

- E. Event Barns, subject to Section 468.
- F. Greenhouses exceeding 5,000 square feet, subject to Section 431.
- G. Limited Wineries, subject to Section 441.
- H. Private Clubs, subject to Section 445.

200.5 CONDITIONAL USES (Subject to review procedures listed in Section 701 of this Ordinance)

- A. Excavating, quarrying, mining, removal or the processing of sand, gravel, clay, shale, limestone, or other natural formations, subject to Section 425.
- B. Sawmills (Small Scale), subject to Section 449.
- C. Churches and related uses, subject to Section 412.
- D. One Room Schools, subject to Section 446.
- E. Communication Antennas, Towers and Equipment, subject to Section 415.
- F. Commercial Shooting Ranges, subject to Section 451.
- G. Commercial Composting (Including Spent Mushroom Soil Composting or Preparation), subject to Section 417.
- H. Elder Cottage Housing Opportunity Units (ECHO), subject to Section 424.
- I. Golf Courses, subject to Section 430.
- J. Dog Kennels with more than twenty (20) animals, subject to Section 419.
- K. Manure Digester, Large, subject to Section 420.
- L. Solar Energy Production Facilities, Large, Roof Mounted Only, Subject to Section 456.2.

200.6 MAXIMUM NUMBER OF PERMITTED NEW LOTS/DWELLING UNITS

- A. Subject to the criteria of Section 454 and all dimensional and other governing criteria, for each tract of contiguous land in single

Communications Tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the amount of \$1,000,000 per occurrence covering the Communications Tower and Communications Antennas.

- M. No signs or lights shall be mounted on a Communications Tower, except as may be required by the Federal Communications Commission, Federal Aviation Administration or other governmental agency which has jurisdiction.
- N. If a Communications Tower remains unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the Communications Tower within six (6) months of the expiration of such twelve (12) month period.

SECTION 416 COMPOSTING RESIDENTIAL

Within an applicable Zoning District as stated in Article II, compost processing (including spent mushroom soil composting or preparation) is a permitted Use, subject to the following criteria:

- 416.1 Such Use shall be limited to normal waste materials of a residential property, generated on same property and contained in some manner.
- 416.2 Containment of compost materials must meet setback regulations for Accessory Buildings within the District.

SECTION 417 COMMERCIAL COMPOSTING (INCLUDING SPENT MUSHROOM SOIL COMPOSTING OR PREPARATION)

Within an applicable Zoning District as stated in Article II, Commercial Composting (including spent mushroom soil composting or preparation) is permitted by Conditional Use, subject to the following criteria:

- 417.1 COMPLIANCE - The Applicant must demonstrate compliance, and continue to comply, with all applicable State and Federal standards and regulations.
- 417.2 DRIVEWAYS - All driveways onto the site must be paved for a distance of at least one hundred (100) feet from the Street Right-of-Way Line. In addition, a fifty (50) foot long gravel section of driveway shall be placed just beyond the preceding one hundred (100) foot paved section to dislodge any mud that may have become attached to a vehicle's wheels.

- 417.3. **HYDROGEOLOGIC STUDY** - A hydrogeologic evaluation is required to evaluate the potential impact of the proposed Use on the groundwater and surface water. The Applicant shall perform this evaluation in a manner which conforms with all DEP requirements for a "Detailed Hydrogeologic Study" as outlined in the Sewage Facilities Planning Module. This study will be reviewed by the Township Engineer or any qualified individual or agency selected by the Township.
- 417.4 **LANDSCAPING** - A landscape strip with a minimum width of fifty (50) feet shall be located along all Property Lines. No Structures, storage, parking or any other related activity or operation shall be permitted within this landscape strip. Fences or other screening erected on the site must be located on the interior of this landscape strip.
- 417.5 **LEACHATE** - Shall be disposed in compliance with any applicable State and Federal laws or regulations. In no event shall leachate be disposed of in storm sewer, to the ground, or in any other manner inconsistent with the Department of Environmental Protection regulations.
- 417.6 **MINIMUM SETBACK** - No processing shall be permitted within two hundred (200) feet of any Lot Line or five hundred (500) feet of any Residential District. Containment of compost materials must meet setback regulations for Accessory Buildings within a District.
- 417.7 **NUISANCE CONTROL** - The Applicant shall submit a plan demonstrating safe access to the site, control of odors, and control of blowing litter.
- 417.8 **OPERATIONS** - Processing of compost or other materials, including, but not limited to, compaction, loading, storage, and packaging operations, must be conducted within a wholly-enclosed building that is leak proof and vector proof.
- 417.9 **SCREENING** - The Use shall be screened from all roads and adjoining properties.
- 417.10 **SUPERVISION** - Unloading, processing and transfer operations shall be continuously supervised by a qualified facility operator.
- 417.11 **UNAUTHORIZED DUMPING** - Access to the site shall be controlled to prevent unauthorized dumping.
- 417.12 **VEHICLE STACKING LANES** - All Uses shall provide sufficiently-long stacking lanes into the facility, so that vehicles waiting to be weighed or loaded/unloaded will not back-up onto public roads.

- 417.13 WATER ANALYSIS - The Applicant shall submit an analysis of raw water needs (groundwater or surface water) from either private or public sources, indicating quantity of water required. If the source is from a municipal system, the Applicant shall submit documentation that the public authority will supply the water needed.

SECTION 418 CONVERSION APARTMENTS

Within an applicable Zoning District as stated in Article II, Conversion Apartments are permitted by Special Exception, subject to the following criteria:

- 418.1 EXITS - At least two (2) means of safe egress shall be provided for each Dwelling.
- 418.2 LOT LIMITATIONS - A Lot containing an ECHO unit shall not contain a conversion apartment, and not more than one (1) conversion apartment shall be permitted per Lot.
- 418.3 PARKING - Two (2) off-street parking spaces shall be provided for each Dwelling. No additional Front Yard areas shall be utilized for parking.
- 418.4 SEWAGE - The Sewage Enforcement Officer shall review and approve the proposed method of sewage disposal.
- 418.5 STRUCTURES - A residential or non-residential Structure may be converted to contain an apartment which is accessory to the principal Dwelling, subject to the following provisions:
 - A. The Structure or any additions to the Structure shall have been in existence for a minimum of five (5) years.
 - B. No external enlargements to the principal Dwelling shall be permitted.
 - C. No changes to the front facade of the Structure are permitted, which would alter its character.
 - D. The Structure shall conform to applicable Zoning requirements.

SECTION 419 DOG KENNELS, COMMERCIAL

Within an applicable Zoning District as stated in Article II, Commercial Dog Kennels with more than twenty (20) animals shall be determined by the Board of Supervisors as a Conditional Use, and Commercial Dog Kennels with twenty (20) or fewer animals shall be determined by the Zoning Officer as a permitted Use, subject to the following criteria:

ARTICLE VII- ADMINISTRATION AND ENFORCEMENT

SECTION 701 CONDITIONAL USES

701.1 FILING - For any Use permitted by Conditional Use, approval must be obtained from the Board of Supervisors. In addition to the information required on the Zoning permit application, the Conditional Use application must show:

- A. Ground floor plans and elevation of proposed Structures.
- B. Names and addresses of adjoining property owners, including properties directly across a public right-of-way.
- C. A clear and legible site plan drawn at a scale of ten (10) feet, twenty (20) feet, thirty (30) feet, forty (40) feet, or fifty (50) feet to the inch.
- D. A written description of the proposed Use in sufficient detail to demonstrate compliance with all applicable provisions of this Ordinance.

701.2 GENERAL CRITERIA - Each Applicant must demonstrate compliance with the following:

- A. The proposed Use shall be consistent with the purpose and intent of the Zoning Ordinance.
- B. The proposed Use shall not detract from the use and enjoyment of adjoining or nearby properties.
- C. The proposed Use will not affect a change in the character of the subject property's neighborhood.
- D. Adequate public facilities are available to serve the proposed Use (e.g., Schools, fire, police and ambulance protection, sewer, water, and other utilities, vehicular access, etc.).
- E. For Development within the Flood Plain Zone, that the application complies with those requirements listed in Little Britain Township's Flood Plain Zone.
- F. The proposed Use shall comply with those criteria specifically listed in Article IV of this Ordinance. In addition, the proposed Use must comply with all other applicable regulations of this Ordinance.

- G. The proposed Use will not substantially impair the integrity of the Comprehensive Plan.

701.3 **CONDITIONS** - The Board of Supervisors, in approving Conditional Use applications, may attach conditions considered necessary to protect the public health, safety and welfare and the purposes listed above, including conditions, which are more restrictive than those established for other Uses in the same Zone. These conditions shall be enforceable by the Zoning Officer, and failure to comply with such conditions shall constitute a violation of this Ordinance and be subject to the penalties described in this Ordinance.

701.4 **SITE PLAN APPROVAL** - Any site plan presented in support of the Conditional Use pursuant to Section 701.1 shall become an official part of the record for said Conditional Use. Approval of any Conditional Use will also bind the Use in accordance with the submitted site plan; therefore, should a change in the site plan be required as part of the approval of the Use, the Applicant shall revise the site plan prior to the issuance of a Zoning permit. Any subsequent change made after the issuance of a Zoning permit to the proposed Use on the subject property which is not reflected on the approved site plan may require the obtaining of another Conditional Use approval.

701.5 **HEARING PROCEDURES** - Before voting on the approval of a Conditional Use, the Township Supervisors shall hold a Public Hearing thereon, pursuant to Public Notice. The Township Supervisors shall submit each such application to the Planning Commission at least thirty (30) days prior to the hearing on such application to provide the Planning Commission an opportunity to submit recommendations. If, after any Public Hearing held upon an application, the proposed application is revised, the Township Supervisors shall hold another Public Hearing, pursuant to Public Notice, before proceeding to vote on the application.

701.6 **TIME LIMITATION** - If a Conditional Use is granted, the necessary permit shall be secured and authorized action begun within six (6) months after the date when the Conditional Use is finally granted, and the building or alteration, as the case may be, shall be completed within twelve (12) months of said date. For good cause the Board of Supervisors may, upon application in writing, state the reasons therefore, and extend either the six (6) month period or twelve (12) month period.

Should the Applicant fail to obtain the necessary permits within said six (6) month period, or having obtained the permit should he fail to commence work thereunder within such six (6) month period, it shall be conclusively

presumed that the Applicant has waived, withdrawn, or abandoned his application, and all approvals and permits granted to him shall be deemed automatically rescinded by the Board of Supervisors.

Should the Applicant fail to commence construction or alteration within said six (6) month period, but should he fail to complete such construction or alteration within said twelve (12) month period, the Board of Supervisors may, upon ten (10) days' notice in writing, rescind or revoke the granted Conditional Use.

SECTION 702 ZONING OFFICER

The provisions of this Zoning Ordinance shall be administered and enforced by a Zoning Officer, to be appointed by the Board of Supervisors and serve for a term of one (1) year, who shall not hold any elected office in the Township. The Zoning Officer shall meet the qualifications as may be established by the Township, and shall demonstrate, to the satisfaction of the Township, a working knowledge of municipal Zoning. The Zoning Officer may be provided with assistance of such Persons as the Board of Supervisors may direct. A Deputy Zoning Officer shall exercise all the powers of the Zoning Officer during the temporary absence or disability of the Zoning Officer. The compensation of the Zoning Officer and Deputy Zoning Officer shall be determined by the Board of Supervisors.

702.1 DUTIES AND RESPONSIBILITIES - The Zoning Officer shall have all of the duties and power conferred upon him by the Zoning Ordinance and the Municipalities Planning Code. The Zoning Officer shall administer this Ordinance in accordance with its literal terms and shall not have the power to permit any construction or Use which does not conform to this Zoning Ordinance and all other applicable Township and County Ordinances and applicable statutes and regulations. The duties of the Zoning Officer shall include but not be limited to:

- A. **APPLICATIONS AND PERMITS** - The Zoning Officer shall receive, examine, and process all applications for Zoning Permits and/or Certificates of Use and Occupancy for the erection, construction, alteration, repair, extension, replacement, relocations, conversion, use, change of use, and/or occupancy of land, Buildings, Structures, Signs and/or landscaping in the Township. The Zoning Officer shall record and file all applications for permits and accompanying plans and comments and keep them for public record.
- B. **COMPLAINTS REGARDING VIOLATIONS** - The Zoning Officer may, and when in receipt of a signed written complaint stating fully the cause and basis thereof, shall investigate alleged violations of