

Chapter 198. Subdivision and Land Development

Article II. Definitions

§ 198-6. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

ALLEY

A strip of land not exceeding 25 feet in width over which there is a municipally or privately owned right-of-way on which no dwellings or other building front, serving as the secondary means of access to two or more properties.^[1]

ALLUVIAL SOILS (FLOODPLAIN SOILS)

Areas subject to periodic flooding and listed in the Soil Survey of Montgomery County, Pennsylvania, U.S. Department of Agricultural Soil Conservation Service, April 1967, as amended, as being "on, or in, the floodplain" or subject to flooding.

APPLICANT

A landowner, or developer, including heirs, successors, assigns, and grantees, who has filed a complete application for subdivision and/or land development plans for the purpose of obtaining approval thereof.

APPLICATION FOR DEVELOPMENT

Every application, whether presubmission (sketch), preliminary, or final required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan.

ARCHITECT

A professional architect licensed as such by the Commonwealth of Pennsylvania.

BERM

An earthen embankment which serves purposes such as retaining/detaining the flow of surface water runoff, preventing soil erosion, or supporting plant materials to aid in visual screening.

BIKEWAY

A general term, including bicycle lanes, bicycle paths and bicycle routes.

BLOCK

A tract of land bounded by streets. Block length shall be measured along the center line of a street between center lines of intersecting streets.

BUILDER

A person, who is not necessarily the owner of the land or agent of the same, who by contract or other agreement is charged with the responsibility of construction of buildings/structures, or parts thereof, or of making any construction improvements on any parcel of land.

CUL-DE-SAC

A street intersecting another street at one end and terminating at the other in a vehicular turnaround.

CULVERT

A pipe, conduit, or similar structure including appurtenant works which convey surface water.

CUT

See "excavation."

DENSITY

The number of dwelling units per unit of area. The measure is arrived at by dividing the number of dwelling units by the developable area.

DESIGN STANDARDS

Regulations adopted pursuant to this chapter establishing minimum or maximum standards and a layout by which a subdivision and land development is developed.

DESIGN STORM

The magnitude of precipitation from a storm event measured in probability of occurrence (i.e., one-hundred-year storm) and used in computing stormwater management control system.

DETENTION BASIN

A basin designed to retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate.

DEVELOPER

Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development. Written evidence of authorization, satisfactory in form to the Township Solicitor, shall be filed with the application and plan when signed by an agent of the registered owner.

DEVELOPMENT

Any man-made change to improved or unimproved real estate including, but not limited to building/structures, or parts thereof, the placement of manufactured homes, streets and other paving, utilities, filling, grading, excavation, mining, dredging, or drilling operations, and the subdivision of land.

DEVELOPMENT PLAN

The provisions for development including a plan of land development, a plat of subdivision, all covenants relating to use, location and bulk of building/structures, or parts thereof, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of development plan" when used in this chapter shall mean the written and graphic materials referred to in this definition.

DRAINAGE FACILITY

Any ditch, gutter, swale, culvert, basin, storm sewer or other structure designed, intended or constructed for the purpose of conveying, diverting or controlling surface water or groundwater.

DRAINAGE RIGHT-OF-WAY (OR EASEMENT)

The lands required for the installation of stormwater sewers or drainage ditches, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage and unnatural erosion.

DRIVEWAY

A private vehicular street providing vehicular and pedestrian access between a street and a private parking area or private garage.

Chapter 230. Zoning

Article V. Performance Standards

§ 230-49. Environmental resource protection.

[Added 9-16-1998 by Ord. No. 1147]

- A. In addition to the legislative intent of § 230-2, and in order to implement the objectives of the Horsham Township Comprehensive Plan and the Horsham Township Open Space Plan, the primary purpose of this section is as follows:
- (1) To recognize that many undeveloped parcels in Horsham Township contain significant amounts of environmentally sensitive resources including floodplains, slopes, wetlands, streams, and woodlands.
 - (2) To recognize that disturbance of these environmentally sensitive resources results in negative impacts to the public health, safety, and welfare by causing greater erosion, siltation and sedimentation, flooding, degradation of water quality, and other adverse effects on the environment
 - (3) To reduce the amount of nutrients, sediment, organic matter, pesticides, and other harmful substances that reach watercourses, wetlands, subsurface, and surface water bodies.
 - (4) To promote, protect and facilitate proper density of land use based on a site's capacity; the provisions of adequate light and air; the provision of a safe, reliable and adequate water supply for domestic, commercial agricultural or industrial use; the preservation of the natural, scenic, and historic values in the environment; and the preservation of forests, wetlands, aquifers, and floodplains.
 - (5) To require protection of environmentally sensitive features to the greatest extent possible by minimizing disturbance of these areas.
 - (6) To conserve natural features important to protect natural resources; recognizing that headwater areas are highly sensitive to disturbance from the impact of human activity.
- B. Density determination.
- (1) The determination of density or intensity of land use shall apply to any subdivision or land development for any use, and include any site that contains any protected area.
 - (2) The disturbance standards described in this section shall apply to all uses and activities established after the effective date of this chapter. Site alterations, regrading, filling, or clearing of any natural resources, not expressly permitted within this chapter, are prohibited; provided that nothing in this section shall prohibit agricultural and forestry uses permitted by Act 133 of 1982 (Right to Farm Law).^[1]
[1] *Editor's Note: See 3 P.S. § 951 et seq.*
 - (3) In the event that two or more resources overlap, the resource with the greatest protection standard shall apply.

(4) Determination of density and intensity of use.

- (a) The site's base site area shall be determined by subtracting all existing and proposed public and private road and utility rights-of-way, and land shown on previously approved subdivision or land development plans as reserved for open space from the total site area.
- (b) The site's protected area shall be determined by calculating various environmentally sensitive areas, multiplying them by their respective open space ratio, and totaling the acreage to obtain the protected area as shown below:

[Amended 2-26-2007 by Ord. No. 2007-3]

Area of Resource			Open Space Ratio	
Floodplain	_____ ac.	x	100% =	_____ ac.
Wetlands	_____ ac.	x	100% =	_____ ac.
Lakes and ponds	_____ ac.	x	100% =	_____ ac.
Watercourses	_____ ac.	x	100% =	_____ ac.
Steep slopes of 25% and over	_____ ac.	x	80% =	_____ ac.
Steep slopes of between 15% to 25%	_____ ac.	x	70% =	_____ ac.
Woodlands (excluding residential subdivisions for single-family detached dwellings of 5 lots or less ¹)	_____ ac.	x	80% =	_____ ac.
Wetland transition areas	_____ ac.	x	80% =	_____ ac.
Total			Protected Area	 _____ ac.

NOTES:

¹Any application for subdivision or land development of a tract which is first filed after the effective date of this subsection will be cumulative for the purpose of determining whether this exemption applies. If a property which benefits from this exemption is further subdivided, the woodland regulations shall be imposed retroactively, and Council may require reforestation of areas cleared.

- (c) A site's developable area shall be determined by subtracting the protected area from the base site area.
- (d) The maximum number of lots on a site is determined by taking the site's developable area and dividing it by the applicable lot area for the zoning district in which the site is located. For districts where density determines yields, the permitted density shall be determined by taking the site's developable area and multiplying it by the applicable number of units per acre.

C. Steep slope regulations.

- (1) No areas of steep slopes shall be used without full compliance with the terms of this section.
- (2) Slopes of 25% or greater.
 - (a) Slopes of 25% or greater shall not be altered, regraded, cleared, built upon or otherwise disturbed unless such disturbance is necessary to:
 - [1] Accommodate a street, driveway, or utility line when no other feasible route for such an activity exists, and if the slope disturbance is minimized to the greatest extent feasible to accommodate such activity; or
 - [2] Accommodate a trail or trails that are part of an existing or planned trail network, and are located and constructed based on accepted best management practices for minimizing erosion.
 - (b) In no case shall more than 20% of land with slopes of 25% or greater be disturbed.
- (3) No more than 30% of the area of slopes greater than 15% but less than 25%, shall be altered, regraded, cleared, built upon, or otherwise disturbed.
- (4) Methodology. Steep slopes shall be determined by measuring those areas of slope on a site over three or more two-foot contour intervals. Steep slope areas of less than 1,000 square feet of contiguous land, not abutting other areas of steep slope may be excluded in determining areas of steep slope.
- (5) The Township shall exempt for man-made slopes (e.g., man-made slopes within a street right-of-way) from the provisions herein, if it is determined that alteration, regrading, clearing, construction upon such slopes will not be injurious to the health, safety and welfare of the community. It shall be the burden of the applicant to demonstrate that the steep slopes were man-made.
- (6) The disturbance standards described in this section shall apply to all uses and activities established after the effective dated of this chapter, provided that residential accessory uses will be permitted on steep slopes on residential lots in existence of the effective date of this chapter.

D. Wetland protection standards.

- (1) Wetland delineation. Wetlands shall be defined in accordance with the standards specified in the definition of wetlands. In the event the standard for determination of a wetland accepted by the U.S. Army Corps of Engineers conflicts with that accepted by the Pennsylvania Department of Environmental Protection, or the Environmental Protection Agency, the more restrictive standard shall be used in delineating wetland areas.
- (2) If, after examination of the site by a wetlands specialist, wetlands are found to exist, a wetlands delineation study shall be prepared by a wetlands specialist, and copies of this study (including reports, maps, and field logs) shall be submitted by the property owner to the U.S. Army Corps of Engineers for certification and to the Township and Township Engineer for review. The Township shall have the right to inspect the site as part of its review of the wetlands delineation report. If, after examination of the site, it is determined that wetlands are not located on the site, all subdivision, and land development plans, submitted to the Township must contain the following note, signed and sealed by a wetlands specialist: "I hereby certify that no wetlands exist on this site."
- (3) Wetland delineations shall be performed by wetlands specialists to include those persons being certified professional soil scientists as registered with the Registry of Certified Professionals in Agronomy Crops and Soils (ARCPACS); or as contained on consultant's list of Pennsylvania Association of Professional Soil Scientists (PAPSS); or as registered with the National Society of Consulting Soil Scientists (NSCSS), or as certified by state and/or federal certification programs; or by a qualified biologist/ecologist.

- (4) Wetlands shall not be altered, regraded, developed, filled, piped or diverted, or built upon. In the event the property owner demonstrates to the Township's satisfaction that there is no alternative, minor road crossings, utility line crossings, streambank rehabilitation, and endwalls may be permitted.
- (5) Wetland transition area.
 - (a) In order to minimize the adverse impacts of human activity; to prevent groundwater contamination; to reduce surface run-off and sedimentation; to protect the hydrology of the wetland; and to protect wildlife habitats, a wetland transition area shall be established. This transition area shall be established as a buffer extending from the outer limit of the wetlands as defined in this chapter a distance of 25 feet, or the extent of hydric soils extending beyond the wetland boundary, whichever is greater. Where sensitive site features warrant additional protection, the wetland transition area shall be extended in accordance with the most restrictive of the following conditions:
 - [1] Where the 300 feet of land adjacent to the outer limit of the wetlands has an average upland slope in excess of 10%, the wetland transition area shall be increased by four feet for each degree of slope above 10%, however, in no case shall the wetland transition area exceed 50 feet.
 - [2] Where a herbaceous vegetational community exists on land adjacent to the outer limit of the wetlands, the transition area shall be extended to not less than 50 feet.
 - [3] Where a scrub-shrub vegetational community exists on land adjacent to the outer limit of the wetlands, the transition area shall be extended to not less than 40 feet.
 - [4] Where a forested vegetational community exists on land adjacent to the outer limit of wetlands, no additional transition area is required.
 - (b) Where in the opinion of the Township, disturbance to the shape, but not the square footage, of a wetland transition area on a tract or parcel of land will result in minimal environmental impact and the modified transition area continues to serve the transition function, the wetland transition area may be reduced to 50% of its required width, so long as it is compensated by increasing the transition area width in another wetland transition area on the same site, and the total required wetland transition area square footage is not reduced.
- (6) The following activities are permitted in wetland transition areas:
 - (a) Normal property maintenance such as mowing, pruning, and planting of native vegetation, subject to compliance with the restrictions listed in Subsection **D(7)**.
 - (b) Streets and driveway crossings, if no feasible alternative alignments are available, and the crossing does not disturb more than 0.1 acre (1/10 of an acre) of the transition area within the tract or parcel.
 - (c) Underground utilities, if no feasible alternative alignments are available.
- (7) Wetland transition areas are restricted from the following activities:
 - (a) Removal, dumping, filling, excavation, or disturbance of the soil, other than in association with any activities identified in Subsection **D(6)** hereof.
 - (b) Erection of structures or paving, other than in association with any activities identified in Subsection **D(6)** hereof.
 - (c) Destruction of plant life which would alter vegetation patterns.
- (8) Any property containing wetlands shall have included in their deed for the individual lots, or parcel, a deed restriction filed with the Montgomery County Recorder of Deeds, requiring that

the wetland areas depicted on the approved subdivision or land development plan shall be maintained as wetlands in perpetuity by the owners of the land.

- (9) The disturbance standards described in this section shall apply to all uses and activities established after the effective date of this chapter, provided that residential accessory uses will be permitted in wetland transition areas on residential lots in existence as of the effective date of this chapter.

E. Riparian corridor preservation.

- (1) Establishment. The establishment of the Riparian Corridor Conservation District (RCCD) applies to The Stream Valley Network, Figure 5,^[2] identified in the Horsham Township Open Space Plan of 1995, including all tributaries, perennial and intermittent streams leading to those streams shown in Figure 5, and including all lakes and ponds.

[2] *Editor's Note: Figure 5 is on file in the Township offices.*

- (2) A residential lot legally in existence as of the effective date of this chapter, may expand the area of the principal building on the lot by not more than 25% of the ground floor area of the principal building on the property as of the effective date of this chapter without the provisions of the RCCD being applicable.
- (3) Measurement of the RCCD boundary shall extend a minimum of 75 feet from each defined edge of an identified watercourse or surface water body at the top of the bank, or shall equal the extent of the one-hundred-year floodplain, whichever is greater. The district will consist of two distinct zones designated as:

(a) Zone One.

[1] This zone will begin at each edge of an identified waterway (which can include wetlands and intermittent watercourses) and occupy a minimum width of 25 feet measured horizontally on a line perpendicular to the top of bank. The width of Zone One may be required to extend beyond the minimum 25 feet depending upon existing topography, woodlands, and other natural conditions.

[2] Where steep slopes (in excess of 25%) are located within 25 feet of a Township designated watercourse, Zone One shall extend the entire distance of this sloped area. If the distance of this sloped area is greater than 75 feet, there will be no requirement for the establishment of Zone Two. If the distance is less than 75 feet, the width of Zone Two will be adjusted so that the total corridor width (Zone One and Zone Two) will be 75 feet maximum.

- (b) Zone Two. This zone will begin at the outer edge of Zone One and occupy a minimum width of 50 feet in addition to Zone One, unless modified herein.
 - (c) Where the one-hundred-year floodplain extends greater than 75 feet from the waterway, Zone One shall remain a minimum of 25 feet wide, and Zone Two shall extend from the outer edge of Zone One to the outer edge of the one-hundred-year floodplain.
 - (d) Width determination. The developer, applicant, property owner or designated representative shall be responsible for the initial width determination of the riparian corridor and identifying this area on any plan that is submitted to the Township for subdivision, land development, or other improvements that require plan submissions or permits. This determination shall be subject to review by the Township Engineer.
- (4) Uses permitted in the RCCD. The following uses are permitted, either by right or as a conditional use in the RCCD:
 - (a) Zone One.

[1] Uses permitted by right. Open space uses that are primarily passive in character shall be permitted to extend into the area defined as Zone One, including:

- [a] Wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas of public and private parklands, and reforestation.
 - [b] Streambank stabilization.
 - [c] Corridor crossings by livestock.
 - [d] Property owners are permitted to remove trees as part of normal property maintenance so long as not more than 1,000 square feet of lot area is disturbed.
- [2] Uses permitted by conditional use.
- [a] Corridor crossings of recreational trails, roads, railroads, centralized sewer and/or water lines, and public utility transmission lines.
 - [b] Selective cutting of extremely high economic value trees when part of a forestry operation..
- (b) Zone Two.
- [1] Uses permitted by right. The following uses, which are primarily passive in character, shall be permitted by right to extend into the area defined as Zone Two:
- [a] Open space uses including wildlife sanctuaries, nature preserves, forest preserves, passive areas of public and private parklands, and recreational trails conducted in compliance with methods prescribed by Chapter 102 (Erosion Control) of Title 25 of the Pennsylvania Administrative Code.
 - [b] Reforestation.
 - [c] Minimum required front, side, and rear yards on private lots, provided that no yard may extend into Zone Two more than half the distance between the outer boundaries of Zone One and Zone Two.
 - [d] Agricultural uses existing at the time of adoption of this chapter, so long as they are conducted in compliance with methods prescribed by Chapter 102 (Erosion Control) of Title 25 of the Pennsylvania Administrative Code.
 - [e] Corridor crossings by livestock.
 - [f] Property owners are permitted to remove trees as part of normal property maintenance so long as not more than 1,000 square feet of lot area is disturbed.
- [2] Uses permitted by conditional use.
- [a] New agricultural uses in compliance with methods prescribed by Chapter 102.4(b) of Title 25 of the Pennsylvania Administrative Code.
 - [b] Corridor crossings of roads, railroads, centralized sewer and/or water lines, and public utility transmission lines.
 - [c] Centralized sewer and/or water lines and public utility transmission lines running along the corridor. These lines shall be located as far from Zone One as practical.
 - [d] Selective cutting of trees when part of a forestry operation.
 - [e] Passive use areas such as camps, campgrounds, picnic areas, and golf courses. Active recreation areas such as ballfields, playgrounds, and courts provided these uses are designed in a manner that will not permit concentrated flow.
 - [f] Naturalized stormwater basins. The entire basin shall be located a minimum of 50 feet from the defined edge of identified watercourses.
- (5) Uses specifically prohibited in the RCCD.

- (a) Any use or activity not authorized by § 230-49 of this chapter shall be prohibited within the RCCD. By way of example, the following activities and facilities are specifically prohibited:
 - (b) Clear-cutting of trees and other vegetation.
 - (c) Removal of trees in excess of selective cutting, except where such removal is necessary as a means to eliminate dead, diseased, or hazardous tree stands that jeopardize public safety or as part of a Township approved reforestation project.
 - (d) Removal or disturbance of vegetation in a manner that is inconsistent with erosion control and corridor protection.
 - (e) Storage of any hazardous or noxious materials.
 - (f) Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards or the recommendations of the Montgomery County Conservation District.
 - (g) Roads or driveways, except where permitted as corridor crossings herein.
 - (h) Motor or wheeled vehicle traffic in any area not designated to accommodate adequately the type and volume.
 - (i) Parking lots.
 - (j) Any type of permanent structure, including fences, except structures needed for a use permitted herein.
 - (k) Subsurface sewage disposal areas.
 - (l) Sod farming.
 - (m) Topsoil removal.
- (6) Inspection of Riparian Corridor Conservation District.
- (a) Lands within or adjacent to an identified Riparian Corridor Conservation District shall be inspected by the Township Engineer when:
 - [1] A subdivision or land development plan is submitted.
 - [2] A building permit is requested.
 - [3] A zoning permit is requested.
 - [4] A change or resumption of a nonconforming use is proposed.
 - (b) The district may also be inspected periodically by the Township representatives for compliance with an approved restoration plan, excessive or potentially problematic erosion, hazardous trees, or at any time when the presence of an unauthorized activity or structure is brought to the attention of Township officials.
- (7) Management of the Riparian Corridor District.
- (a) Corridor management plan. Within any Township identified corridor area, no construction, development, use, activity, or encroachment in connection with a subdivision or land development shall be permitted unless the effects of such development are accompanied by implementation of an approved corridor management plan.
 - (b) The developer, applicant or property owner shall submit to the Township Engineer, a corridor management plan prepared by a landscape architect, engineer, or other qualified professional, which fully evaluates the effects of any proposed uses on the Riparian Corridor Conservation District when subdivision or land development is proposed for a property. The corridor management plan shall identify the existing conditions (vegetation,

one-hundred-year floodplain, soils, slopes, etc.), all proposed activities, and all proposed management techniques, including any measures necessary to offset disturbances to the Riparian Corridor Conservation District. The plan shall be approved by Township Council as part of the subdivision and land development process.

(c) Vegetation selection. To function properly, dominant vegetation proposed to be planted in the corridor management plan shall be selected from a list of plants most suited to the riparian corridor. Plants not included on the lists may be permitted when evidence is provided from qualified sources certifying their suitability.

[1] In Zone One, dominant vegetation shall be composed of a variety of native riparian tree and shrub species and appropriate plantings necessary for streambank stabilization.

[2] In Zone Two, dominant vegetation shall be composed of riparian trees and shrubs, with an emphasis on native species and appropriate plantings necessary to stabilize the soil.

[3] Disturbed areas shall be revegetated with riparian corridor plants, in compliance with an approved corridor management plan.

[4] Areas that cannot be revegetated shall be restored in compliance with an approved corridor management plan.

(8) The disturbance standards described in this section shall apply to all uses and activities established after the effective date of this chapter, provided that residential accessory uses will be permitted in the RCCD on residential lots in existence as of the effective date of this chapter.

F. Woodlands. The following standards shall apply to woodlands:

(1) All paving, buildings, and other structures shall be located in such a manner so as to minimize disturbance to existing trees.

(2) No more than 20% of woodlands located in floodplains, slopes over 15%, wetlands, or wetland transition areas shall be altered, regraded, cleared or built upon.

(3) No more than 50% of areas of woodlands not regulated by Subsection E(1) (riparian corridor regulations) shall be altered, regraded, cleared or built upon.

G. Smoke.

(1) No smoke shall be emitted from any chimney or other source visible gray greater than No. 1 on the Ringelmann smoke chart as published by the U.S. Bureau of Mines.

(2) Smoke of a shade not darker than No. 2 on the Ringelmann chart may be emitted for not more than four minutes in any 30 minutes.

(3) These provisions, applicable to visible gray smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent capacity.

H. Dust and dirt, fly ash, and fumes, vapors and gases.

(1) No emission shall be made which can cause any damage to health, to animals or vegetation or other forms of property or which can cause any excessive soiling at any point.

(2) No emission of liquid or solid particles from any chimney or otherwise shall exceed 0.3 grains per cubic foot of the covering gas at any point.

(3) For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of 500° F. and 50% excess air.

- I. Noise. At no point on the boundary of a residential, industrial or commercial district shall the sound pressure level of any operation exceed the decibel levels in the designated octave bands shown below for the districts indicated:

Octave Band in Cycles Per Second	Along Residential District Boundaries: Maximum Permitted Sound Level in Decibels	At Any Other Point on the Lot Boundary: Maximum Permitted Sound In Decibels
0 to 75	72	79
75 to 150	67	74
150 to 300	59	66
300 to 600	52	59
600 to 1,200	46	53
1,200 to 2,400	40	47
2,400 to 4,800	34	41
Above 4,800	32	39

- J. Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table III (Odor Thresholds) in Chapter 4, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C.
- K. Glare or heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point along the lot lines.
- L. Vibration. No vibration which is discernible to the human sense of feeling and is perceptible at any point on the lot line shall be permitted.
- M. Radioactivity or electrical disturbance. There shall be no activities which emit dangerous radioactivity at any point. There shall be no electrical disturbance (except from domestic household appliances) adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

Chapter 230. Zoning

Article XXXV. Administration

§ 230-226. Permits required.

[Amended 9-16-1998 by Ord. No. 1147; 8-8-2001 by Ord. No. 452]

No building shall be constructed or altered in the Township, or the use of any building changed, nor the use of land commenced or changed, nor any environmental resource disturbed nor structure demolished until a zoning permit has been secured from the Zoning Officer; except that no zoning permit shall be required for the erection of farm buildings to be placed more than 150 feet from the legal right-of-way of any road, and no zoning permit shall be required for activities exempted by Act 133 of 1982 (Right to Farm).^[1] Upon completion of the work authorized by any permit, the applicant for the permit 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 has been inspected and approved as being in conformity with the provisions of this chapter.

[1] *Editor's Note: See 3 P.S. § 951 et seq.*