

- (k) Record and file all applications for zoning permits with accompanying plans and documents. All applications, plans, and documents shall be a public record.
- (l) Maintain a map or maps showing the current zoning classification of all land in the Township.
- (m) The Zoning Officer may routinely issue zoning permits for use B1 Single-Family Detached Dwelling, Use H1 Home Occupation, Use H2 Accessory Office, Use H3(a), (b), and (c) Residential Accessory Structure of use, H6 Temporary Structure or use, and H7 Signs, if they meet the applicable requirements of the Zoning Ordinance. Applications for zoning permits other than the aforementioned shall be referred to the Planning Commission, and, when directed to so by the Supervisors, to the Township Engineer.
- (n) Register non-conforming structures, uses and lots in accordance with provisions of Article XI.

#### Section 1301

#### Duties of the Municipal Planning Commission

The Planning Commission shall review applications for Zoning Permits referred to it under Section 1300 (m) to ensure compliance with the terms of this Ordinance. In reviewing such applications, the Planning Commission shall follow the same procedure employed in reviewing subdivision plans. The Planning Commission shall submit its recommendations and findings to the Board of Supervisors within thirty (30) days of receipt of the application from the Zoning Officer. Should the Planning Commission fail to submit a report and recommendations to the Board of Supervisors within forty-five (45) days from receipt of the application from the Zoning Officer, the application shall be deemed acceptable to the Planning Commission.

#### Section 1302

#### Zoning Permits Required

Hereafter, no use listed in Article VII may be established or changed; no structure shall be erected, constructed, reconstructed, altered, razed, removed, and no building used or occupied, or changed in use, until a Zoning Permit has been secured from the Zoning Officer. Upon completion of changes in use or construction, reconstruction, alteration or moving of 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 Ordinance.

#### Section 1303

#### Application Requirements for Zoning Permits

- (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 municipality and shall be filed with the Zoning Officer. The application shall include four (4) copies of the following information:
  - (1) A statement as to the proposed use of the building or land.
  - (2) A site layout drawn to scale 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

Section 1305

Life of a Permit

Any erection, construction, reconstruction, alteration or moving of a building or other structure, including a sign authorized by a zoning permit, shall be commenced, and any change in use of a building or land authorized by a zoning permit shall be undertaken, within one (1) year after the date of issuance of the permit. If not, the permit shall be considered null and void. However, in case of erection or construction of a building, the right to proceed with construction may be extended annually without additional fees for an aggregate period of not more than three (3) years, provided that the construction pursuant to said permit has commenced within the first one (1) year period.

Section 1306

Certificate of Occupancy

Hereafter no structure erected, constructed, reconstructed, extended or moved, and no land or building changed in use under a zoning permit, shall be occupied or used in whole or in part for any use whatsoever, until the owner or authorized agent has been issued a certificate of occupancy by the Zoning Officer, indicating that the building or use complies with the terms of zoning as provided in this Ordinance.

No certificate shall be issued until the premises in question have been inspected and found by the Zoning Officer to be in compliance with the Zoning Ordinance. No fee shall be charged for a certificate of occupancy.

The issuance of a certificate of occupancy in no way absolves the owner or authorized agent from compliance with the intent of this Ordinance.

Section 1307

Conditional Uses (See Article 12)

## **ARTICLE VII                    USE REGULATIONS**

### **Section 700                    Applicability of Regulations**

Except as provided by law or in this Ordinance, no building, structure, or land shall be used or occupied except for the purposes described and for the zoning districts so indicated.

### **Section 701                    Uses by Right, Special Exceptions, and Uses Not Permitted**

- (a) A use listed in Section 704 is permitted by right in any district denoted by the letter "P," subject to such requirements as may be specified in Section 705, and as specified in Section 702 after a zoning permit has been issued in accordance with Article XIII.
- (b) A use listed in Section 704 may be permitted as a Special Exception in any district denoted by the letters "SE," provided the Zoning Hearing Board authorizes the issuance of a zoning permit by the zoning officer, subject to the requirements of Section 705 and Article XIV and such further restrictions as said Board may establish.
- (c) A use listed in Section 704 is permitted as a Conditional Use in any district denoted by the letter "C," provided the Board of Supervisors, having received recommendations from the Planning Commission within sixty (60) days of receipt of the petition, grants the conditional use subject to the expressed standards set forth in Section 705 and Article XII, and such further conditions that the Board of Supervisors may impose to insure the protection of adjacent uses, or the health, safety, or general welfare.
- (d) A use listed in Section 704 is not permitted in any district denoted by the letter "N."

### **Section 702                    Uses Subject to Other Regulations**

Uses permitted by right, conditional use, or as special exceptions shall be subject, in addition to use regulations, to such regulations of yard, frontage, lot size and area, lot width, net building area, site capacity calculations, natural resource protection standards, easements, provisions for off-street parking and loading, flood plain standards, environmental impact assessment and mitigation of adverse environmental impacts, all overlay district regulations, and to such other provisions as are specified in other Articles thereof.

All uses permitted in the Township shall be subject in addition to these ordinance regulations to all other applicable Township, County, State or Federal requirements and licensing regulations and to the requirements of any agency with jurisdiction. These include but are not limited to regulations for licensing of human service activities, requirements for accessibility of the disabled, soil erosion and sedimentation control requirements, state and local road regulations, and fire protection requirements. In particular, the laws of the Commonwealth, the regulations of the Bucks County Department of Health, and the regulations of Tinicum Township regarding water supply and waste disposal shall be adhered to. Further, no zoning permit shall be issued until approval for sewage disposal is obtained from the Bucks County Department of Health,

unless the premises are served by sewage facilities, and the certification from the servicing authority shall be presented that a connection has been approved. Where the Use Regulations are silent regarding the need to provide and/or the amount of sewage capacity required, the Board of Supervisors shall consider the needs of the public and the recommendations of the Advisory Boards in requiring sewage disposal.

Where groundwater withdrawal of any kind is proposed to have a 1,000 gallon per day cumulative draw or more than 100 gallons per acre per day withdrawal, whichever is less, the hydrogeological analysis and approvability standards of Ordinance 123, Water Development Ordinance shall apply.

Where multiple uses exist or are proposed for a single parcel, the net lot size is required for each use. Site capacity calculations and calculation for the open space needed for resource protection is required for each use. Such land must be reserved from development.

Uses permitted by right, by conditional use or by special exception shall be subject to the applicable standards of the Tinicum Township Stormwater Management Ordinance No. 150. Where the provisions for the management of stormwater are in conflict with any ordinance of Tinicum Township, the provisions of the Tinicum Township Stormwater Management Ordinance No. 150 shall be applicable.

Uses permitted by right, by conditional use or by special exception shall be subject to the applicable standards of the Tinicum Township Grading Ordinance No. 152. Where the provisions for grading are in conflict with any ordinance of Tinicum Township, the provisions of the Tinicum Township Grading Ordinance No. 152 shall be applicable.

Uses permitted by right, by conditional use or by special exception shall be subject to the applicable standards of the Tinicum Township Ordinance to Regulate Outdoor Lighting, Ordinance No. 159.

#### Section 703                      Temporary Accessory Uses

No garage or other accessory building, partial structure or temporary structure shall be erected or moved onto a lot and used for any dwelling purposes unless authorized by the issuance of a temporary zoning permit. Such permit shall clearly set forth that the structure proposed is intended for temporary dwelling purposes and that the authorized structure is to be vacated upon the expiration of a special time limit, not to exceed one (1) year. On receipt of the zoning permit, the applicant shall certify that he has knowledge of the terms of the permit and the penalty that can be invoked for violations.

Non-conforming temporary buildings or uses incidental to a building development and reasonably required for such development may be granted temporary zoning permits, according to Section 705, Use H6.

#### Section 703A                      Demolition

- (a) No building or structure 100 square feet or greater shall be demolished until a demolition permit shall have been issued by the Zoning Officer. Where demolition

of an historical resource identified in the Tinicum Township Open Space Plan 2000, Map 13 "Cultural Heritage" is proposed in conjunction with a subdivision plan, land development plan, or conditional use application, no demolition permit shall be issued without review and approval by the Board of Supervisors. The Board of Supervisors shall approve such demolition only after determining that there will be no adverse impact or that there is satisfactory mitigation for the adverse impact and/or that the potential for restoration/rehabilitation is no longer viable or is cost prohibitive. Where the Board of Supervisors shall approve such demolition they must find evidence of or so require that the demolition is not proposed for increasing the site's capacity for a new use or design layout.

(b) The Zoning Officer shall issue a permit, upon application, subject to the following:

1. Proof of ownership and right to demolish.
2. Proof of a satisfactory plan for disposal of debris, and restoration of the site.
2. Proof that there is no historic significance of the structure to be demolished. If the building or structure is shown to be more than fifty years old, or is otherwise of historic significance, as determined by the Zoning Officer, the application shall be referred to the Township Historical Commission. If not of historical significance, the Zoning Officer shall not withhold a permit on this basis. If of historical significance, the applicant shall meet with the Historical Commission, or its representatives, within fourteen (14) days, after which a permit shall issue.
5. During the fourteen (14) day period, the applicant shall permit the Tinicum Historical Commission, or its agents, to offer recommendations for alternatives to demolition, especially if the structure is 50 or more years old.
4. During the fourteen (14) day period, the applicant shall permit the Tinicum Township Historical Commission, or its agents, to inspect the structure to be demolished to assess its historical significance. If historically significant features are discovered by the Commission, such as columns, shutters, railings, windows, doors, date stones, and the like, the applicant shall cooperate with the Historical Commission by permitting these features to be photographed and, if possible, removed, before the structure is destroyed, if it is determined to demolish the structure.

Section 704 Table of Use Regulations

Districts		RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(1)
A. Agricultural Uses												
A1	Crop Farming/Nursery MLA (2)	P 2 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N —	CU 5 ac.	P 5 ac.	
A2	Greenhouse MLA (2)	CU 2 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	N —	N —	P 1 ac.	N —	CU 5 ac.	N —	
A3	Animal Husbandry MLA (2)	CU 10 ac.	P 10 ac.	P 10 ac.	P 10 ac.	N —	N —	N —	N —	CU 10 ac.	N —	10 ac.
A4	Kennel MLA (2)	P 5 ac.	P 5 ac.	N —	N —	N —	N —	N —	N —	N —	N —	5 ac.
A5	Stable MLA (2)	CU 5 ac.	P 5 ac.	P 5 ac.	N —	N —	N —	N —	N —	N —	N —	5 ac.
A6	Forestry MLA (2)	P 3 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 1 ac.	P 5 ac.	P 5 ac.	
B. Residential Uses												
B1	Single-Family Detached MLA (2)	P 2 ac.	P 2 ac.	P 1.5 ac.	P 1 ac.	P 1 ac.	N —	N —	N —	N —	N —	
	MLA (2) (3)	—	—	—	13,500 sq. ft.	13,500 sq. ft.	—	—	—	—	—	
B2	Conversion MLA (2)	N —	SE 2 ac.	CU 1.5 ac.	CU 1 ac.	CU 1 ac.	CU 1 ac.	CU 1 ac.	N —	N —	N —	
B3	Rooming House MLA (2)	N —	N —	N —	N —	P 1 ac.	N —	N —	N —	N —	N —	(4)
B4	Dwelling-in-Combination MLA (2)	N —	N —	N —	N —	P 1 ac.	N —	N —	N —	N —	N —	(4)
B5	Single-Family Detached Cluster MLA (2) (3)	N —	N —	P 30,000 sq. ft.	P 10,000 sq. ft.	P 10,000 sq. ft.	N —	N —	N —	N —	N —	10 ac.
B6	Performance Subdivision MLA (2) (3)	N 20 ac.—	N —	N —	CU (4)	CU (4)	N —	N —	N —	N —	N —	20 ac.
B6(1)	Garden Apartment	N —	N —	N —	N —	N —	CU 5 ac.	N —	N —	N —	N —	5 ac.

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(1)
B7 Cottage Development or Private Camp MLA (2)	SE 10 ac.	SE 10 ac.	N ---	N ---	N ---	N ---	N ---	N ---	N ---	N ---	10 ac.
B8 Life Care Facility MLA (2)	N ---	N ---	CU 10 ac.	SE 10 ac.	N ---	N ---	N ---	N ---	N ---	N ---	10 ac.
B9 Manufactured Home Parks MLA (2) (3)	N ---	N ---	N ---	SE (4)	N ---	N ---	N ---	N ---	N ---	N ---	15 ac.
B10 Full Care Facility	N ---	N ---	SE 10 ac.	SE 10 ac.	N ---	N ---	N ---	N ---	N ---	N ---	10 ac.
B11 Village/Hamlet Option	N ---	CU 10 ac.	N ---	CU 10 ac.	N ---	N ---	N ---	N ---	N ---	N ---	10 ac.
C. Institutional and Recreational Uses											
C1 Place of Worship MLA (2)	N ---	N ---	P 1.5 ac.	P 2 ac.	P 2 ac.	CU 2 ac.	N ---	N ---	N ---	N ---	2 ac.
C2 School MLA (2)	N ---	N ---	P 5 ac.	P 5 ac.	P 5 ac.	CU 5 ac.	N ---	N ---	N ---	N ---	5 ac.
C3 Commercial School MLA (2)	N ---	N ---	N ---	N ---	N ---	CU 1 ac.	P 1 ac.	N ---	N ---	N ---	
C4 Library or Museum MLA (2)	N ---	N ---	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N ---	N ---	N ---	
C5 Recreational Facility MLA (2)	N ---	N ---	P 1.5 ac.	P 1 ac.	N ---	N ---	N ---	N ---	N ---	N ---	
C6 Private Recreational Facilities MLA (2)	N ---	N ---	N ---	N ---	N ---	N ---	N ---	N ---	N ---	N ---	5 ac.
C7 Golf Course	P	P	P	P	N	N	N	N	P	N	(4)
C8 Private Club MLA (2)	N ---	N ---	P 1.5 ac.	P 1 ac.	P 1 ac.	CU 1 ac.	P 1 ac.	N ---	N ---	N ---	
C9 Community Center MLA (2)	N ---	N ---	P 5 ac.	P 5 ac.	P 5 ac.	CU 5 ac.	N ---	N ---	N ---	N ---	5 ac.
C10 Day Care Center MLA (2)	N ---	N ---	P 2 ac.	P 2 ac.	P 2 ac.	CU 2 ac.	N ---	N ---	N ---	N ---	2 ac. (4)
C11 Hospital MLA (2)	N ---	N ---	N ---	N ---	P	CU	N	N	N	N	10 ac. (4)

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(1)
C12 Nursing Home MLA (2)	N --	N --	P 10 ac.	P 10 ac.	P 10 ac.	CU 10 ac.	N --	N --	N --	N --	10 ac. (4)
C13 Cemetery MLA	P 5 ac.	P 5 ac.	P 5 ac.	P 5 ac.	N --	CU 5 ac.	N --	N --	N --	N --	5 ac.
C14 Recreational Camping Park MLA (2)	N --	CU 10 ac.	N --	N --	N --	N --	N --	N --	N --	N --	10 ac. (4)
D. Office Uses											
D1 Medical Office MLA (2)	N --	N --	N --	N --	P 1 ac.	CU 1 ac.	P 1 ac.	N --	N --	N --	
D2 Office MLA (2)	N --	N --	N --	N --	P 1 ac.	CU 1 ac.	P 1 ac.	N --	N --	N --	
E. Retail and Consumer Service Uses											
E1 Retail Shops MLA (2)	N --	N --	N --	N --	N --	N --	CU 1 ac.	P 1 ac.	N --	N --	
E2 Service Business MLA (2)	N --	N --	N --	N --	P 1 ac.	N --	P 1 ac.	P 1 ac.	N --	N --	
E3 Financial Establishment MLA (2)	N --	N --	N --	N --	P 1 ac.	N --	P 1 ac.	P 1 ac.	N --	N --	
E4 Eating Place MLA (2)	N --	N --	N --	N --	P 1 ac.	N --	P 1 ac.	N --	N --	N --	
E5 Eating Place Drive-in MLA (2)	N --	N --	N --	N --	N --	N --	P 1 ac.	N --	N --	N --	
E6 Repair Shop MLA (2)	N --	N --	N --	N --	N --	N --	P 1 ac.	N --	N --	N --	
E7 Funeral Home MLA (2)	N --	N --	N --	N --	P 1 ac.	CU 1 ac.	P 1 ac.	N --	N --	N --	
E8 Motel or Hotel MLA (2)	N --	N --	N --	N --	N --	CU 5 ac.	P 5 ac.	N --	N --	N --	5 ac.
E9 Entertainment MLA (2)	N --	N --	N --	N --	N --	CU 1 ac.	P 1 ac.	N --	N --	N --	

Districts	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(1)
E10 Outdoor Entertainment MLA (2)	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E11 Tavern MLA (2)	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E12 Lumber Yard MLA (2)	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E13 Veterinary MLA (2)	P 3 ac.	P 2 ac.	N	N	N	CU 1 ac.	P 1 ac.	N	N	N	
E14 Service Station MLA (2)	N	N	N	N	SE 1 ac.	SE 1 ac.	P 1 ac.	N	N	N	
E15 Automobile Sales MLA (2)	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E16 Automobile Repair MLA (2)	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E17 Truck Sales MLA (2)	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E18 Automobile Accessories MLA (2)	N	N	N	N	N	N	P 1 ac.	N	CU 5 ac.	N	
E19 Parking Lot or Garage MLA (2)	N	N	N	N	N	CU 1 ac.	P 1 ac.	N	CU 5 ac.	N	
E20 Shopping Center MLA (2)	N	N	N	N	N	N	P 10 ac.	N	N	N	10 ac.
E21 Outdoor Motion Picture Establishment MLA (2)	N	N	N	N	N	N	P 5 ac.	N	N	N	5 ac.
E22 Village Oriented Shops and Stores MLA (2)	N	N	N	N	P 1 ac.	N	N	N	N	N	
E23 Watercraft Rentals MLA (2)	SE <sup>1</sup> 10 ac.	N	N	N	N	SE 3 ac.	SE 3 ac.	N	N	SE 10 ac.	
E24 Convenience Store w/Gasoline Disp. MLA (2)	N	N	N	N	N	N	N	C 1 ac.	N	N	1 ac.

<sup>1</sup>Permitted as Special Exception in RC District only if proposed lot fronts on and provides access to Route 32 (River Road), subject to compliance with provisions of this Ordinance.

# Districts

## F. Utility, Service and Transportation Uses

	RC	RA	CR	VR	VC	CC	C	LC	PI	E	MSA(1)
F1 Utilities MLA (2)	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3 ac.	CU 3	CU 5 ac.	CU 5 ac.	
F2 Emergency Service MLA (2)	P 3 ac.	P 3 ac.	P 3 ac.	P 3 ac.	P 3 ac.	CU 3 ac.	P 3 ac.	N	CU 5 ac.	P 5 ac.	3 ac.
F3 Terminal MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
F4 Airport MLA (2)	SE 3 ac.	SE 2 ac.	N	N	N	N	N	N	N	N	

## G. Industrial Uses

G1 Manufacturing MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G2 Research MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G3 Wholesale MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G4 Printing MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G5 Contracting MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G6 Truck Terminal MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G7 Crafts Plumbing MLA (2)	N	N	N	N	N	N	P 5 ac.	N	CU 5 ac.	N	
G8 Planing Mill MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G9 Mill MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	
G10 Junk Yard MLA (2)	N	N	N	N	N	N	N	N	CU 5 ac.	N	

	Districts	RC	RA	OR	VR	VC	CC	C	LC	PI	E	MSA(1)
G11	Extraction Operation MLA (2)	N	N	N	N	N	N	N	N	N	SE 5 ac.	
G12	Mini Warehouse MLA (2)	N	N	N	N	N	N	N	P	CU 5 ac.		
G13	Industrial Park MLA (2)	N	N	N	N	N	N	N	N	CU 10 ac.	N	10 ac.
G14	Solid Waste Facility (SWF) MLA(2)	N	N	N	N	N	N	N	N	CU 20 ac. (except prev. app. uses)	N	20 ac.
H.	Accessory Uses											
H1	Home Occupation	P	P	P	P	P	CU	P	N	N	N	
H2	Accessory Office	P	P	P	P	P	CU	P	N	CU	N	
H3	Residential Accessory Structure	P	P	P	P	P	CU	P	N	N	N	
H4	Dormitory	N	SE	CU	CU	CU	SE	N	N	N	N	
H5	Outdoor Storage or Display	N	N	N	N	N	CU	P	N	CU	P	
H6	Temporary Structure or Use	N	N	N	N	P	CU	P	N	CU	N	
H7	Signs	P	P	P	P	P	CU	P	N	CU	P	
H8	Bed and Breakfast	P	P	P	P	P	CU	N	N	N	N	

- (1) Minimum Site Area  
(2) Minimum Lot Area  
(3) With Community Land Application System  
(4) See Section 705

Section 705

Use Regulations

A. Agricultural Uses

(A1) Crop Farming/Nursery

The growing, harvesting, storage and/or sale of field, truck and tree crops.

(A2) Greenhouse

The indoor raising of plants, shrubs and/or trees for sale and transplantation.

Parking: One (1) off-street parking space for each employee and one (1) off-street parking space for each one-hundred (100) square feet of gross area used or intended to be used for servicing retail customers.

(A3) Animal Husbandry

The raising and/or keeping of livestock and/or poultry for gain and/or profit, subject to the following provisions:

- a) The minimum lot size shall be ten (10) acres in area.
- b) Any building used for the raising or keeping of livestock or poultry shall be located no less than two-hundred (200) feet from any street line, dwelling or well, other than the owner's well, and not less than one-hundred (100) feet from the owner's well or any property line.
- c) Mass production feeding (over five-hundred (500) head of livestock or five-thousand (5000) fowl) shall not be permitted without the specific sanction of the Federal Environmental Protection Agency.

(A4) Kennel

Any lot on which animals are kept, boarded, or trained for fee, whether or not in special buildings or runs, including, but not limited to dog and cat kennels, provided:

- a) Minimum lot size shall not be less than five (5) acres.
- b) No animal shelter or run shall be located less than two hundred (200) feet from any lot line.
- c) A buffer yard of fifteen (15) feet shall be required and be in accordance with Section 904.

Parking: One (1) off-street parking space for each employee plus one (1) off-street parking space for each four (4) animals in capacity.

(A5) Stable

Any lot on which horses are kept, boarded or trained for a fee, whether in special buildings or not, horse stables, or riding academies, provided:

- a) Minimum lot size shall not be less than five (5) acres.
- b) No animal shelter or stable shall be located less than two hundred (200) feet from any lot line.

Parking: One (1) off-street parking space for each employee plus one (1) off-street parking space for each four (4) animals in capacity.

(A6) Forestry

See Ordinance 112 incorporated herein.

B. Residential Uses

(B1) Single-Family Detached Dwellings

Single-family detached dwellings on individual lots with no public or community open space. Such dwellings may be constructed on-site or delivered to the site for assembly. Single-family detached dwellings may include prefabricated dwellings, manufactured dwellings, modular dwellings and mobile homes subject to the following provisions:

- a) All single-family dwellings shall be on concrete or masonry footings at least one (1) foot below the frost line.
- b) Dwellings shall be securely attached to the footings.
- c) If the dwelling is a mobile home, the following conditions shall also apply:
  - (1) No more than one (1) mobile home shall be placed on a single parcel, and such mobile home shall be occupied by not more than a single-family;
  - (2) Each mobile home shall have installed in it a minimum of six (6) tie-down rings to which the mobile home shall be secured;

- (3) The area between the ground level and the perimeter of the mobile home shall be enclosed by means of wood or aluminum skirting or other similar material.

Parking: One (1) parking space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

(B2) Conversion

One-family dwellings or pre-existing other buildings converted for occupancy by not more than two families subject to the following:

- a) The lot area per family shall not be reduced thereby to less than that required for the district in which such lot is situated, except, however, when both lot and building(s) predate the adoption of the zoning ordinance in Tinicum Township, the minimum area requirements may be waived.

- b) Table of Dimensional Requirements:

	<u>Minimum Unit Size</u>
Efficiency	500 square feet
1 bedroom	655 square feet
2 bedroom	950 square feet
3 bedroom	1125 square feet
4 bedroom	1330 square feet

- c) Stairways heading to the second or any higher floor shall be located within the walls of the building wherever practical, and stairways and fire escapes shall otherwise be located on the rear wall in preference to either side wall and in no case on a front wall or side wall facing a street.
- d) Except as may be necessary for purposes of safety in accordance with the preceding paragraph, there shall be no major structural change in the exterior of the building in connection with the conversion, and after conversion the building shall retain substantially the same structural appearance it had before construction.
- (e) In a District where only Single-Family Dwellings are permitted, a conversion shall not result in more than a total of two dwelling units for the property without appropriate subdivision.

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

(B3) Rooming House

A dwelling used for the housing of roomers, boarders, or lodgers with or without common eating facilities, including dormitories, fraternity or sorority houses, or other buildings of charitable, educational, or philanthropic use, subject to the following provisions:

- a) The minimum lot area shall be increased by a minimum of two-thousand (2,000) square feet per sleeping room.
- b) Conversion of an existing building for rooming house or dormitory purposes shall meet the applicable provisions of Use B2.
- c) Lot dimensions shall be as specified for Use B1.
- d) The minimum density shall be five (5) sleeping rooms per acre.
- e) Each sleeping room shall be limited to one (1) bed.

Parking: One (1) off-street space per sleeping room.

(B4) Dwelling in Combination

Dwelling in combination with an existing or permitted office or commercial use, provided the lot and parking requirements for the non-residential use are met in addition to the following requirements:

- a) Table of Dimensional Requirements

Minimum Unit Size

Efficiency	500 square feet
1 bedroom	655 square feet
2 bedroom	950 square feet
3 bedroom	1125 square feet
4 bedroom	1330 square feet

- b) The maximum density shall be four (4) units per acre.
- c) The lot area shall be increased by ten-thousand (10,000) square feet per dwelling unit beyond the minimum requirements for the non-residential use.
- d) There shall be a maximum of four (4) dwelling units per lot.

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

(B5) Single-Family Detached Cluster

Single-family detached dwellings on individual lots clustered to preserve common open space. This use is permitted on tracts of ten (10) or more acres only.

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

(B6) Performance Standard Subdivision

A subdivision requiring conformance with the standards set forth in section 1606 of Ordinance 103 also known as the Flexible Subdivision Ordinance that permits a variety of housing types subject to a series of performance standards, see Article IV. The performance subdivision requires the provision of open space and limits density and impervious surfaces. The following housing types are permitted, subject to Article IV and the dimensional requirements as indicated below. This use is permitted on tracts of twenty (20) or more acres only.

A mix of dwelling unit types is desirable to promote a balanced community. A mix is therefore required based on the number of dwelling units as shown in the accompanying table.

Table of Dwelling Unit Mix

<u>Required No. of D.U. Types</u>	<u>Maximum % Any Type</u>	<u>Minimum % Any Type</u>	<u>No. of Dwelling Units in Development</u>
1	100	20	1 - 49
2	60	15	50 - 99
3	40	10	100 - 299
4	40	5	300 - or more

a) Single-Family Detached

- (1) A single-family residence on an individual lot with private yards on all four sides of the house. Single-family detached dwellings may include prefabricated dwellings, manufactured dwellings, modular dwellings and mobile homes subject to the provisions delineated under use (B1).

(2) Table of Dimensional Requirements

lot area minimum	8,000 sq. ft.
lot area average	10,000 sq. ft.
maximum building coverage	.30
minimum yards: front - 35', rear - 10', rear - 40'	
minimum lot width at setback lines	70'

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

b) Single-Family Detached Off Center

- (1) A single-family residence on an individual lot with the building set close to one side property line. The one side yard may be reduced to five (5) feet provided there are no windows in the side of the building with the reduced side yard; and, the other side yard shall be no less than fifteen (15) feet.

(2) Table of Dimensional Requirements

lot are minimum	7,000	sq. ft.
lot area average	8,000	sq. ft.
maximum building coverage	.30	
minimum yards:	front - 20', rear - 35'	
minimum lot width at setback lines	60'	

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

c) Village House

- (1) The village house is a single-family detached house on a separate lot. It differs from other forms of single-family detached housing in its lot size and its placement on the lot. It is similar to houses found in the historic villages and towns. The house is placed very close to the street and is additionally distinguished from other single-family houses by planting or architectural treatments. Each unit shall meet two or more of the following characteristics:

- (i) Two (2) canopy trees per lot, or three (3) flowering trees per lot.
- (ii) An unenclosed porch, running across at least 3/4 of the house front, being at least seven (7) feet in width.
- (iii) A front yard raised above sidewalk grade by at least thirty (30) inches and a retaining wall of at least eighteen (18) inches at the sidewalk line.
- (iv) A front yard enclosed by a wall or fence of permanent construction at least thirty (30) inches in height and one (1) flowering shrub per sixty (60) inches across the width of the front of the house.

- (v) Intensive planting of one (1) shade tree, one (1) flowering shrub per ninety (90) inches across the width of the side of the house facing the street.
- (vi) Hedge yard, shrubs planted eighteen (18) inches on center for width of yard facing street and two (2) flowering trees.

(2) Table of Dimensional Requirements

lot area minimum	5,600 sq. ft. (3 Br or less)
	6,200 sq. ft. (4 Br or more)
lot area average	6,000 sq. ft. (3 Br or less)
	6,600 sq. ft. (4 Br or more)
minimum setbacks:	house - street 15 ft.
	one other side 30 ft.
	remaining side 5 ft.
	garage-street 25 ft.
	side yard 5 ft.
	rear yard 30 ft.
minimum lot width at setback	(3 Br or less) 50 ft.
	(4 Br or less) 55 ft.
canopy trees	1 3/4" - 2" caliper
flowering trees	1 1/2" - 1 3/4" caliper
flowering shrubs (flowering shrubs or evergreens or spreading varieties)	24" height
	18" diameter
hedge shrubs	30" height

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

d) Duplex

- (1) A duplex is a single-family semi-detached dwelling unit having only one (1) wall in common with another dwelling unit.

(2) Table of Dimensional Requirements

lot area minimum	4,000 sq. ft. (3 Br or less)
	4,200 sq. ft. (4 Br or more)
lot area average	4,500 sq. ft. (3 Br or less)
	4,700 sq. ft. (4 Br or more)
maximum building coverage	.35
building setback line	30 ft.
minimum side yard	10 ft.
minimum rear yard	20 ft.
minimum lot width at setback	40 ft. (3 Br or less)
	45 ft. (4 Br or more)

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

e) Patio House

(1) The patio house is a single-family detached or semi-detached unit, with one (1) dwelling unit from ground to roof having individual outside access. The lot shall be fully enclosed by a wall four to six (4-6) feet in height. All living spaces, i.e., living rooms, dens, and bedrooms, shall open onto a major open area or patio.

(2) Table of Dimensional Requirements

lot area minimum	3,800	sq. ft. (3 Br or less)
	4,000	sq. ft. (4 Br or more)
lot area average	4,000	sq. ft. (3 Br or less)
	4,200	sq. ft. (4 Br or more)
maximum building coverage	.35	
minimum lot width at setback	40	ft. (3 Br or less)
	45	ft. (4 Br or more)
minimum patio area	.65	
maximum building height	24	ft.
minimum patio dimension	20	ft.
minimum setback		
for wall or structure	15	ft.

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

Definitions: patio - area surrounding the house that is enclosed by walls for privacy.

minimum patio area - the minimum area of a lot that must be a patio. Determined by multiplying the building coverage by the patio area percentage (.65).

f) Multiplex

(1) The multiplex is an attached dwelling. It may be single-family attached or multi-family. In general, all units have independent outside access; but this is not necessary. Units may be arranged in a variety of configurations: side by side, back to back, or vertically. The essential feature is the small number of units attached. No more than five (5) units shall be attached in any structure, and structures shall average four (4) units each.

(2) Table of Dimensional Requirements

lot area minimum (for bldg.)	8,000	sq. ft.
lot area minimum per DU	800	sq. ft. efficiency
	2,500	sq. ft. 1 Br - 3 Br
	2,700	sq. ft. 4 Br or more
lot area average per DU	1,000	sq. ft. efficiency
	2,800	sq. ft. 3 Br or less
	3,000	sq. ft. 4 Br or more
maximum building coverage	.30	
minimum setback line - roads	30	ft.
parking area	20	ft.
minimum rear yard	20	ft.
minimum building spacing	24	ft.
minimum lot width		
(for building) at setback line	80	ft.
maximum height	3	stories

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

g) Atrium House

- (1) The atrium house is a single-family, attached, one-story dwelling unit with individual outside access. The lot shall be fully enclosed by a wall at least seven (7) feet high. A private yard, herein called an atrium, shall be included on each lot. All living spaces, i.e., living rooms, dens and bedrooms, shall open onto the atrium.

(2) Table of Dimensional Requirements

lot area minimum	1,950	sq. ft. 3 Br or less
	2,150	sq. ft. 4 Br or more
lot area average	2,100	sq. ft. 3 Br or less
	2,300	sq. ft. 4 Br or more
minimum lot width	40	ft.
maximum building coverage	.65	
minimum atrium area	.35	
maximum height	12	ft.
minimum atrium dimension	16	ft.
minimum setback for wall or structure	15	ft.

Parking: Two (2) off-street spaces per dwelling unit.

Definitions: atrium - small private area surrounded by the house and walls.

minimum atrium area - the minimum area of a lot that must be an atrium. Determined by multiplying the building coverage by the atrium area percentage (.35).

h) Weak-link townhouse

- (1) The weak-link townhouse is a single-family attached dwelling, having individual outside access, with one dwelling unit from ground to roof. Each dwelling shall consist of a one-story portion and a two-story portion, with the one-story portion occupying a required portion of the minimum lot frontage. A row of attached dwellings shall not exceed five (5) dwelling units.

(2) Table of Dimensional Requirements:

lot area minimum	2,800	sq. ft.	3 Br or less
	3,200	sq. ft.	4 Br or more
lot area average	3,000	sq. ft.	3 Br or less
	3,400	sq. ft.	4 Br or more
minimum lot width	30	ft.	3 Br or less
	34	ft.	4 Br or more
minimum width 1-story	10	ft.	3 Br or less
	12	ft.	4 Br or more
building coverage:			
without garage	.4		
with 1 car garage	.5		
with 2 car garage	.6		

minimum building setback:

street	15 ft.
parking area	10 ft.
pedestrian walkway	5 ft.
minimum building spacing	30 ft.
minimum rear yard	20 ft.

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

i) Townhouse

(1) The townhouse is a single-family attached dwelling unit from ground to roof, having individual outside access. A row of attached townhouses shall not exceed eight (8) dwelling units.

(2) Table of Dimensional Requirements

lot area minimum	1,900	sq. ft.	3 Br or less
	2,000	sq. ft.	4 Br or more
lot area average	2,000	sq. ft.	3 Br or less
	2,200	sq. ft.	4 Br or more
minimum lot width	22	ft.	3 Br or less
	24	ft.	4 Br or more
maximum building coverage	.50		
minimum building setback:			
street	30	ft.	
minimum rear yard	20	ft.	

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

j) Garden Apartments

(1) Garden apartments are multi-family buildings where individual dwelling units share a common outside access. They also share a common yard area, which is the sum of the required lot areas of all dwelling units within the building. Garden apartments shall contain three or more dwellings in a single structure.

(2) Table of Dimensional Requirements

Minimum	Average	
	Apt. Size (sq. ft.)	Lot Area per DU sq. ft.
Efficiency	500	1300
1 BR	655	1750
2 BR	950	2000
3 BR	1125	2250
4 BR	1330	2500
Maximum Impervious Surface Ratio (on-lot)		40%
Minimum lot size		5 acre
Minimum lot width		200 feet
Minimum Building Setback Line:	front	50 feet
	parking	30 feet
	side	40 feet
	rear	50 feet
Maximum Number of Units per Building		16
Maximum Building Coverage		.25
Minimum Building Spacing		50 feet
Maximum Building Height		50 feet

Parking: One (1) off-street space per bedroom with a minimum of two (2) off-street spaces per dwelling unit.

k) Village-oriented shops and stores

Including corner grocery (as distinct from a supermarket), drug store, stationery store, soda-fountain, luncheonette, barbershop, and beauty parlor. This use shall not include stores in excess of two-thousand (2,000) square feet of floor area subject to the following provisions:

- (1) Shall not be permitted in developments containing less than one-hundred (100) dwelling units.
- (2) No more than three (3) percent of the site area shall be developed as village oriented shops or stores.

(3) Dimensional Requirements:

Minimum Lot area	Minimum Lot Width at Setback	Maximum Impervious Surface Ratio	Minimum yards (ft.) Front Side Rear
1 acre	200 ft.	20%	35 20 50

- (4) A fifteen (15) foot buffer yard shall be required. Buffer yards shall comply with Section 904.
- (5) Lighting on pole fixtures shall not exceed ten (10) feet in height. The source of illumination shall be recessed and shielded within the fixture itself and shall not exceed an average of one half (1/2) foot candle.
- (6) Signs shall not exceed twelve (12) square feet per frontage. One sign is permitted per frontage. Wall or projecting signs shall be permitted, however, free standing signs are not permitted. All such signs shall be indirectly illuminated by a white light not exceeding one and one half (1.5) foot candle.
- (7) Outdoor collection stations shall be provided for garbage and trash removal. These stations shall be located to the rear of the structure and shall be screened from view and landscaped.
- (8) Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross floor area used or intended to be used for servicing customers, plus one (1) additional space for every full time employee. Parking shall not be located between a building and a street

unless authorized by the Zoning Hearing Board, where the restriction against such use is clearly impractical.

(B7) Cottage Development or Private Camp

A tract of land and buildings or structures planned as a whole for seasonal use, comprising two or more cottages and other related buildings; also includes privately operated camps for boys or girls using two (2) or more cottages for shelter or sleeping purposes. Provided:

- a) The main use of the proposed development shall be seasonal, that is for periodic use over a limited number of months during particular seasons of the year, and no occupant shall be permitted to remain for a total period exceeding one-hundred-twenty (120) days during any one (1) calendar year.
- b) Sewage disposal methods, for seasonal use only, shall conform with recommendations of the Bucks County Department of Health for subsurface or land application system.
- c) The maximum overall density shall not exceed one (1) cottage for every two (2) acres.
- d) Completely detached buildings or structures on the same lot shall not be less than twenty (20) feet from one another.
- e) Adequate measures to prevent noise and other noxious influences from disturbing nearby residential properties, shall be taken.
- f) No mobile homes as defined in Section 224 and no recreational vehicles as defined in Section 705(C14) shall be permitted as part of a cottage development or private camp as defined herein.
- g) The minimum lot area for any such development shall be ten (10) acres.

(B8) Life Care Facility

A life care facility is a form of residential use designed and operated exclusively for mature adults, of fifty-five (55) years of age or over, containing certain support facilities specifically designed for these individuals. This use is subject to the following restrictions:

- a) Minimum lot size: ten (10) acres, minimum yards:
  - front yard - 50 feet
  - side yard - 50 feet each
  - rear yard - 50 feet

Maximum Density: eight (8) bedrooms per acre.

Density may be increased to ten (10) bedrooms per acre if twenty-five (25) percent of the units are subsidized for low and moderate income.

Densities may be increased to twelve (12) bedrooms per acre if fifty (50) percent of the units are subsidized for low and moderate income groups.

Maximum Impervious Surface Ratio:

8 bedrooms per acre - .25

10 bedrooms per acre - .36

12 bedrooms per acre - .45

Maximum Height - 3 stories or 35 feet

b) Support Facilities

- (1) Retail Facilities for use of residents and their guests only, no outside advertising is permitted.

Retail Facilities are limited to the following uses:

barber shop  
beauty parlor  
pharmacy (as an adjunct to the  
life-care nursing facility)  
commissary  
newsstand  
gift shop  
snack bar/coffee shop  
thrift shop  
handicraft shop

The life-care retail facilities may occupy no more than one-tenth of one percent (.1%) of the total floor area.

- (2) Life-Care Nursing Facility - This facility shall be designed for the temporary and long-term care of the residents of the life-care facility. Long-term nursing beds within this facility shall not exceed one (1) bed per three (3) dwelling units and two (2) beds shall be equivalent to one (1) bedroom in the determination of density.
- (3) Other support facilities include, but are not limited to, lounge areas, reading rooms, craft rooms, common dining facilities and recreational rooms.

- c) Open Space and Passive Recreation Area - At least fifty percent (50%) of the site area must be maintained as open space which shall not include detention basins, parking lots, accessory buildings or any impervious surfaces except those used for recreational purposes. At least twenty percent (20%) of the site, which may be considered part of the open space, shall be developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks. No outdoor sitting areas shall be located on land subject to flooding or on slopes in excess of five (5%) percent.
- d) Off-street Parking - There must be .85 off-street parking spaces per bedroom in addition to one (1) off-street parking space for each employee on the largest shift. All parking lots shall be located to the side and rear of the building as it faces the street.
- e) Fire Protection - All rooms in the life-care facility shall be provided with sprinkler systems for fire protection and shall contain and be served by wet charged stand pipes to the top floor.
- f) Location to Service - Due to the dependence of the elderly on alternate means of transportation and the need for acquiring access to primary services, a life-care facility must be located *within a quarter of a mile to the following services:*

post office	barber shop
drug store	house of worship
regional shopping center	public transportation
grocery store	movie house
dry cleaner	bank
restaurant	library
beauty parlor	

If this is not possible, the developer of a life-care facility shall submit to the municipality a transportation plan which shall outline a transportation service for the residents of the life-care facility, to be provided by the owner or manager, providing access to these services at reasonable intervals. This plan must be approved by the municipality as a condition for approval of use.

- g) Approved water and sewer facilities consistent with the Act 537 Plan are required.
- h) Safety Features - It is necessary in the design and development of a life-care center, that the safety and physical capabilities of the future residents be considered. The design features of the life-care center shall be such that potentially dangerous

situations are minimized and the independence and mobility of the residents maximized. The following safety features shall be incorporated into the design of the life-care center as a condition of approval. The developer will be required to submit architectural drawings to the municipality and to the Department of Licensing and Inspection to ensure that this is the case.

- (1) Handle type spigots and doorknobs.
- (2) Showers designed for wheelchairs, in place of tubs in at least thirty (30) percent of the units.
- (3) Non-skid surfaces in tubs and showers.
- (4) All floors shall be non-skid.
- (5) Control of water temperature to avoid accidental scalding.
- (6) Flush door entrances for easy wheelchair access.
- (7) Emergency signal systems in bathrooms and bedrooms connected with either an adjacent apartment or central office.
- (8) There shall be grab bars around all toilets and tubs, in addition, all grab bars and towel racks shall be made of non-corrosive metal and be able to withstand up to 250 pounds.
- (9) All cooking stoves shall be electric.
- (10) Stove burner controls shall be located in the front.
- (11) Electric outlets shall be located at levels at least 24 inches above the floor.
- (12) All light fixtures shall be located on the walls at convenient levels, to avoid accidents that might otherwise occur in the repair of ceiling fixtures.
- (13) There shall be ramps or elevators in addition to stairs.
- (14) All elevators shall have slow closing doors with sensitive re-opening mechanisms.
- (15) Hand rails shall be provided along all steps, hallways, ramps and sloped walks, both indoors and outdoors.

- i) A traffic impact and water feasibility study shall be required. See Section 1508.
- j) A fifty (50) foot buffer yard shall be required. The buffer yard must comply with Section 904.

(B9) Mobile Home Parks

A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for dwelling or sleeping purposes and for non-transient use, provided:

- a) Minimum lot size for a mobile home park is fifteen (15) acres.
- b) No mobile home shall be erected on a mobile home lot except upon a mobile home pad. Each mobile unit shall have its own separate pad. Each mobile home pad shall be at least equal in length and width to the dimensions of the mobile home to be placed thereon.
- c) Each mobile home shall be placed on a concrete slab of at least the same length and width as the mobile home, with a minimum thickness of six (6) inches, and shall have installed in it a minimum of six (6) tie-down rings to which the mobile home shall be secured. Pads shall be on footings at least one (1) foot below the frost line.
- d) Buffer yards shall be fifty (50) feet minimum where the mobile home park adjoins an existing street, and one-hundred (100) feet elsewhere. Buffer yards shall conform to Section 904 (f).
- e) A minimum of thirty (30) percent of the base site area shall be reserved for open space.
- f) Dimensional Requirements

	Minimum lot area (sq. ft.)	Minimum lot width at bldg. setback (ft.)	Maximum impervious surfaces on lot	Minimum Yards			Minimum distances between units (ft.)
				front	side	rear	
Single-wide Units 51'	4800	45	.35	20	5	15	30
Single-wide Units 61'	5250	45	.35	20	5	15	30
Double-wide Units	7000	60	.35	30	5	15	30

General: Off-street parking: one (1) off-street space per bedroom with a minimum of two (2) off-street spaces per bedroom.

- g) The minimum number of spaces completed and ready for occupancy before the first occupancy is permitted shall be nine (9).
- h) Community land application sewage systems shall be required.
- i) *The maximum permitted density shall be four (4) dwelling units (D.U.) per acre of the net buildable site area.*
- j) The area between ground level and the perimeter of the mobile home shall be enclosed by means of wood or aluminum skirting or other similar material.
- k) The mobile home park shall have frontage on and take access from South Park Road.

(B10) Full Care Facility

A full care facility is a form of residential use designed and operated exclusively for individuals requiring skilled full time care. Educational facilities may be an accessory use.

- a) 

Minimum Lot Size:	ten (10) acres, minimum yards:
	front yard - 50 feet
	side yards - 50 feet each
	rear yard - 50 feet
Maximum Density:	eight (8) bedrooms per acre
Maximum Height:	3 stories or 35 feet
- b) Open Space and Passive Recreational Area - At least fifty (50) percent of the site area must be maintained as open space which shall not include detention basins, parking lots, accessory buildings or any impervious surfaces except those used for recreational purposes. At least twenty (20) percent of the site, which may be considered part of the open space, shall be developed for passive recreation. This area shall include outdoor sitting areas and pedestrian walks. No outdoor sitting area shall be located in areas subject to flooding or on slopes in excess of five (5) percent.
- c) Off-street Parking - There must be .85 off-street parking spaces per bedroom in addition to one (1) off-street parking space for each employee on the largest shift. All parking lots shall be located to the side and rear of the building as it faces the street.

- d) Fire Protection - All rooms shall be provided with sprinkler systems for fire protection and shall contain and be served by wet charged stand pipes to the top floor.
- e) Approved water and sewer facilities consistent with the Act 537 Plan are required.
- f) A traffic impact and water feasibility study shall be required. See Section 1508.
- g) A fifty (50) foot buffer yard shall be required. The buffer yard must comply with Section 904.

(B11) Village/Hamlet Option

The Village/Hamlet Option may apply, provided the following conditions are met:

- a) The lot(s) to be developed shall be located within one (1) of the six (6) Villages or Hamlets shown in Figure 14 of the Tinicum Township Comprehensive Plan, Community Activity Centers (map), which depicts the villages and Hamlets of Tinicum Township.
- b) The Villages and Hamlets of Ottsville, Point Pleasant, Uhlerstown, Erwinna, Smithtown, and Wormansville, shown on Figure 13 of the Tinicum Township Comprehensive Plan, Historic Sites (map) depicts the boundaries of the six (6) Villages and Hamlets.
- c) Infill development in the Villages/Hamlets shall emulate the average lot area, lot width, building setbacks, lot coverage, and building coverage of the existing Villages/Hamlets.
- d) Proposed buildings shall emulate the character of existing buildings in terms of building size, building height, vertical proportion, front porches, detached garages, fencing, and landscaping.

C. Institutional and Recreational Uses

(C1) Place of Worship

Place of religious worship, provided that the following requirements are met:

- a) Minimum lot size shall be not less than two (2) acres.
- b) All buildings shall be not less than one-hundred (100) feet from any lot line.

Parking: One (1) off-street parking space for each two (2) seats provided for patron use, or at least one (1) off-street parking space for each twenty-five (25) square feet of gross floor area used or intended to be used for service to patrons, guests or members, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

(C2) School

Religious, sectarian or non-sectarian, denominational private school or public school which is not conducted as a private gainful business. Minimum lot size shall be not less than five (5) acres.

Parking: Kindergarten - one (1) off-street parking space for each faculty member and employee plus two (2) additional spaces per classroom.

Elementary School - one (1) off-street parking space for each faculty member and employee plus one (1) space per two (2) classrooms and offices.

Senior High School - one (1) off-street parking space per faculty member and employee plus one (1) space per ten (10) students of projected building capacity.

College and Junior College - one (1) off-street parking space per faculty member and employee plus one (1) off-street parking space for each three (3) non-resident students, plus one (1) space per five (5) resident students if the latter are permitted to have cars, or one (1) off-street space for each ten (10) auditorium seats, whichever requires the greater number of off-street parking spaces.

(C3) Commercial School

Trade or professional school, music or dancing school.

Parking: One (1) off-street parking space per faculty member and employee, plus one (1) space per three (3) non-resident students, plus one (1) space per five (5) resident students if the latter are permitted to have cars.

(C4) Library or Museum

Library or Museum, open to the public or connected with a permitted educational use, and not conducted as a private gainful business.

Parking: One (1) space per five (5) seats or one (1) space per two-hundred-fifty (250) square feet of gross floor area where no seats are provided.

(C5) Recreational Facility

Recreational facility or park; owned or operated by the municipality or other governmental agency.

Parking: One (1) off-street parking space for each five (5) persons of total capacity.

(C6) Private Recreational Facility

A recreational facility owned or operated by a non-governmental agency, subject to the following provisions:

- a) A minimum lot size of five (5) acres is required.
- b) The use shall not be conducted as a private gainful business, nor shall it permit amusement parks, wild animal parks or zoos.
- c) No outdoor active recreation area shall be located nearer to any lot line than one-hundred (100) feet.
- d) Outdoor play areas shall be sufficiently screened and insulated so as to protect the neighborhood from inappropriate noise and other disturbances.

Parking: One (1) off-street parking space for each five (5) persons of total capacity, or at least one (1) off-street parking space for each fifty (50) 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 (1) additional space for each full-time employee.

(C7) Golf Course

Golf course (not including miniature golf course), including club house, restaurant and other accessory uses, provided these are clearly accessible to the golf course, subject to the following provisions:

a) Lot Area

Regulation	18 hole	6000-7000 yards in length -	130 acres
Executive	18 hole	3000-4000 yards in length -	60 acres
Nine hole		3100-3500 yards in length -	60 acres
Par 3	18 hole	2000-2500 yards in length -	45 acres

b) No building shall be closer than one hundred (100) feet to any lot line.

Parking: Three (3) off-street parking spaces for each hole. An additional requirement for club house, restaurant, and other recreational uses shall be fifty (50) percent of the requirements of Uses (C8), (E4), and (C6) respectively.

(C8) Private Club

Private club or lodge other than Use C6, subject to the following additional provisions:

a) The use shall not be conducted as a private gainful business.

b) The use shall be for their members and their authorized guests only.

Parking: One (1) off-street space for every five (5) members of total capacity, or at least one (1) off-street parking space for each fifty (50) 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 (1) additional space for each full-time employee.

(C9) Community Center

Community center, adult education center, or other similar facility operated by an educational, philanthropic, or religious institution, subject to the following additional provisions:

a) The use shall not be conducted as a private gainful business.

b) No outdoor recreation area shall be located nearer to any lot line than one-hundred (100) feet.

- c) A minimum lot size of five (5) acres.

Parking: One (1) off-street parking space for each four (4) seats provided for patron use; or at least one (1) off-street parking space for each fifty (50) 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 (1) additional space for each full-time employee.

(C10) Day Care Center

A facility which provides out-of-home care for part of a 24-hour day to children under 16 years of age, excluding care provided by relatives. In addition, a day care center is a facility in which care is provided for seven (7) or more children at any one time where the child care areas are not being used as a family residence.

- a) Licensing, Approval and Permit Procedures

Prior to final approval of this use by the Board of Supervisors and the granting of a permit by the Zoning Officer, the applicant must obtain a license from the Department of Public Welfare, Bureau of Child Development Programs. Licensure is certification of compliance with Chapter II, Section 8A of the Department of Public Welfare's Social Services manual by this Department to the applicant, subject to licensure under Article X of the Public Welfare Code.

- b) Standards

All day care centers shall be subject to the following provisions:

- (1) Bulk Requirements

Minimum Lot Area	2 acres
Minimum Lot Width	100 feet
Minimum Side Yard	20 feet each
Minimum Rear Yard	35 feet

- (2) An outdoor play area shall be provided. This area shall be fully enclosed by a four (4) foot high unclimbable fence and shall be located to the side or rear of the lot. The minimum required areas of such an outdoor recreational facility shall be as follows:

7 - 25 children	1/2 acre
26 - 50 children	1 acre
51 - 75 children	1 1/2 acres
76 and over	2 acres

- (3) One (1) off-street parking space is required per employee or volunteer, in addition to one (1) space per six (6) children receiving day care.

(C11) Hospital

An establishment, licensed by the American Hospital Association, which provides health services primarily for in-patient medical or surgical care of the sick or injured, including related facilities, such as laboratories, out-patient departments, training facilities, central service facilities, and staff offices as an integral part of the establishment. A hospital is subject to the following additional provisions:

- a) A lot area of not less than ten (10) acres shall be required.
- b) Any such establishment providing convalescent care or care for the chronically sick shall provide: An additional lot area of not less than one-thousand (1,000) square feet per bed in use for such long-term care. For the purpose of this Ordinance a long-term care shall mean care in excess of one (1) month.
- c) Where adjoining existing residential uses, buffer planting shall be provided in a twenty-five (25) foot buffer yard. Care shall be taken to locate emergency and service entrances where they are not offensive to adjoining neighbors.
- d) Such use shall be from major collector or arterial highways only.

Parking: One (1) off-street parking space for each patient or inmate bed; plus at least one (1) additional off-street parking space for every two (2) staff and visiting doctors, plus one (1) additional space for every two (2) employees.

(C12) Nursing Home

Licensed nursing or convalescent home, subject to the following additional provisions:

- a) A lot of not less than ten (10) acres plus one-thousand (1,000) square feet additional for each resident person over forty (40) in number.

Parking: One (1) off-street parking space for every two (2) patient or inmate beds, plus at least one (1) additional off-street parking space for every two (2) staff and visiting doctors; plus one (1) additional parking space for every two (2) employees.

(C13) Cemetery

A burial place or graveyard including mausoleum, crematory, or columbarium.

- a) Minimum lot size - five (5) acres.
- b) Lot coverage for Accessory Buildings and Parking Facilities - No more than ten (10) percent to a maximum of five (5) acres, may be devoted to above-ground buildings or impervious surfaces not serving as burial markers or memorials.

Parking: One (1) off-street parking space for each employee and one (1) off-street space for each four (4) visitors in total capacity of mausoleum, crematory or columbarium.

(C14) Recreational Camping Park

A lot upon which two (2) or more campsites are located, established, or maintained for occupancy as temporary living quarters for recreation or vacation purposes.

- a) Definitions
  - (1) Recreational Vehicle: A vehicular type unit primarily designed as temporary living quarters for recreational camping or travel use, which either has its own power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.
  - (2) Campsite: A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.
  - (3) Temporary basis: Campsites shall be rented by the day, week or month only and occupants of such sites shall remain in the same recreational vehicle park not more than ninety (90) days per year.
- b) This use is subject to the following conditions:
  - (1) The minimum site area shall be ten (10) acres.
  - (2) The maximum net density permitted is ten (10) campsites per acre.
  - (3) The minimum campsite size shall be one-thousand-four-hundred (1,400) square feet.

- (4) Required Separation Between Trailers: Trailers shall be separated from each other and from other structures by at least ten (10) feet. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the trailer.
- (5) Each site shall contain a stabilized vehicular parking pad of gravel, crushed stone, paving, or other suitable material. No part of a travel trailer or other unit placed on a travel trailer or campground site shall be closer than five (5) feet to a campsite line.
- (6) A minimum of forty (40) percent of the site shall be kept in open space.
- (7) A specific recommendation from the Bucks County Department of Health is required on whether centralized sewage requirements shall be met or other means of sewage disposal consistent with Bucks County Department of Health regulations, are satisfactory.
- (8) Buffer yards shall be fifty (50) feet minimum where the recreational vehicle park adjoins an existing street and one-hundred (100) feet elsewhere. Buffer yards shall conform to Section 904(f).
- (9) All recreational vehicle parks shall conform to Section 801 Site Capacity Calculations.

#### D. Office Use

##### (D1) Medical Office

Office or clinic for medical or dental examination or treatment of persons as out-patients, including laboratories incidental thereto.

Parking: Six (6) off-street parking spaces per doctor plus one (1) additional space per each employee.

##### (D2) Office

Business, professional, or government office.

Parking: One (1) off-street parking space for each two-hundred (200) square feet of gross floor area plus one (1) additional space for each full-time employee.

#### E. Retail and Consumer Service Uses

(E1) Retail Stores

Retail shops and stores selling antiques, apparel, books, confections, drugs, drygoods, flowers, foodstuffs, furniture, gifts, hardware, toys, household appliances, jewelry, notions, periodicals, shoes, stationery, tobacco, paint, records, cards, novelties, hobby and art supplies, music, luggage, sporting goods, pets, floor covering, garden supplies, house plants and fabrics. The provisions of this Section shall include the craftsman and artisan operating within the definition of a small business, if the nature and scale of the business is similar to the uses listed under retail shops. Also included within this use shall be the sale of soft drinks, beer, alcoholic beverages in sealed containers not for consumption on premises, and wood or wood products as long as it is incidental to the other uses.

Parking: One (1) off-street parking space for each full-time employee, plus one (1) additional space for each one-hundred (100) square feet of gross area used for servicing customers for the first two-thousand (2,000) square feet, plus one additional space for each two-hundred (200) square feet of gross area used for servicing customers in excess of the initial two-thousand (2,000) square feet.

(E2) Service Business

Service business including barber, beautician, laundry and dry cleaning, shoe repair, tailor, photographer, travel agency.

Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross area used or intended to be used for servicing customers, plus one (1) additional space for every one (1) full-time employee.

(E3) Financial Establishment

Bank, savings and loan association, credit union or other financial establishment.

Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross area used or intended to be used for servicing customers, plus one (1) additional space for each full-time employee.

(E4) Eating Place

Eating place for the sale and consumption of food and beverages without drive-in service and without take-out service. All food and beverages are to be served by waiters and/or waitresses and consumed inside the building while patrons are seated at counters or tables. The sale of alcoholic beverages must be incidental to the sale and consumption of food.

Parking: One (1) off-street parking space for each fifty (50) square feet of total floor area; plus one (1) additional off-street parking space for each full-time employee.

(E5) Eating Place - Drive In

Eating place for the sale and consumption of food and non-alcoholic beverages with drive-in service.

Parking: One (1) off-street parking space for every two (2) seats, or one (1) off-street parking space for every one-hundred (100) square feet of gross floor area, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each employee on the largest shift.

(E6) Repair Shop

Repair shop for appliances, lawn mowers, watches, guns, bicycles, locks, small business machines, but not including automobiles, trucks, trailers and other heavy equipment.

Parking: One (1) off-street parking space for each three-hundred (300) square feet of gross floor area; plus one (1) additional space for each full-time employee.

(E7) Funeral Home

Mortuary or funeral home.

Parking: One (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of gross floor area used or intended to be used in the operation of the establishment, whichever requires the greater number of off-street parking spaces, plus one (1) additional space for each full-time employee.

(E8) Motel or Hotel

Motel or hotel; a building or group of buildings for the accommodation of guests, chiefly motorists, containing guest rooms for rent. The following provision shall apply:

- a) The minimum lot size shall be five (5) acres.

Parking: One (1) off-street parking space for each rental room or suite, plus one (1) additional off-street parking space for each full-time employee.

(E9) Entertainment

Entertainment and recreation facilities operated as a gainful business within a building, including, but not limited to, amusement arcades, which are defined as a facility operated as a gainful primary or accessory business within a building or structure providing three (3) or more amusement devices or games. An amusement device or game is defined to be a mechanical machine, electronic machine or a coin or non-coin operated machine, which operates or may be operated as a game or contest of skill or amusement of any kind or description.

*Parking: One (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) 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 (1) additional space for each full-time employee.*

Amusement arcades shall be permitted only as a special exception in C and CC districts, with a minimum of one (1) acre and shall meet the following requirements:

- a) No audio speakers or equipment shall be installed inside or outside the location of such use which are intended to cause music, voices or other sounds to emanate to the exterior of the premises.
- b) Adequate space within the building shall be provided to ensure that customers do not congregate outside the building housing the amusement arcade.
- c) Adult supervision shall be provided at all times at the location of such use.
- d) *Parking: one (1) off-street parking space for each four (4) seats provided for patron use, or at least one (1) off-street parking space for each fifty (50) square feet of ground 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 (1) additional space for each full-time employee.*

(E10) Outdoor Entertainment

Outdoor entertainment and recreation facilities operated as a gainful business other than Use C6 and not including an outdoor motion picture establishment.

Parking: One (1) off-street parking space for every three (3) persons present at such facilities when they are filled to capacity.

(E11) Tavern

An establishment which serves alcoholic beverages for on-premises consumption and which is licensed by the Pennsylvania Liquor Control Board.

Parking: One (1) off-street parking space for each fifty (50) square feet of total floor area; plus one (1) additional off-street parking space for each full-time employee.

(E12) Lumber Yard

Lumber yard, excluding planing mill.

Parking: One (1) off-street parking space for each employee on the two (2) major shifts at maximum employment, but in no case less than one (1) off-street parking space for every three-hundred (300) square feet of gross floor area. See Section 901 for additional requirements.

(E13) Veterinary

Office of a veterinarian with accessory animal kennel. In no event shall animal kennels be allowed as a primary use. Accessory kennels shall be fully enclosed and shall be located at least two-hundred (200) feet from a lot line.

Parking: Three (3) off-street parking spaces for each veterinarian plus one (1) space for each full-time employee.

(E14) Service Station

Gasoline service station, subject to the following provisions:

- a) Minimum lot width of not less than two-hundred (200) feet shall be provided along each street on which the lot abuts.
- b) All activities except those to be performed at the fuel pumps shall be performed within a completely enclosed building.
- c) Fuel pumps shall be at least twenty-five (25) feet from any ultimate street right-of-way.
- d) All automobile parts and similar articles shall be stored within a building.
- e) Paint-spraying or body and fender work shall not be permitted.

- f) Lubrication, oil changes, tire changes, and minor repairs permitted if entirely within a building.
- g) Service stations shall be located not less than two-thousand (2,000) feet apart.

Parking: One (1) off-street parking space for every three-hundred (300) square feet of gross floor area, or two (2) off-street parking spaces for each service bay, whichever is larger, plus one (1) space for each full-time employee. Off-street parking spaces are not to be a part of, or interfere with, the accessways to the pumps.

(E15) Automotive Sales

Sale and rental of new and used cars, light trucks (less than 6,000 lb. GVW), trailers, cycles or boats.

- a) Display areas are not permitted in the required front yards.
- b) A twenty (20) foot buffer yard around all boundaries other than street boundaries shall be required. Such buffer yards shall meet all provisions of Section 904.

Parking: Five (5) off-street parking spaces for each employee in the largest shift.

(E16) Automobile Repair

Automobile repair garage, including paint spraying, body and fender work, or car washing facility provided that all repair and paint work is performed within an enclosed building.

Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross floor area, plus one (1) additional space for each full-time employee.

(E17) Truck Sales

Sale and rental of new and used trucks and heavy equipment.

- a) Display areas are not permitted in the required front yards.
- b) A twenty (20) foot buffer yard around all boundaries other than street boundaries shall be required. Such buffer yards shall meet all provisions of Section 904.

Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross display area, plus one (1) additional space for each full-time employee.

(E18) Automotive Accessories

Sale of automotive accessories, parts, tires, batteries, and other supplies. Installation of parts shall be in a building.

Parking: One (1) off-street parking space for each two-hundred (200) square feet of gross floor area, plus one (1) additional space for each full-time employee.

(E19) Parking Lot or Garage

A lot of record upon which the parking or storing of automotive vehicles is the primary use, provided:

- a) No sale, rental, service or repair operation of vehicles shall be performed.
- b) The parking or storage of heavy trucks (greater than 6,000 lb. GVW) or trailers shall not be permitted.
- c) All parking areas shall meet the design standards of Article IX of this Ordinance.

(E20) Shopping Center

A neighborhood or regional shopping center which is preplanned and designed as a complex of related structures and circulation patterns subject to the following additional criteria:

- a) Shopping Centers shall have a minimum site area of ten (10) acres.
- b) Not more than twenty-five (25) percent of the total area shall be occupied by buildings.
- c) Uses D1, D2, E1, E2, E3, E4, E9 and F3 shall be permitted.
- d) Any use of the same general character as any of the above permitted uses, when authorized as a special exception by the Zoning Hearing Board, provided that such use shall be permitted subject to such reasonable restrictions as the Board may determine.
- e) Signs when erected shall be maintained in accordance with the provisions of Article X. In addition to signs permitted in Article X for individual establishments, one (1) free-standing sign indicating the name of the shopping center, provided that (a) the area on any one side of any such sign shall not exceed seventy-

five (75) square feet, and (b) the location of such sign shall be as designated on or in connection with the required development plan and orientation.

- f) Building placement. No building or permanent structure, other than a permitted sign, shall be erected within one-hundred (100) feet of a street line, or within fifty (50) feet of any property line. No parking, loading, or service area shall be located less than thirty (30) feet from any property line.
- g) The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural unit with appropriate landscaping.
- h) Outdoor storage and displays shall conform to the provisions of Section 705 (H5).
- i) The distance, at the closest point, between any two (2) buildings or groups of units of attached buildings, shall be not less than twenty (20) feet.
- j) The proposed development shall be served by approved water and sewage disposal facilities consistent with the Act 537 Plan or revision, the adequacy of which shall be demonstrated and guaranteed.
- k) Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from any direct glare or hazardous interference of any kind.
- l) Buffer yard along any residential boundary line shall be provided and shall be not less than fifty (50) feet in width, measured from such boundary line or from the street line, and shall be in accordance with the provisions of Section 904. Such buffer yard may be coterminous with any required yard in this district; and in case of conflict, the larger yard requirement shall apply.

Parking: Five and one-half (5.5) off-street parking spaces shall be provided and maintained for each one-thousand (1,000) square feet, or portion thereof, of Gross Leasable Area.

Gross Leasable Area is the total floor area designed for tenant occupancy and use, including basements, mezzanines, storage areas, and upper floors, if any, expressed in square feet and measured from the center line of common partitions and from outside wall faces.

In order to prevent the establishment of a greater number of parking spaces than is actually required to serve the needs of the particular mix of enterprises in the shopping center, the governing body, after

consulting with the Municipal Planning Commission and Municipal Engineer, may permit a conditional reduction of parking space if the following conditions are satisfied:

- (1) The design of the parking lot, as indicated on the land development plan, must designate sufficient space to provide for the total requirement of five and one-half (5.5) parking spaces per one-thousand (1,000) feet of Gross Leasable Area. The plan shall also illustrate the layout for the total number of parking spaces.
- (2) The conditional reduction shall provide for the establishment of no less than four and one-half (4.5) parking spaces per one thousand (1,000) square feet of Gross Leasable Area. This initial phase of the parking provision shall be clearly indicated on the plan.
- (3) The balance of the parking area conditionally reserved shall not include areas for required buffer yards, setbacks, stormwater management improvements or areas which would otherwise be unsuitable for parking spaces due to the physical characteristics of the land or other requirements of this Ordinance.

*This parking area, which is reserved, shall be located and have characteristics so as to provide amenable open space should it be determined the additional parking spaces are not required. The developer shall provide a landscaping plan for the reserved area with the land development plan.*

- (4) The developer shall enter into a written agreement with the governing body that the additional parking spaces shall be provided at the developer's or owner's expense should it be determined that the full five and one-half (5.5) parking spaces per one-thousand (1,000) square feet of Gross Leasable Area, or portion thereof. This requirement is necessary to satisfy the need of the particular mix of uses in the shopping center.

(E21) Outdoor Motion Picture Establishment

- a) Such use shall have frontage on an arterial or collector highway and all access shall be taken from the arterial or collector highway. The applicant shall provide an analysis of the physical conditions of the road system at the proposed points of access. Improvements to ensure safe turning movements and traffic safety shall be provided by the applicant as required by the governing body. The applicant shall provide sufficient vehicle

stacking area or a marginal access road to ensure that entering vehicles will be able to pull off the road.

- b) The motion picture screen shall be no closer to any property line than one and one-quarter (1.25) times the height of the picture screen or the minimum yard requirements of the zoning district, whichever setback is greater. Other buildings shall be subject to the minimum yard requirements of the zoning district.
- c) The applicant shall provide information which indicates conformance with Section 802 Natural Resource Restrictions.
- d) The maximum impervious surface ratio for this use shall be sixty (60) percent.
- e) The motion picture screen shall not be oriented towards the arterial or collector highway.
- f) The applicant shall provide a plan for buffering in accordance with Section 904 and shall meet the following standards:
  - (1) Along an adjacent property line that is zoned residentially or a property line with an existing residential use and along any road, either:
    - (i) A six (6) foot solid wooded fence within the exterior fifty (50) feet of the buffer yard and one and one-half (1.5) inch to two (2) inch caliper deciduous tree at an average of one (1) tree per forty (40) lineal feet of buffer plus one (1) three (3) foot to four (4) foot evergreen tree at an average of one (1) tree per twenty (20) lineal feet of buffer. The trees shall be placed between the fence and the property line; or
    - (ii) A five (5) foot berm planted on top as in (1)(i) above with plant material listed in (2) below; or
    - (iii) One (1) caliper deciduous tree at an average of one (1) tree per forty (40) lineal feet of buffer plus one (1) three (3) foot to four (4) foot evergreen tree at an average of one (1) tree per twenty (20) lineal feet of buffer plus one (1) three (3) foot to four (4) foot deciduous shrub per four (4) lineal feet of buffer.
  - (2) Acceptable plant material for the buffer yard noted in (1) above shall be:

- (i) Evergreen trees as specified in the Tinicum Township Subdivision and Land Development Ordinance;
  - (ii) Deciduous trees as specified in the Tinicum Township Subdivision and Land Development Ordinance;
  - (iii) Shrubs: Privet, Forsythia, Viburnum Species.
- (3) In accordance with Section 900.05 of this Ordinance, a clear-sight triangle shall be maintained at all street intersections and at all points where access drives intersect with roads.

g) The lot size shall be five (5) acres.

(E22) Village-oriented Shops and Stores

Including corner grocery as distinct from a supermarket, drug store, stationery store, soda-fountain, luncheonette, barbershop, beauty parlor, antiques, books, arts and crafts, gifts, fashion and sportswear boutiques, gourmet food and specialties, confectionary, bakery, and such other uses as would be required by a family at weekly intervals or less and not to include stores in excess of two-thousand (2,000) square feet of floor area.

Parking: One (1) off-street parking space for each one-hundred (100) square feet of gross floor area used or intended to be used for servicing customers, plus one (1) additional space for every full-time employee. Parking shall not be located between a building and a street unless authorized by the Zoning Hearing Board where the restriction against such use is clearly impractical.

(E23) Watercraft Rentals

a) Definitions

- (1) This use, "watercraft rentals," is defined as a business or facility for the leasing or renting of water flotation devices for outdoor water recreation. The commercial sale of water flotation devices is expressly prohibited in RC and E Districts.
- (2) "Water flotation devices" shall include any conveyance, vehicle or device designed or intended to transport or carry persons or things along or upon the water ways within or outside the Township. Permitted water flotation devices shall be limited to boats, canoes, paddle boats,

rafts, kayaks, innertubes, and flotation rings, whether or not such devices are self or mechanically propelled.

b) *Review Procedures*

The application review procedures for a special exception shall be conducted in accordance with Section 913 of the Pennsylvania Municipalities Planning Code and Section 1406 of the Zoning Ordinance. Applicant must meet all the plan requirements, standards and criteria set forth hereinafter.

c) *Plan Requirements*

- (1) Applicant shall be required to submit a written application for Special Exception in accordance with Section 1303 of the Zoning Ordinance.
- (2) In addition, applicant shall be required to submit such other plans or materials to demonstrate compliance with Environmental Performance Standards (Section 800), Flood Plain Standards (Section 804), Buffer Yards (Section 904), Traffic Impact Study (Section 1508), and Parking, as well as Interior Traffic Flow (Section 901).

d) *Standards and Conditions*

This use is subject to the following standards and conditions, in addition to those required by Sections 800, 804, 901, 904, 1406 and 1508.

- (1) Watercraft rentals may be permitted in RC, E, CC, and C Districts as a special exception, provided that the minimum lot area is ten (10) acres in RC and E and three (3) acres in CC and C and provided that, as to sites in CC, C and E Districts, they front on and provide access to a major or minor arterial roadway as defined in the Zoning Ordinance. As to proposed lots in RC, they must front on and provide access to Route 32 (River Road). This site shall be known as the primary base of operation.
- (2) In addition to the required primary base of operation, Applicant shall be required to demonstrate that it has at least one (1) other lot of not less than two (2) acres which it owns or controls for the purpose of ingress and/or egress to or from the waterway intended to be used by watercraft customers. This site shall be known as a secondary base of operation.

- (3) No watercraft rental use (E23) may be established unless the Applicant demonstrates that it has at least two (2) noncontiguous, distinct, and separate bases of operation, one (1) for entering the waterway and at least one (1) other for exiting the waterway.
- (4) A secondary base may be located in any district within the Township, provided it provides access to the waterway and fronts on and provides access to a major or minor arterial roadway as shown in the Zoning Ordinance.
- (5) A secondary base shall be employed and used by Applicant only for the purpose of discharging or picking up customers using the waterway. No parking of motor vehicles or storage of watercraft shall be permitted at secondary bases, excepting for vehicles of Applicant employed for transporting customers or employee vehicles.
- (6) A secondary base shall comply with buffer yard requirements of commercial uses as set forth in Section 904.

e) Parking Lot Requirements

(1) Parking

All parking areas shall be provided with entrance and exit driveways. All driveways shall have a six (6) foot wide walkway on one side for pedestrian travel. All parking areas and driveways shall be screened from adjacent properties of dissimilar use. All parking areas shall be designed in accordance with 901.02, 901.03, 901.04, and 901.05 of the Tinicum Township Zoning Ordinance.

(2) Parking Lot Construction

Parking areas for occasional use shall be constructed with previous type construction such as grass pavers, etc. All permanent parking areas shall be paved with the same construction as required for driveways. All parking lot design must be submitted to the Township Engineer for review.

(3) Driveways

One-way driveways shall be a minimum of twelve (12) feet wide and cleared and graded to a minimum width of eighteen (18) feet to allow for emergency equipment.

Two-way driveways shall be a minimum of twenty (20) feet wide and cleared and graded to a minimum width of twenty-six (26) feet.

All driveways shall be constructed in accordance with the following standards:

- (i) A crushed aggregate base course to a compacted depth of eight (8) inches. The base course shall be choked at both top and bottom with fines.
- (ii) A bituminous concrete binder course (ID-2) to a compacted depth of one and one-half (1-1/2) inches. A bituminastic tack coat shall be applied to the binder course prior to final paving.
- (iii) A bituminous wearing course (ID-2) to a compacted depth of one (1) inch.

(4) Walkways

Safe and convenient sidewalks or separate pedestrian walkways shall be provided from parking area to the location where main use is conducted. Walkways shall be provided so that pedestrians shall not be required to walk on main entrance and exit driveways. Walkways shall be constructed of Class "A" concrete (four (4) inch depth) on four (4) inch stone bedding. Walkways may be constructed of brick on a four (4) inch stone bedding or other material, as approved by the Zoning Hearing Board.

(5) Parking Requirements

- (i) Permanent Parking - One (1) off-street parking space for each one-hundred (100) square feet of gross area used or intended to be used for servicing customers, plus one (1) additional space for every one (1) employee.
- (ii) Occasional Parking - One (1) off-street parking space shall be provided for each four (4) persons of total capacity.

- (iii) If the total number of required parking spaces exceeds one-hundred-fifty (150), a traffic impact study by a certified engineer shall be required as part of application. Said study shall be reviewed and approved by Township Engineer and Applicant shall be required to comply with the approved study and implement any recommendations required to alleviate any adverse traffic impact.
- (iv) No individual parking area shall exceed two-hundred (200) spaces without providing a buffer planting, as outlined below.
- (v) A maximum of four (4) parking areas of up to two-hundred (200) spaces shall be permitted for any one (1) watercraft rental operation.

(6) Buffer Yards

Buffer yards shall be in accordance with Section 904 of the Tinicum Township Zoning with exception of the following:

- (i) 904d - A thirty (30) foot buffer shall be required for Use E23.
- (ii) 904f - A thirty (30) foot buffer shall be required for Use E23.
- (iii) 904h(2) - For Use E23, a thirty (30) foot buffer shall be required.

f) Operational Requirements

Watercraft rentals (Use E23) shall be constructed in accordance with the following additional regulations:

- (1) Watercraft rental shall be permitted only between the hours of 8:00 A.M. and 5:00 P.M.; excepting, however, that there shall be no rentals of Innertubes or flotation rings before 9:00 A.M. or after 5:00 P.M. Food and refreshment sales shall cease at sunset.
- (2) The operation of the business shall include appropriate changing facilities.
- (3) Each base of operation shall contain suitable toilet facilities which must be approved by any agency

exercising jurisdiction thereover, including the Bucks County Department of Health and the Pennsylvania Department of Environmental Resources, where applicable.

- (4) No such use may be established until the Applicant has received all other permits from any agency exercising jurisdiction, including, without limitation, the Bucks County Department of Health, Pennsylvania Department of Environmental Resources, and Pennsylvania Department of Transportation, where applicable. In the event that Applicant intends a base on lands not within Tinicum Township, permit from authority having jurisdiction over use of said lands must be presented to Township.
- (5) The Applicant shall place readily visible numbers on all flotation devices. When renting said devices to customer, Applicant shall note the numbered device rented to each customer and retain said information as part of its business records for one (1) year in the event it becomes necessary to identify the particular customers using said device on a particular occasion.
- (6) As part of continuing operation, Applicant shall advise, verbally and in writing, to all customers prior to their departure onto any waterway, against littering, trespassing and/or abuse of public and private properties. Possession or consumption of alcoholic beverages shall be prohibited. Applicant shall prohibit renters of innertubes or flotation rings from carrying or taking into the waterway any food or beverages.
- (7) Operator shall enter into an agreement, subject to annual review and renewal, with the Tinicum Township Board of Supervisors.

This agreement, or license, shall provide for adherence to the requirements set forth above and such additional conditions as the Zoning Hearing Board may have attached, or as the Board of Supervisors may deem necessary.

There shall be a fee of one-hundred (100) dollars, payable annually in advance.

No renewal of the license shall be granted unless all payments shall be timely made and all conditions of the permit have been adhered to.

g) Accessory Uses

The following accessory uses are expressly permitted at the primary base only, and shall be clearly incidental thereto.

- (1) The selling of food and non-alcoholic beverages to patrons of the business, provided that no food or beverages shall be permitted to be consumed off the premises and provided, further, that all trash and other refuse is contained in adequate receptacles. No facility such as a restaurant shall be permitted.
- (2) Office and administration areas devoted exclusively to the operation of the watercraft rentals.
- (3) The storage, maintenance and repair of vehicles, supplies, equipment and devices used in connection with the operation.

F. Utility, Service, and Transportation Uses

These Uses shall be Conditional Uses in all zoning districts. The minimum lot area in (acres) shall be modified as follows: three (3) acres in RC, RA, CR, VR, VC, CC, C, LC, and five (5) acres in Pl and E.

(F1) Non-Public Utility Facilities

Those facilities not regulated by the Public Utility Commission as defined by the Pennsylvania Municipalities Code, Act 1968, P.L. 805, No. 247 as reenacted and amended, Section 619, and including transformer station, pumping station, relay station, broadcasting tower (transmission or relay) other than FCC licensed amateur radio operator station, substations, switching center, telephone or cable substation, sewage treatment plant, community sewage system, community well/water supply and any similar or related installation, not including public incinerators and public or private landfills. In all districts, such uses shall be approved as a conditional use only where all the following conditions are met:

- a) Such installation is essential to service such areas; and
- b) No public business office is operated in connection with it; and
- c) A fifty (50) foot buffer yard shall be provided between this use and all other uses and be comprised of a dense screen planting of trees, shrubs and other plants; and
- d) No new facility or structure shall be permitted unless the applicant has demonstrated that no existing facility or structure within the Township (or in proximity to the Township) could provide satisfactory service levels to the Township. No underground storage tanks shall be permitted for these facilities.
- e) All towers or other communication structure shall be designed and made available for collocation of two (2) or more additional service providers. All towers or other communication structures shall be made available for collocation of Township or other local emergency services if needed and appropriate. In all residential districts, structures such as towers shall also be setback from any property line a distance of at least one and one-half (1.5) times the tower's height or the district setback whichever is greater. The Supervisors may waive frontage requirements where there is adequate access.
- f) All new facilities and structures shall be designed and constructed in conformance with the character and materials of the buildings of the immediate community. Emphasis shall be placed on the historic character and materials utilized in the

Township over other considerations. Structures that are required to be over thirty-five (35) feet in height shall be designed and constructed as "stealth" towers - disguising their purpose by being designed to appear as: a farm silo; a wind mill; a church steeple; a bell tower; or other type structure approved by Tinicum Township.

Parking: Two (2) off-street parking spaces plus one (1) off-street parking space for each employee normally in attendance at the facility at any time.

g) The requirements for siting wireless communication towers, facilities, equipment and antennas are located within Ordinance 147 and the Tower Overlay District Standards.

(F2) Emergency Services

Fire, ambulance, rescue and other emergency services of a municipal or volunteer nature, on parcels with a minimum size of three (3) acres.

Parking: Three (3) off-street parking spaces for every four (4) employees on the two major shifts at maximum employment, or four (4) off-street parking spaces for each fire truck where no community room is part of the building, whichever requires the greater number of parking spaces. Where a community room is provided, two (2) off-street parking spaces for each fire truck plus one (1) off-street parking space for each fifty (50) square feet of gross floor area.

(F3) Terminal

Bus station or terminal.

Parking: Off-street parking spaces as the Planning Commission and governing body shall determine adequate to serve customers, patrons, visitors, employees and vehicles normally parked on the premises.

(F4) Airport

The following uses may be included when authorized as a special exception by the Tinicum Township Zoning Hearing Board: commercial airport, including sales, services and rentals services. The Zoning Hearing Board shall require compliance by the applicant with the following standards and safeguards:

- a) Landing Area Requirements: The proposed landing strip shall be not less than two-thousand (2,000) feet in length with a minimum width of one-hundred (100) feet with taxiways of fifty (50) feet width to be provided at least seventy-five (75) feet

removed from the edge of the runway or landing strip. The proposed landing strip must be so placed that at least seventy-five (75) percent of the winds, including calms, are covered by the landing strip alignment.

- b) Site Selection: The approach zone to the proposed landing strip must be free of obstructions on a glide ratio of 20:1 and the Board must be satisfied that the area proposed for development as a commercial airport has adequate and proper drainage and that the proposed landing strip can be developed with a longitudinal grade of less than two (2) percent of the runway.
- c) Facilities: Before the Zoning Hearing Board may approve any special exception for the development of a commercial airport, evidence of the inclusion of the following facilities must be presented; hanger with the name of the airport painted on top with letters large enough to be legible from one-thousand (1,000) feet, a paved floor to be used as a shop, adequate fire fighting equipment, fueling facilities at a distance from the building so as not to present a hazard, services of a rated flight instructor and an A and E mechanic, a tie-down area with ties of a quality capable of withstanding strains that will be placed on them a wind direction indicator and/or wind tee located where it is readily accessible; toilet facilities, a telephone, and the availability of transportation to nearby communities.
- d) Airport Markings: Before the Zoning Hearing Board may approve a special exception for the development of a commercial airport, satisfactory evidence must be submitted indicating that the landing strip shall be delineated by strip markers to be positioned at intervals of not more than four-hundred (400) feet with corner markers denoting the width as well as the usable length of the runway, said markers being constructed and painted in accordance with state and/or federal regulations.
- e) Licensing Required: Before the Zoning Hearing Board may approve the granting of a special exception for the development of a commercial airport in accordance with this subsection, it shall be necessary for the applicant to submit with his proposed plan, a license issued by the Pennsylvania Aeronautics Commission stating that the proposed site has been approved for use as a commercial airport facility.
- f) Heliport: Any landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging of passengers or cargo, subject to the following additional provisions:

- (1) A minimum landing area of ten-thousand (10,000) square feet with each dimension being at least one-hundred (100) feet; if a roof top land area, the minimum landing area shall be forty (40) by forty (40) feet.
- (2) Excepting roof top landing areas, the entire landing area to be surrounded by a fence at least six (6) feet in height.
- (3) No fueling, refueling, service or storage facilities shall be included.
- (4) The proposed heliport will not adversely affect the adjoining land uses, the safety and welfare of nearby residents, or the future growth and development of the area in which it is to be located.

g) If FAA requirements are more restrictive, they shall be enforced in lieu of Township regulations.

#### G. Industrial Uses

##### (G1) Manufacturing

Manufacturing, including the production, processing, cleaning, testing, and distribution of materials, goods, food stuffs and products.

Parking: Three (3) off-street parking spaces for every four (4) employees on the largest shift, plus one (1) space for each company vehicle normally stored on the premises.

##### (G2) Research

Research, testing, or experimental laboratory.

Parking: Three (3) off-street parking spaces for each four (4) employees on the largest shift, or one (1) off-street parking space for every seven-hundred-fifty (750) square feet of gross floor area, whichever is greater, plus one (1) space for each company vehicle normally stored on the premises.

##### (G3) Wholesale

Wholesale business, wholesale storage, and/or warehousing.

Parking: Three (3) off-street parking spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G4) Printing

Printing, publishing, binding.

Parking: Three (3) off-street spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G5) Contracting

Contracting offices and shops such as building, cement, electrical, heating, masonry, painting, and roofing.

Parking: Three (3) off-street parking spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G6) Truck Terminal

Truck terminal licensed by the Public Utilities Commission.

Parking: Off-street spaces as the governing body and Planning Commission shall determine adequate to serve customers, employees, visitors and vehicles normally parked on the premises.

(G7) Crafts

Plumbing, carpentry, cabinet-making, furniture-making and similar crafts.

Parking: Three (3) off-street parking spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G8) Planing Mill

Planing mill where wood products are sold or processed into finished items such as molding, trim, etc.

Parking: Three (3) off-street spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G9) Mill

Where grain, lumber and similar products are processed.

Parking: Three (3) off-street parking spaces for each four (4) employees on the largest shift plus one (1) space for every two-hundred-fifty (250) square feet of gross floor area used for servicing customers.

(G10) Junk Yards

An area of land, with or without buildings, used for the storage of used or discarded materials, including but not limited to waste paper, rags, metal building materials, house furnishings, machinery, vehicles or parts thereof (with or without dismantling) processing, salvage, sale or other use or disposition of the same. The deposit or storage of two (2) or more motor vehicles not having valid inspection stickers issued by the Pennsylvania Department of Transportation, excluding farm vehicles, or of two (2) or more wrecked or broken vehicles, or the major parts of two (2) or more such vehicles, shall be deemed to make the lot a junk yard. Such uses shall be subject to the following additional provisions:

- a) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other natural causes.
- b) The boundaries of any junk yard shall at all times be clearly delineated.
- c) All paper, rags, cloth and other fibers, and activities involving the same, other than loading and unloading, shall be within fully enclosed buildings.
- d) All junk yard materials and activities not within fully enclosed buildings shall be surrounded by a fence at least eight (8) feet in height, and maintained in good condition. Any gate in such fence shall be similarly constructed and maintained, and shall be kept locked at all times when the junk yard is not in operation.
- e) All materials shall be stored in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin. When necessary, this shall be accomplished by enclosure in containers, raising of materials above the ground, separation of types of material, preventing the collection of stagnant water, extermination procedures, or other means.
- f) No burning shall be carried on in any junk yard. Fire shall be prevented and hazards avoided by organization and segregation of stored materials, with particular attention to the separation of combustibles from other materials and enclosure of combustibles where necessary (gas tanks shall be drained), by the provision of adequate aisles (at least fifteen (15) feet) for escape and , and by other necessary measures.
- g) Stacking of material shall not exceed eight (8) feet in height.

- h) No junked material shall be visible from any of the surrounding lands or buildings.
- i) A fifty (50) foot buffer yard is required. The buffer yard shall conform to Section 904.
- j) All natural resource restrictions in Section 802 shall apply.

Parking: One (1) off-street parking space for each employee in the largest shift.

(G11) Extraction Operation

The extraction and removal of materials, including sand, clay, shale, gravel, topsoil, or similar materials, except for farm ponds constructed under the supervision of the Soil Conservation Service, or unless it is part of an approved site development project.

Plans Required

- a) Plan of General Area (within a one (1) mile radius of site) at a scale of one-thousand (1,000) feet or less to the inch with a twenty (20) foot or less contour interval to show:
  - 1. Existing Data
    - a. Location of proposed site.
    - b. Land use pattern including building locations and historical sites and buildings.
    - c. Roads--indicating major roads and showing width, weight loads, types of surfaces and traffic data.
  - 2. Proposed Uses or Facilities
    - a. Subdivisions.
    - b. Parks, schools, and churches.
    - c. Highways (new and reconstructed).
    - d. Other uses potentially affecting or affected by the proposed extractive operation.
- b) Plan of Proposed Site at a scale of one-hundred (100) feet or less to the inch with a five (5) foot or less contour interval to show:
  - 1. Basic Data
    - a. Soils and geology.
    - b. Ground water data and watercourses.

- c. Vegetation--with dominant species.
- d. Wind data--directions and percentage of time.

## 2. Proposed Usage

- a. Final grading by contours.
- b. Interior road pattern, its relation to operation yard and points of ingress and egress to state and township roads.
- c. Estimated amount and description of aggregate and overburden to be removed.
- d. Ultimate use and ownership of site after completion of operation.
- e. Source and amount of water if final plan shows use of water.
- f. Plan of operation showing:
  - (1) Proposed tree screen locations.
  - (2) Soil embankments for noise, dust, and visual barriers and heights of soil mounds.
  - (3) Method of disposition of excess water during operation.
  - (4) Location and typical schedule of blasting.
  - (5) Machinery--type and noise levels.
  - (6) Safety measures--monitoring of complaints.

## Performance Standards

- a) Operations. Extractive operations shall meet all development and performance standards of Article VIII.
- b) Setbacks. No excavation, quarry wall, storage or area in which processing is conducted shall be located within fifty (50) feet of any lot line, one-hundred-fifty (150) feet of any street right-of-way, or within two-hundred (200) feet of any residential, reserve, or commercial district boundary line.
- c) Grading. All excavations, except stone quarries over twenty-five (25) feet in depth, shall be graded in such a way as to provide an area which is harmonious with the surrounding terrain and not dangerous to human or animal life.
  - 1. Excavations shall be graded and backfilled to the grades indicated by the site plan. Grading and backfilling shall be accomplished continually and as soon as practicable after excavation. Grading and backfilling may be

accomplished by use of waste products of the manufacturing operation or other materials, providing such materials are composed of nonnoxious, noncombustible solids.

2. Grading and backfilling shall be accomplished in such a manner that the slope of the fill or its cover shall not exceed normal angle of slippage of such materials, or forty-five (45) degrees in angle, whichever is less. During grading and backfilling, the setback requirements in paragraph (b) above may be reduced by one-half, so that the top of the graded slope shall not be closer than twenty-five (25) feet to any lot line, seventy-five (75) feet to any street right-of-way, or within one-hundred (100) feet of any reserve or residential district boundary line.
  3. When excavations which provide for a body of water are part of the final use of the tract, the banks of the excavation shall be sloped to a minimum ratio of seven (7) feet horizontal to one (1) foot vertical, beginning at least fifty (50) feet from the edge of the water and maintained into the water to a depth of five (5) feet.
  4. Drainage either natural or artificial, shall be provided so that disturbed areas shall not collect water or permit stagnant water to remain.
- d) Access. Truck access to any excavation shall be so arranged as to minimize danger to traffic and avoid nuisance to surrounding properties.
- e) Planting. When planting is the final use to which the tract is put, all that is not covered by water shall be covered with a sufficient amount of arable soil to support vegetation. A planting plan shall be prepared for the entire finished tract using various types of plant material for the prevention of soil erosion and to provide vegetative cover. When buildings are proposed as part of the final use to which the tract is put, planting in areas adjacent to proposed buildings shall be planted with a vegetative cover in keeping with the requirements of the ultimate building purposes.
- f) Stone Quarry. Stone quarries whose ultimate depth shall be more than twenty-five (25) feet shall provide the following:
1. A screen planting within the setback area required in paragraph (b) above shall be required. Such a screen shall be no less than twenty-five (25) feet in width and setback from the excavation so as to keep the area next

to the excavation planted in grass or ground cover and clear of any obstruction.

2. A chain link (or equal) fence at least ten (10) feet high and with an extra slanted section on top strung with barbed wire shall be placed at either the inner or outer edge of planting completely surrounding the area.
3. Warning signs shall be placed on the fence at intervals of no more than one-hundred (100) feet.

Parking: One (1) off-street parking space for each employee in the largest shift.

(G12) Mini Warehouse

A building or group of buildings in a controlled access compound that contains varying sizes of individually controlled access compartments to be used for the storage of excess personal property, subject to the following conditions:

- a) Property must border on an arterial road.
- b) On-site circulation--Minimum width of interior driveways: twenty (20) feet.
- c) Buffer

Buffer yards shall be provided in accordance with Section 904 of the Zoning Ordinance.

- d) Fire and Safety

Preliminary plans shall be reviewed and subject to the approval by the municipal police and fire officials.

- e) Minimum Requirements for Lease Restrictions

- (1) Storage limited to items of personal property generally stored in residential accessory structures.
- (2) No business activities other than leasing of storage units.
- (3) No explosive, radioactive or highly flammable materials.
- (4) All storage in enclosed buildings.

- f) Maximum Building Size

Each structure shall not exceed six-thousand (6,000) square feet in size.

(G13) Industrial Park

An industrial park is a restricted type of industrial land use in which an emphasis has been given to compatibility with surrounding land use and aesthetics. Development shall be based upon a comprehensive plan which will include detailed provisions for streets, utilities and landscaping. The use shall be subject to the following criteria:

- a) Industrial parks shall have a minimum site area of ten (10) acres. Individual lots within the park shall have a minimum area of three (3) acres.
- b) Uses E17, E19, F1, F2, F3, G1, G2, G3, G4, G5, D2, E4, G6, G7, G8, G9, and H5 shall be permitted.
- c) Signs when erected shall be maintained in accordance with the provisions of Article X. In addition to signs permitted in Article X for individual establishments, one (1) free standing sign indicating the name of the industrial park may be erected, provided that (a) the areas on any one side of any such sign shall not exceed seventy-five (75) square feet, and (b) the location of such sign shall be designated on, or in connection with, the required development plan.
- d) The proposed development shall be served by approved water and sewage disposal facilities, the adequacy of which shall be demonstrated and guaranteed.
- e) Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind.
- f) Buffer yards shall conform to Section 904.
- g) All lots within the industrial park shall take access off an interior roadway. Access for the park shall be from an arterial highway.
- h) All parking and loading facilities shall be located to the rear or side of buildings.
- i) Interior roadways shall have street trees in accordance with the Subdivision and Land Development Ordinance.
- j) A traffic impact and water feasibility study shall be required. See Section 1508.

G 14 Solid Waste Facilities: (1) When applying for a conditional use permit to construct and operate a solid waste facility within the Township, the applicant shall provide the following plans and information:

Plans and Information Required

(a) Plan of the general area (within a one-mile radius of the site) at a scale of 1,000 feet to the inch with a two-foot contour interval depicted, to include the following:

(1) Existing Data:

- a. Location of proposed site.
- b. Existing land use including historical sites and buildings.
- c. Roads - indicating all roads and their cartway and right-of-way width, weight loads, types of surfaces, and traffic volumes.

(2) Proposed Data:

- a. Nearby proposed subdivisions and/or land developments.
- b. Any proposed parks, schools, and/or churches.
- c. Proposed roads and highways.

(b) Plan of the proposed site at a scale of 100 feet to the inch with a five-foot contour interval depicted, to include the following:

(1) Existing Data:

- a. Geology and soil types, depths, and percolation rates.
- b. Surface water and groundwater data including all watercourses.
- c. Vegetation - tree stands with dominant species.

(2) Proposed Changes and Usage:

The proposed land development plan shall include but not be limited to the following:

- a. All principal buildings and structures.
- b. Proposed grading using five-foot contour intervals.
- c. Interior roads and parking areas and their relation to: points of ingress and egress to State and Township roads; and loading and unloading areas.
- d. Circulation and vehicular access relative to: delivery vehicle weigh-in; turnaround and weigh-out; ash or residual material removal vehicle parking, loading or pickup; and the like.
- e. Changes in or impacts on surface water and groundwater flow and watercourses, and any ponds to be added.
- f. Plan of operation showing:
  - 1. Proposed landscaping and screening.

2. Berming for noise, dust and visual barriers.
3. Sources and quantities of water to be used during construction and during operations.
4. Method of disposition of wastewaters during construction and during operations.
5. Method of handling stormwater flows during construction and during operations, including any plans for retention, treatment, and/or discharge.
6. Noise levels at the site boundary during construction and during operations.
7. Safety measures during construction and during operations; coordination needed with local police, fire and emergency teams, and hospitals.
8. Response measures to be taken to citizen complaints during construction and during operations.

(2) Performance Regulations. Satisfactory compliance with the following shall be component requirements for the use:

All solid waste facilities shall meet all of the standards of Article VII and the following, in the judgment of the Board of Supervisors, and the adequacy of which shall be determined by the Board.

- (a) Landscaping shall be provided to buffer and screen the use from surrounding properties, to complement buildings and other structures on the site, and to enhance the overall character of the facility. Evergreen trees shall be planted around the perimeter of the site on 10 foot centers in two alternating rows, with an initial height of at least four (4) feet.
- (b) The facility shall be screened by fencing, walls, berming and other site improvement features to complement the proposed landscaping buffer, and shall be surrounded by adequate fencing to prevent unauthorized entry.
- (c) The facility shall provide adequate signage, which shall be crafted to be attractive and of the highest graphic quality in keeping with the character of surrounding properties.
- (d) The facility shall provide adequate exterior lighting for security of the facility, but the fixtures shall not affect the character of the surrounding neighborhood. The facility shall be operated during daytime hours only, or 8:00 A. M. to 6:00 P. M. (whichever is shorter), from Monday through Friday only.
- (e) The facility shall provide for all possible environmental controls to minimize noise, vibration, glare, heat, odor, smoke, dust, fumes, vapors, gases, air emissions, and water effluent, and as required under appropriate and relevant Federal and State environmental laws and regulations.
- (f) The facility shall not entail a risk of substantial potential adverse environmental impacts in the aspects described in the environmental impact assessment required under Section 804.26 below.

- (g) The facility shall not include any building with a height in excess of 35 feet, including any exhaust stacks.
- (h) The facility shall not include any exhaust or other stack with a height in excess of 35 feet.
- (i) The facility shall provide adequate storage, loading and unloading facilities, and shall provide adequate automobile parking for the employees and visitors, as determined by the Board.

H. Accessory Uses

(H1) Home Occupation

Customary home occupation for gain. A home occupation shall:

a) Conform to the following regulations:

- (1) The home occupation shall be carried on wholly indoors and within a dwelling or other structure accessory thereto.
- (2) There shall be no show windows, display or advertising visible outside the premises to attract customers or clients other than a home occupation sign as permitted in Article X.
- (3) There shall be no exterior storage of materials.
- (4) No external alterations, additions, or changes to the structure shall be permitted in order to accommodate or facilitate a home occupation.
- (5) No articles shall be sold or offered for sale on premises except such as may be produced on the premises.
- (6) Frequent and repetitive servicing by commercial vehicle for supplies and materials shall not be permitted.
- (7) The home occupation shall be operated only by members of the immediate family residing in the dwelling.
- (8) The floor area devoted to a home occupation shall not be more than twenty-five (25) percent of the ground floor area of the principal residential structure, excluding garage.

- b) Include, but not be limited to, the following: art studio, teaching of not more than four (4) pupils simultaneously; or in the case of musical instruction not more than a single pupil at a time; seamstress, handicrafts or other like activity, barber shop and beauty parlor limited to serving one patron at a time; and greenhouse.
- c) Not include the following: animal hospital; commercial stable or kennel; funeral parlor or undertaking establishment; antique shop; tourist home; restaurant; or rooming, boarding or lodging house.

Parking: Two (2) off-street parking spaces in addition to spaces otherwise required.

## (H2) Accessory Office

Accessory office of realtor, insurance salesman, physician, lawyer, clergyman, teacher of other profession of like character provided that:

- a) The area devoted to the permitted professional use shall be located within either the practitioner's dwelling or a building accessory thereto.
- b) The floor area devoted to such professional use shall be equivalent to not more than twenty-five (25) percent of the ground area covered by the practitioner's dwelling, excluding the ground area covered by an attached garage or such other similar building.
- c) Not more than two (2) employees, assistants or associates, in addition to the resident practitioner, shall be employed on the premises.
- d) No external alterations shall be made which involve construction features not customary to dwellings.
- e) No signs shall be permitted, except an accessory-use sign.

Parking: Three (3) off-street parking spaces in addition to spaces otherwise required plus one (1) space for each employee, assistant or associate.

## (H3) Residential Accessory Structure or Use

- a) (1) Parking spaces for the parking of passenger automobiles (garage or carport).

- (2) Parking of commercial vehicles not exceeding three-quarter-ton loading capacity within a completely enclosed building (garage).
- b) Structures such as fences, walls, private swimming pools.
- c) Buildings such as storage sheds, bath houses and private greenhouses.
- d) If the Residential Accessory Structure is a Residential Accessory Dwelling, the following conditions must be met:
  - (1) The minimum lot size required in the applicable zoning district shall be doubled.
  - (2) Only one Residential Accessory Dwelling shall be permitted per lot.
  - (3) A Residential Accessory Dwelling shall be facilities for relatives, domestic servants, or caretakers employed on the premises, and for occasional gratuitous guests, not for rental purposes.
  - (4) Any on-site sewage disposal system must be capable of handling the total output for the Residential Accessory Dwelling and the Single-Family Dwelling. This shall be certified by a letter of approval from the County Department of health.
- e) A permit may be granted for a use to be known as Temporary Accessory Apartment, in owner-occupied single-family dwellings, in all residential zoning districts, provided that the following standards and criteria are met:
  - (1) For purposes of this Ordinance, the term "relatives" shall mean those persons related by blood or marriage to the property owners. The phrase "Temporary Accessory Apartment" shall mean a totally separate living unit with its own kitchen and bathroom facilities.
  - (2) Only one such apartment may be created within a single-family house. The apartment must be located within the residence structure.
  - (3) The owner(s) of the residence in which the accessory unit is created shall occupy the dwelling as their primary residence, except for bona fide temporary absences.

- (4) Persons residing in the Temporary Accessory Apartment must be relatives of the property owner. No more than two adults and their children may reside in a Temporary Accessory Apartment.
- (5) The ground area covered by any addition (footprint) shall be not more than 10% of the original building, or 450 square feet, whichever is greater.
- (6) Any on-site sewage disposal system must be capable of handling the total output from the Temporary Accessory Apartment and the single-family dwelling that it serves. This shall be certified by a letter of approval from the County Department of Health.
- (7) The following minimum square footage areas are required for the apartment:

<u>Apartment Type</u>	<u>Minimum Sq. Ft. Area</u>
Efficiency	500 square feet
One Bedroom	655 square feet
Two Bedroom	950 square feet
- (8) If the apartment is located above the ground floor, a plan showing adequate fire escape access must be approved by the Township Engineer.
- (9) Only one Temporary Accessory Apartment shall be permitted per lot.
- (10) Permits for Temporary Accessory Apartments shall be issued only for the time period specified in the application, but not to exceed one year, and shall be renewable at the request of the property owner for additional one year periods, as long as the conditions of this section continue to be met.
- (11) At least three off-street parking spaces must be available for use by the occupants of the premises.
- (12) Upon the termination of residency of the relatives in the Temporary Accessory Apartment, the property shall revert back to a single-family use. Under no circumstances will the Temporary Accessory Apartment be rented to non-relatives.
- (13) This use must be reviewed by the Planning Commission before approval by the Zoning Officer.

f) Adaptive Reuse of Historic Outbuildings

Purposes

1. To promote the general welfare by facilitating protection of the historical integrity of the historic resources of the Township.
2. To establish a clear process by which proposed land use changes affecting historic resources can be reviewed.
3. To discourage the unnecessary demolition of historic resources.
4. To provide incentives for the continued use of historic resources and to facilitate their appropriate reuse.
5. To encourage the conservation of historic settings and landscapes.

General Criteria for Classification of Historic Resources

1. Is listed in the Tinicum Township Historic Resource Survey; or
2. Embodies distinguishing characteristics of an architectural style or engineering specimen; or
3. Exemplifies the cultural, political, economic, social or historical heritage of the community

Permitted Uses in Historic Structures

1. Historic resources may be used for the following purposes:
  - a. Any use permitted in the underlying zoning district in which the property is located
  - b. Where approved by the Board of Supervisors as a conditional use, as well as the specific requirements set forth in the ordinance, the following uses may be permitted as an additional use or accessory use on properties in any location containing historic resources:
    - (1) Artist or cultural studio, or crafts workshop employing not more than three persons. Such uses may include model making, furniture making, florist, rug weaving, or similar crafts;
    - (2) Food preparation or catering facility not involving food consumption, employing not more than three persons;
    - (3) Personal service shop, including tailor, dressmaker, barber, beauty salon, or similar shop, but not including dry cleaning or Laundromat: with a limit of one employee per 500 square feet of gross habitable floor area devoted to the shop use;
    - (4) Bed and Breakfast subject to the additional requirements as set forth in section (H8);
    - (5) Low impact technical or computer-driven business, such as architect, graphic designer, consultant etc.;
    - (6) Antique shop – retail use only in C (Commercial) and LC (Limited Commercial) Zoning Districts.
2. Uses which are not otherwise permitted in the underlying zoning district shall be principally contained within structures designated as Historic Resources.

#### Specific Requirements for Conditional Use approval

In determining whether to grant a conditional use to permit the additional uses listed in this ordinance, or to modify the area and bulk requirements as permitted by ordinance, the following requirements shall apply:

1. All applicable standards and criteria set forth for conditional use approval shall be complied with to the satisfaction of the Township;
2. The granting of CU approval shall be deemed as contributing to the preservation of the historic resource(s);
3. All applicable standards of the Tincum Township Water Policy Ordinance (Ordinance 123), Tincum Township Act 537 Sewage Facilities Plan, the Bucks County Board of Health and the Pennsylvania DEP shall be complied with to the satisfaction of the Township;
4. In granting approval of a CU in accordance with this ordinance, the BOS may require as a condition of approval the establishment of a conservation easement, façade easement, or other means to guarantee permanent protection of the historical integrity of the context and the resource;
5. Except where clearly detrimental to historical integrity and where public health, safety, and welfare are otherwise adequately provided for, all other applicable standards contained in this ordinance shall be complied with, including, but not limited to, requirements for buffering, lighting, noise, storage, access and traffic management, interior circulation, loading, parking and signs;
6. The Board of Supervisors may deny the request for additional use or for modification of area and bulk regulations where, upon the review of the Historical Commission, it deems the proposal to be destructive to the integrity of the historic resource and/or where the Board of Supervisors finds the proposal to be inappropriate in the context of the immediate neighborhood.

#### Application Procedures for Conditional Use Approval regarding Historic Resources

1. An applicant seeking approval for additional use or for modification of area and bulk regulations in a historic resource shall submit a Conditional Use application to the Township which shall include the following supporting information:
  - a. A detailed description of proposed use
  - b. Photos (5"x7" or larger) of all facades of historic resource
  - c. Any physical changes proposed for the exterior façade of the historic resource and the surrounding landscape
  - d. Any proposed modifications to otherwise applicable area and bulk regulations
  - e. Proposed modifications (demolition) of interior of resource. [Note: Although interior modifications are not prohibited, the Historical Commission wants to record any architectural features which will be lost during modifications. This information will be added to the Township's Historic Resource files for future reference by historic researchers]
2. The Historical Commission shall review the application and submit a written recommendation to the Planning Commission within 30 days of receipt of the completed application.

#### Review by the Historical Commission

1. After written notice to Applicant, the Historical Commission shall review the application at a public meeting, where the Applicant shall have the right to appear in support of his application. With the agreement of the Applicant, the Historical Commission may continue the review at additional public meetings.
2. Historical Commission shall consider the following:
  - a. The relative historical significance of the affected Historical Resource and the surrounding landscape, including other historical resources
  - b. The effect of the proposed modification on the historical significance and architectural integrity of the facades of the resource, and the historic context of the property
  - c. Alternatives to modification of the resource as proposed
  - d. Whether the applicant has demonstrated that he has considered alternatives to the proposed modification
3. Historical Commission, upon review of application, may schedule a site visit to photograph interior features which may be lost by modification.
4. Recommendation to the Board of Supervisors by the Historical Commission shall include one of the following:
  - a. That proposed modification is reasonable and should be approved
  - b. That proposed modifications would be reasonable and/or that negative impacts could reasonably be mitigated through incorporation into submitted plans of specified changes, and that subject to agreement by Applicant to incorporate such changes, application should be approved
  - c. That, based on Historical Commission review, the proposed modifications are not reasonable and that application should be denied. In this case, Historical Commission shall specify changes to the application, if any, which may result in a favorable recommendation.

#### Historic Resource Impact Study

1. Applicability: A Historic Resource Impact Study (HRIS) shall be submitted to the Township, unless waived or modified by the Board of Supervisors, in the following situation:  
As part of a preliminary plan submission for any subdivision or land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Historic Resource.

2. Contents: The HRIS shall contain the following information:

##### a. Background Information:

- (1) If not otherwise provided by Applicant, a general description of the site subject to the application, including topography, watercourses, vegetation, landscaping, existing drives, etc.
- (2) General description and classification of all Historic Resources located within 250 feet of any proposed land development or land disturbance
- (3) Detailed physical description of all Historic Resources
- (4) Narrative description of the historical significance of each Historic Resource
- (5) Sufficient number of black and white or color 5"x7" photographs to show each Historic Resource in its setting

b. Assessment of Potential Impacts to Historic Resources shall include description of potential impact to each Historic Resource with regard to architectural integrity, historic setting, potential future use of the subject property, traffic, noise, landscaping, lighting, signage, and any other potential impact which may arise from development as proposed.

c. Mitigation Measures: suggested approaches to mitigate potentially negative impacts to Historic Resources, including design alternatives, buffering, landscaping, conservation of existing vegetation, and any other appropriate measures permitted under the terms of this and other Township ordinances.

#### Review by the Planning Commission

The Planning Commission shall determine whether the property is suitable for the proposed use. The Planning Commission shall evaluate the impact on the surrounding properties and on natural resources, and shall consider the health, safety and welfare of the community. The Planning Commission may request a report from the Township Engineer and other Professionals. The Planning Commission shall consider the written recommendations of the Historical Commission and the Township's Professionals and submit a report of such advisory opinion prior to the date of the public hearing held by the Board of Supervisors on an application.

#### Definitions

1. Low impact use: a use which generates minimal noise, odor, light, traffic frequency, and demands on water and septic.
2. Cultural studio: a facility used for providing to the public instruction in the performing arts, limited to dance, music and theater; and the fine arts, including drawing, painting, photography and sculpture.
3. Façade: the exterior surface of all vertical walls of a building, including, but not limited to, windows, doors, porches, columns, railings, stairs, chimneys, shutters, signs, painted decoration, or any other permanent decoration.

#### **(H4) Dormitory**

An accessory building for the residency of students, religious orders, teaching or others engaged in the primary activity of the institution where individuals need to live on the site. The density in such areas shall be based on persons per acre, since dormitories are not family dwellings. The following standards shall apply:

- a) No more than twenty-five (25) percent of any institutional tract may be devoted to dormitory use; that is, dormitories and associated yards as per (c) and (d) below.
- b) Parking requirements shall be established by the governing body.
- c) Each dormitory resident shall have a minimum of one-hundred-eighty (180) square feet of space within the building.

- d) No more than twenty-five (25) percent of land devoted to dormitory use shall be covered by impervious surfaces.
- e) The net density in the dormitory area shall not exceed sixty-four (64) persons per acre.
- f) The density on any institutional site shall not exceed twelve (12) residents per acre.

(H5) Outside Storage or Display

- a) Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use; subject to the following additional provisions:
  - (1) No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas, and no part of the required front yard shall be occupied by outside storage or display.
  - (2) Outside storage and display areas shall occupy an area of less than one-half the existing building coverage.
  - (3) Outside storage and/or display areas shall be shielded from view from the public streets and adjacent lots.
- b) Uses requiring more substantial amounts of land areas for storage or display may be exempt from the provisions of paragraphs (H5)(a)(2) and (H5)(a)(3) above when granted as a special exception by the Zoning Hearing Board. Such uses shall be subject to the following additional provisions:
  - (1) Neither the principal use nor the outside storage and display use shall encroach upon the minimum required yards and buffer yards of the district.
  - (2) In particular, uses appropriate for consideration under this provision include, but are not limited to, nurseries (Use A1), lumber yards (Use E12), automotive sales (Use E15), truck sales (Use E17), terminals (Use F3), and truck terminals (Use G6).
  - (3) Among the uses that shall not be considered appropriate for inclusion under this provision are retail stores (Use E1), repair shops (Use E6), gasoline service station (Use E15), automobile repair garage (Use E17), sale of automobile accessories (Use E19), wholesale business and storage (Use G3), contractor offices and shops (Use G5), and crafts (Use G7).

Parking: None.

(H6) Temporary Structure or Use

Temporary structure or use. A temporary permit may be issued for structures or uses necessary during construction or other special circumstances of a non-recurring nature, subject to the following additional provisions:

- a) The time period of the initial permit shall be six (6) months. This permit may be renewed for three (3) month time periods not to exceed one (1) year.
- b) Temporary structures or uses shall be subject to authorization by the Zoning Officer.
- c) Such structures or uses shall be removed or uses discontinued completely upon expiration of the permit without cost to the Municipality.

Parking: None.

(H7) Signs

Signs subject to the provisions and requirements of Article X.

(H8) Bed and Breakfast

The use and occupancy of a single-family detached dwelling shall be permitted for accommodating transient guests for rent, subject to the following additional conditions and restrictions:

- a) Not more than six (6) guest rooms may be provided. No more than two (2) adults and two (2) children may occupy one (1) guest room.
- b) The minimum lot size for the bed and breakfast use for the first two (2) guest rooms shall be three (3) acres for RC, two (2) acres for RA, one and one-half (1 1/2) acres for CR, one (1) acre for VR and one (1) acre for VC, and one (1) additional acre for each two (2) additional guest rooms.
- c) One (1) off-street parking space shall be provided for each guest room, plus one (1) space for each employee and two (2) spaces for the owners of the property. The off-street parking spaces shall be located either to the rear of the main dwelling or screened from the roadway and adjoining properties by fencing or natural vegetation.

- d) At least one (1) bathroom shall be provided for each two (2) guest rooms.
- e) There shall be no use of show windows or display or advertising visible outside the premises to attract guests other than a single sign which may not exceed six (6) square feet.
- f) No external alterations, additions, or changes to the exterior structure shall be permitted except as required by the Pennsylvania Department of Labor and Industry or for safety reasons as required by any other Governmental Agency.
- g) The use shall be carried on primarily by members of the immediate family, who must reside on the premises. Non-resident employees shall be limited to two (2) in addition to the resident members of the family.
- h) There shall be no separate kitchen or cooking facilities in any guest room. Food served to guests on the premises shall be limited to breakfast only.
- i) The maximum, uninterrupted length of stay at a bed and breakfast shall be fourteen (14) days.
- j) The use of any amenities provided by the bed and breakfast, such as swimming pool or tennis court, shall be restricted in use to the guests of the establishment.
- k) The use may not be established until there is compliance with all Township rules and regulations.
- l) In each case, the Township Zoning Officer shall make certain that a Certificate of Approval has been obtained from the Bucks County Department of Health, and the Pennsylvania Department of Labor and Industry. If the Department of Health cannot certify the existing septic system, then the owner shall be responsible to bring the system in compliance with the requirements.
- m) Only one bed and breakfast use shall be permitted per lot.

H(9) Garage, Commercial

Indoor parking for trucks, not to exceed 11,000 GVW (Class Four), used in conjunction with a permitted commercial use within a completely enclosed building, and not as a primary use of the land. Normal district setback requirement shall be observed for this use, rather than those for an accessory building.