grounds and parking lots, the level of illumination shall not exceed one (1) footcandle. Security lighting for buildings/structures shall be directed toward the face of the building/structure, rather than the area around it, and shall not exceed five (5) footcandles.
3. In all zones, all exterior lighting provided in conjunction with any nonresidential or nonfarm use shall be hooded and/or screened so as not to permit the source of illumination nor lenses to be seen from off of the premises.

Section 321 Excavation Stabilization and Safety Standards

- 321.1.** All uses involving the excavation of material that create slopes in excess of thirty three percent (33% or 3:1 grade) shall require the submission of qualified evidence by a licensed engineer within the Commonwealth of the methods used to adequately stabilize such slopes and to ensure public safety in the vicinity of such slopes. Such evidence shall be furnished at the time of zoning permit application or any other application (special exception, conditional use, variance, etc.) under this Zoning Ordinance, whichever occurs first. No excavation shall occur prior to the issuance of a zoning permit and all excavation and subsequent use of the site shall be in accordance with the slope stabilization and safety methods submitted;

Section 322 Timber Harvesting Operations

- 322.1.** Timber harvesting shall be permitted within all underlying zones, provided it is conducted in accordance with the provisions of this section.
- 322.2.** A permit shall be required from Windsor Township for any timber harvesting activities. It shall be unlawful for any person to engage in any timber harvesting on any lot or parcel of land within Windsor Township that is not in accordance with a Timber Harvesting Plan approved by the Township and securing the proper permit(s).
- 322.3.** All Timber Harvesting Plans shall be submitted to the Township for review a minimum of sixty (60) days prior to commencement of the timber harvesting operation. The Timber Harvesting Plan shall be approved, denied, or approved subject to reasonable conditions and the applicant so notified in writing prior to the identified commencement date. The Township may hire a qualified consultant (e.g., arborist or forester) to review a timber harvesting plan, suggest conditions or revisions, and/or enforce an approved plan, at the Applicant's expense.
- 322.4.** Any Timber Harvesting Plan submitted to the Township for review and approval shall include a plan or plans indicating the following information:

1. Site location and boundaries of the entire property where the timber harvesting is proposed to take place and the specific area proposed for timber harvesting;
2. Natural resources and features on the property including topography, existing vegetation, floodplain, steep slopes, wetlands and wetland buffers, riparian buffers, soil types, water bodies and watercourses;
3. For timber harvest operations proposing twenty five (25) acres or more disturbed area, a topographical survey of the site depicting topographic features, both existing and proposed, with contour intervals of no more than two (2) feet, prepared by a qualified professional land surveyor, engineer, or other professional deemed acceptable to Windsor Township. For timber harvest operations proposing less than (25) acres of disturbed area, existing topographic features from United States Geological Survey (USGS) maps, latest revision, with contour intervals, existing and proposed, of no more than twenty (20) feet, shall be deemed acceptable.
4. A complete description of the planned timber harvesting operation as well as a description of the planned replanting of the lot. Where no replanting is planned, a statement from an approved forester describing the reasons why the characteristics of the lot and vegetation situated thereon make natural regeneration appropriate or why such replanting is not otherwise necessary.
5. The general location of the proposed operation in relation to municipal and state highways and any proposed accesses to those highways;
6. Design, construction, maintenance, and retirement of the access system, including haul roads, skid roads, skid trails, and landings;
7. Design, construction, and maintenance of water control measures and structures such as culverts, broad-based dips, filter strips, and water bars.
8. Design, construction and maintenance of proposed stream and wetland crossings.
9. The location of protective fencing for areas that will not to be harvested.
10. An estimated staging and completion date for the timber harvesting, operation.
11. The location of the proposed temporary off-street parking and loading spaces, which shall accommodate the maximum number of employees of the timber harvesting operation during the greatest shift.
12. A written erosion and sedimentation control plan shall be prepared by a qualified professional and maintained on site for the duration of timber harvest activities for any timber harvest operation proposing more than five thousand (5,000) square feet of disturbed area or for timber harvest operations of any size located within a special protection watershed.
13. A soil erosion and sedimentation control plan of the property shall be submitted to the York County Conservation District for review and approval where the proposed timber harvesting operation disturbs twenty five (25) acres or more, or where the timber harvesting operation, or any parts thereof are located in a special protection watershed, or where stream or

wetland crossings are proposed in association with the timber harvest operation.

14. For the purpose of determining the disturbed area, all skid trails, haul roads, log landings, or other disturbed areas, as well as ten (10) percent of the property on which timber harvesting is proposed shall be included.
15. A stormwater management plan of the property where the proposed timber harvesting operation is proposed shall be submitted in accordance with the Windsor Township Stormwater Management Ordinance. Such plan shall include information regarding the anticipated post-operation stormwater condition.
16. The Timber Harvesting Plan shall be consistent with the Timber Harvesting Guidelines of the Pennsylvania Forestry Association.

322.5. The following management practices shall apply to all timber harvesting operations:

1. Felling and skidding of trees shall be undertaken in a manner which minimizes damage to trees or other vegetation not intended to be harvested (e.g., successive limbing up the tree rather than felling in its entirety).
2. Felling or skidding on or across any public thoroughfare is prohibited without the express consent of the Township or PennDOT, whichever is responsible for the maintenance of said thoroughfare.
3. Prior to initiating any timber harvesting operation, the Applicant shall review with the Township Zoning Officer and Township Public Works Director the condition of any Township road that will be used to transport log loads or that may otherwise be impacted by the timber harvesting operation, and shall provide the Township with a description of the estimated number of trips, gross vehicle weight, axle load, and size of vehicles to be used in removal of timber. The Township may require the posting of a bond or other approved security in an amount equivalent to the potential costs of repair to public facilities that may be necessary as a result of the timber harvesting operation. Any such bond or security shall be held by the Township until after the timber harvesting operation has been completed and the Township determines that any damage to public facilities resulting therefrom has been satisfactorily repaired.
4. Slash, tops or litter resulting from a timber harvesting operation shall either be cut to a height of three (3) feet or less and left on-site, or chipped and recycled on-site or otherwise dealt with as approved by the Township. The burning of slash, litter and/or tops shall be prohibited.
5. No tops, slash or litter shall be left within seventy-five (75) feet of any public thoroughfare or private roadway, or within one hundred (100) feet of any stream bank.
6. No timber harvesting operation shall be permitted within one hundred (100) feet of any intermittent or perennial stream, wetland, or lake. No clear cutting of timber shall be permitted within any Riparian Buffer or Wetland Buffer.

7. A minimum of forty (40) percent of the forest canopy trees shall remain in good condition after the completion of any timber harvesting operation. Remaining forest canopy trees shall be well distributed throughout the area subject to the timber harvesting operation.

- 322.6. Any permits required by any other agency under any applicable regulation shall be the responsibility of the landowner or timber harvesting operator as applicable. Such permits shall be attached to and become a part of the Timber Harvesting Plan. Copies of all required permits shall be submitted to Windsor Township at least twenty (20) days prior to commencement of the timber harvesting operation.
- 322.7. Township representative(s) shall be permitted access to the site of any timber harvesting operation before, during, or after active timber harvesting to review, inspect and ascertain compliance with the provisions set forth herein.
- 322.8. Prior to any timber harvesting operation, a meeting of Township representative(s) and the Applicant or Applicant's representative(s) may be held on the subject site at the Township's request. The purpose of such meeting shall be to review the approved plan and timber harvesting procedures.
- 322.9. Upon determination that a timber harvesting operation is in violation of these regulations, each day where any violation occurs shall constitute a separate violation subject to the provisions of this Ordinance.

Section 323. Dwelling Units in Combination with Commercial

- 323.1. Dwelling Units in Combination with Commercial uses shall be permitted only in the C-N zone, and in accordance with the following:
 1. A maximum of two (2) dwelling units shall be permitted in combination with a commercial use on any property.
 2. Dwelling units shall have a separate entrance from the principal commercial uses.
 3. A minimum of one hundred fifty (150) square feet of open space or balcony area shall be provided per dwelling unit.
 4. Off-street parking spaces for dwelling units shall be provided at a rate of two (2) spaces per unit and clearly demarcated from parking spaces for commercial uses.
 5. A minimum habitable floor area of four hundred (400) square feet must be provided for each dwelling unit.