

5. Building, electrical, and plumbing permits are required for the installation, alteration, repair or remodeling of all pools not exempt from this Ordinance, and must meet the code requirements of all applicable Township ordinances.
6. Swimming pools must be discharged according to guidelines established by the Department of Environmental Protection. In no event may water from them be discharged into a public street or storm water management system, nor shall any discharge be directed onto any adjoining property.
7. Approved circulators and filtration systems must be provided for all pools except wading pools.
8. Elevated outdoor lighting, if used, shall be installed with glare shields and not be directed toward adjacent property owners.
9. No pool shall be located under or within 10 horizontal feet of a power or service entry line.
10. Abandoned pools must be removed or appropriately filled in and covered under ground.
11. Spas or health pools shall meet the same requirements as swimming pools, except that when less than 10 feet in width and located on an existing deck or elevated patio adjoining the principal structure, the 10-foot separation from structures shall not apply.
12. Cabana or pool houses shall be permitted provided they are separated from the pool water edge and adjoining property lines and other accessory structures by a minimum of 10 feet. They must be single-story structures, not exceeding 14 feet in height, and may not contain permanent cooking equipment.
13. Fencing: Swimming pools at, below or above grade must be completely enclosed with a minimum, 4-foot high fence, with self-locking gate access. Such fence must be constructed of a material that meets the approval of the Building Inspector. Swimming pools equipped with elevated platforms or walkways that are at least 4 feet above the ground, which have ladders or pull down steps, require fencing at the bottom of the ladder or steps. Door alarms may also be required. Fencing need not be installed if the design prevents access by ladders or steps which can be made inaccessible and locked when not attended or in use.

Use A-25: Tennis/Sports Courts. A recreational playing court accessory to residential properties for the sport or game intended. The court consists of the playing surfaces and any structures designed to contain the playing area surrounding the court:

1. The outer edge of the playing area, including any fence designed to contain the playing area, may not be located closer than 10 feet from any property line, and may not be located in the required front yard area.
2. A fence containing the playing areas may be as high as 12 feet provided the setback of ten feet is maintained.
3. Courts may be lighted provided the light source is shielded so it is not visible from adjoining properties.

§2103.B. Agricultural Uses.

Use B-1: Agriculture. A use and related structures on a parcel or lot that is primarily used for soil-dependent cultivation of agricultural crop production and/or the raising of livestock.

1. Minimum lot size: shall be 10 acres, which must be held in single ownership by any legal entity.

2. Farm structures: must be located a minimum of 50 feet from all property lines.
3. No goods may be sold on the premises.
4. Building Separation. The minimum distance between buildings shall be 30 feet.
5. Building Length. The maximum length of any building shall be no more than 200 feet.
6. Perimeter Fences: shall be constructed around all fields and meadows that are used for livestock grazing, feeding and similar activities. No perimeter fence shall be closer than ten feet from a property line.
7. The landowner or occupant shall be responsible for collecting and disposing of litter and droppings from the animals in such a way as to minimize the presence of fly larvae and/or objectionable odors.
8. The owner/operator of the facility shall incorporate best management practices (BMPs) to minimize nonpoint pollution from the activity. The applicant shall submit a report describing the BMPs that they will use on the site and notify the township whenever a change is made to those BMPs. Whenever a change is made to BMPs used on the site, the owner/operator shall certify that the new BMPs provide equal or greater pollution prevention protection than the former management practice.
9. Storage of manure or odor or dust producing substances shall not be permitted within 200 feet of any property line.
10. Buildings or kennels in which animals or poultry are kept shall not hereafter, be erected within 200 feet of any lot line. Additional farm buildings other than a dwelling shall not be constructed closer than 50 feet to any property line.
11. Livestock: Shall be defined as the keeping of animals other than domesticated pets, shall be limited to lots of at least 3 acres in size, and shall be limited to one head of livestock or horse, on lots less than 10 acres in size. Riding academies, livery or boarding stables, and commercial kennels are not included in this provision. Fowl must comply with all requirements in Use A-5: Chickens, Limited Keeping of, except provision A. Lot Size.

Use B-2: Kennel. An establishment licensed by the state keep and house cats, dogs, or other permitted household pets; and where grooming, breeding, boarding, training, selling or show of animals is conducted for profit: It is intended that such use shall not be for any wild creature whether or not native to the locale of this Township.

1. The minimum lot size shall be 5 acres.
2. No animal shelter or runway shall be located closer than 100 feet from any property line.
3. Outdoor runs and similar facilities shall be secured by a fence with a self-latching gate.
4. Kennels constructed on properties adjacent to residential districts shall be soundproofed, to minimize noise impact on adjacent properties.
5. At no time shall the animals be permitted to run loose on the property other than in a completely enclosed area.
6. The owner/operator of the facility shall incorporate best management practices (BMPs) to minimize nonpoint pollution from the activity. The applicant shall submit a report describing the BMPs that they will use on the site and notify the township whenever a change is made to those BMPs. Whenever a change is made to BMPs used on the site, the owner/operator shall certify that the new BMPs provide equal or greater pollution prevention protection than the former management practice.