

- (h) An outdoor target range shall not be used during nighttime hours. Maximum hours and days of operation may be established as a condition of the zoning approval.
  - (i) Minimum lot area for an outdoor firearms target range shall be 10 acres, unless a more restrictive provision is established by another provision of this chapter.
  - (j) See § 246-65. Wherever woods exist adjacent to an exterior lot line of an outdoor firearms target range, such woods shall be preserved within at least 100 feet of each such lot line, except for approved driveway, utility and trail crossings.
- (44) Timber harvesting.
- (a) It is the intent of this subsection to promote management of forests for long-term benefits; promote good forest stewardship; protect adjoining property owners; minimize the potential for adverse environmental impacts; and avoid unreasonable restrictions on timber harvesting.
  - (b) Applicability. This subsection applies to all timber harvesting when the total harvesting area is 1/2 acre or greater in a calendar year, which shall require a permit. These provisions shall not regulate the cutting of up to 10% of trees with a trunk diameter of six inches or greater (measured 3.5 feet above the ground level) on a lot in any calendar year tract, provided such cutting does not involve clear-cutting but instead involves routine thinning of woods. These provisions also shall not regulate cutting of trees with a trunk diameter of less than six inches (measured 3.5 feet above the ground level). These provisions shall not regulate tree cutting that the applicant proves is necessary to accommodate a Township-approved subdivision, land development, street, driveway, building or use.
  - (c) Application requirements. An application for timber harvesting shall be made a minimum of 60 days prior to the start of work. No timber harvesting shall occur until a permit has been issued by the Zoning Officer.
    - [1] The application shall include a written timber harvesting plan, which shall be prepared by a qualified professional. The provisions of the plan shall be followed throughout the operation. The plan shall be available for inspection at the harvest site at all times during the operation.
    - [2] The landowner, the applicant and the timber operator shall be jointly and separately responsible for complying with the terms of the timber harvesting plan and permit.
  - (d) Timber harvesting plan.
    - [1] The applicant shall specify, in writing, the land on which harvesting will occur, the expected size of the harvest area, and the anticipated starting and completion date of the operation. The zoning permit shall be valid for up to two years from the date of issuance.

- [2] The timber harvesting plan shall include, at a minimum, the following information:
- [a] A narrative of proposed cutting practices and/or stand prescription(s) for each stand in the proposed harvest area and the construction, maintenance and retirement of the access system, including haul roads, skid roads, skid trails and landings.
  - [b] An erosion and sedimentation control plan approved by the County Conservation District.
  - [c] All timber harvesting activities shall use best management practices, which shall be shown on the plan.
  - [d] A narrative of all stream and road crossings, including required permits from the appropriate agency.
  - [e] All Township and/or PennDOT highway occupancy permits, if applicable.
- [3] An application shall be submitted to the Township, with a map showing waterways, drainageways, approximate wetlands, lakes, roads, lot lines, and proposed harvest areas. The application shall also include the name and address of the property owner and the person who will be responsible to oversee the timber harvesting. The application shall also show proposed erosion and sedimentation control measures, proposed crossings of waterways and proposed vehicle entrance and exit points onto streets.
- (e) Timber harvesting practices.
- [1] Felling or skidding on or across any public thoroughfare is prohibited without the express written consent of the Township or PennDOT, whichever is responsible for maintenance of the thoroughfare.
  - [2] No tops or slash shall be left within 25 feet of any public thoroughfare, property line or private roadway providing access to adjoining residential property.
  - [3] All tops and slash between 25 and 50 feet from a public street right-of-way or private road providing access to adjoining residential property or within 50 feet of adjoining residential property shall be lopped so that they do not extend more than four feet above the surface of the ground.
  - [4] Streams are an important natural resource that provide for water quality, flood control, bank stabilization and other ecological benefits. To insure their adequate protection, timber harvesting is prohibited within 100 feet of the top of the bank on each side of all perennial waterways, except this distance may be reduced to 50 feet if all of the following conditions are met:

- (a) The basal area of trees in that area within the one-hundred-foot setback shall not be reduced below 50% of the basal area present before cutting.
  - (b) Trees to be cut within the one-hundred-foot zone described shall be marked above and below stump height with tree marking paint prior to the start of timber harvesting.
  - (c) All earthmoving within this area shall be minimized or fully avoided.
  - (5) No tops or slash shall be left within a stream channel or floodway. Unless fully delineated, a floodway shall be assumed to be all that area within 50 feet from the center of a waterway.
  - (6) The use of clear-cutting must be fully justified by a timber harvesting plan prepared by a qualified professional. Detailed information concerning increased stormwater runoff, erosion control and a plan to assure regeneration shall be provided. Clear-cutting shall not be allowed on areas greater than 1/2 acre. Clear-cutting shall be prohibited on slopes greater than 25%.
  - (7) A twenty-five-foot minimum setback shall be maintained for timber harvesting from a public street right-of-way and from any lot line of property unless the adjoining property owner provides a written, notarized and signed waiver of the setback to the Zoning Officer.
  - (8) If timber harvesting involves more than two acres, a minimum of 30% of the forest cover (canopy) shall be kept and the residual trees shall be well distributed to promote reforestation.
- (f) Public road responsibility. The landowner and the operator shall be responsible for repairing any damage to Township roads caused by traffic associated with the timber harvesting operation to the extent the damage is in excess of that caused by normal traffic. The Township may require the landowner or operator to furnish a bond to guarantee the repair of such damages. Such bond shall remain in full force until the Zoning Officer issues a written notification that all provisions of this chapter and the permit have been complied with. In lieu of such bond, the operator or landowner may post a cash deposit or certified check with the Township.
- (g) Tree removal as part of an approved subdivision. If a stormwater management plan for a subdivision or land development assumes that a certain percentage of the tract will remain wooded, then the Board of Supervisors may require conservation easements to be put into effect by the subdivider to permanently limit tree removal on each lot so that such percentage of woods will remain in place. The enforcement mechanism for such easement shall be approved by the Board of Supervisors. The Board of Supervisors may require that the easement be enforceable by the Township and/or by any adjoining property owner.

- (45) Townhouses (rowhouses) and apartments.
- (a) The maximum number of townhouses that shall be attached in any manner shall be eight. The maximum number of apartments that shall be within a building shall be 12.
  - (b) Paved area setback. All off-street parking spaces, except spaces on driveways immediately in front of a carport or garage entrance, shall be set back a minimum of 10 feet from any dwelling.
  - (c) Garages. It is strongly recommended that all townhouses be designed so that garages and/or carports are not an overly prominent part of the view from public streets. For this reason, parking courts, common garage or carport structures or garages at the rear of dwellings are encouraged instead of individual garages opening onto the front of the building, especially for narrow townhouse units.
  - (d) Mailboxes. Any mailboxes provided within the street right-of-way should be clustered together in an orderly and attractive arrangement or structure. Individual freestanding mailboxes of noncoordinated types at the curbside are specifically discouraged.
  - (e) Access. Vehicular access points onto all arterial and collector streets shall be minimized to the lowest reasonable number. No townhouse dwelling within a tract of five or more dwelling units shall have its own driveway entering onto an arterial or collector street.
  - (f) Common open space. A minimum of 30% of the total lot area of the development involving townhouses and apartments and their accessory uses shall be set aside as common open space for the residents. The applicant shall prove that these areas will be suitable for active or passive recreation. If a development will not be restricted to persons over age 55, then the common open space shall at a minimum include a rectangular grass field 100 feet by 200 feet that is suitable for free play by young persons. If a development will be restricted to persons over age 55, then the common open space shall at a minimum include landscaped paved trails. A recreation building or pool available to all residents of the development may count toward this requirement. Areas with a width of less than 50 feet shall not count toward this requirement. This requirement shall be in place of any requirement for recreation land or fees under Chapter 225, Subdivision and Land Development.
  - (g) Buffer. Within a minimum of 50 feet from the existing right-of-way of an arterial or collector street and from any lot line of an existing single-family detached dwelling, a forested buffer shall be maintained or planted. This provision shall not prohibit routine thinning of woods, provided that a substantial forested buffer remains in place. Trees may also be removed where necessary for utility crossings, entrance roads or safe vehicle sight distance. This buffer requirement shall not apply along a lot line of an