

ORDINANCE 2023-1
ZONING ORDINANCE OF THE
TOWNSHIP OF GRANVILLE, MIFFLIN COUNTY, PA

An Ordinance for the Township of Granville, enacted on August 6, 2007. Revised in June, 2023.

This Ordinance permits, prohibits, regulates and determines the uses of land, watercourses and other bodies of water; the size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; areas and dimensions of land bodies of water to be occupied by uses and structures; and the other open spaces and distances to be left unoccupied by uses and structures; and the density of population and intensity of use; and further the Ordinance contains provisions for special exceptions and variances to be administered by a Zoning Hearing Board; for special exceptions and variances to be administered by a Zoning Hearing Board; provision for conditional Uses to be decided by the Supervisors of the Township of Granville, provisions for administration and enforcement and such other provisions as may be necessary to implement the requirements of the Ordinance.

Pursuant to the authority conferred by the Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended, the Supervisors of the Township of Granville hereby enact and ordain as follows:

ARTICLE 1 – GENERAL PROVISIONS

1.100 SHORT TITLE

This Ordinance shall be known and cited as the “Amended Zoning Ordinance of 2023 for the Township of Granville”. The accompanying map is hereby declared to be part of this Ordinance and shall be known and may be cited as the "Granville Township Zoning Map" hereinafter referred to as the "Zoning Map".

1.200 APPLICATION OF ORDINANCE

No building, sign or other structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, enlarged or structurally altered unless in conformity with the regulations of this Ordinance. However, this Ordinance shall not require any change to any building, structure or use legally existing at the effective date of this Ordinance, or any amendment thereto; or to any building, structure or use planned, any construction started in compliance with existing laws prior to the effective date of this Ordinance, or any amendment thereto, and completed within the one (1) year period after the effective date of this Ordinance, or any amendment thereto, except as otherwise provided herein.

1.300 JURISDICTION

The regulations and provisions of this Ordinance shall apply to and affect the entire geographic area of Granville Township, Mifflin County, PA, as shown on the zoning map included herein.

1.400 PURPOSE OF THIS ORDINANCE

This Ordinance is enacted to implement the Comprehensive Plan for the Township of Granville in accordance with the provision of the Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805, No. 247 as reenacted and amended for the following purposes:

- To promote, protect and facilitate the public health, safety, morals, general welfare, coordinated and practical development of the Township, the proper density of the population, the provision of adequate light and air, protection of persons and property, the maintenance and improvement of the aesthetic qualities of the schools, public grounds and other public requirements and the protection of the environment.
- This Ordinance is also designed to prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other danger; and to give consideration to the character of the Township, its various parts, and the suitability of the various parts for particular uses and structures.

1.500 STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

The overall intent of the Granville Township Zoning Ordinance is to ensure appropriate and compatible growth and development that reduces conflicting and nuisance land uses and results in well-planned and orderly development and redevelopment in Granville Township. The following *Community Development Objectives* have been considered as a basis upon which the regulations and controls of this Ordinance are derived.

- Provide for an adequate supply, balance and location of land uses appropriate for the infrastructure and community needs of the Township but flexible enough to sustain orderly and well-planned development.
- Encourage retail, shopping, dining, light industrial, recreation opportunities and telecommunication upgrades, while preserving the rural and small-town atmosphere of the Township.
- Encourage development within, adjacent and comparable to existing commercial and industrial development areas.

- Encourage development within and adjacent to public sewage and water service areas and major transportation corridors; thereby enabling the most efficient and economic provision of basic community facilities and public utilities.
- Encourage single family residential development within the Township.
- Minimize the potential for conflict between residential areas and commercial/industrial development within the Township.
- Encourage well-planned future in-fill development and new development of presently vacant parcels.
- Assure the preservation, protection, appreciation and appropriate use of surface water and ground water resources in and bordering the Township.
- Preserve active agricultural and farmland, natural resources and public open space types in the Township.
- Preserve waterways, 100-year floodplains, natural heritage resources, open spaces and wooded lands and other physical and natural resources of local and regional significance.
- Assure the preservation, protection, appreciation and appropriate use of surface waters and ground water resources in and bordering the Township.

1.600 INTERPRETATION, SEVERABILITY AND REPEALER

1.601 Interpretation – In the interpretation and the application of the provisions of this Ordinance, they shall be held to the minimum requirements for the promotion of the health, safety, morals and general welfare. It is not intended to interfere with or abrogate or annul other rules, regulations or ordinances provided that where this Ordinance imposes greater restrictions upon the use of buildings or premises, or upon the height or bulk of a building, or requires larger open spaces, the provisions of this Ordinance shall prevail.

1.602 Severability – The provisions of this Ordinance shall be severable, and if any of these provisions shall be held or declared illegal, invalid, or unconstitutional by any court of competent jurisdiction, the validity of the remaining provision of this Ordinance shall not be affected. It is hereby declared as the legislative intention that this Ordinance would have been adopted had such unconstitutional provisions not been included herein.

No provision contained in this Ordinance is intended to discriminate against persons protected under Federal Commonwealth of Pennsylvania laws pertaining to equal opportunity, civil rights, the elderly or persons with disabilities.

1.603 Repealer – All ordinances or parts of ordinances inconsistent herewith are hereby repealed. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding now pending in any court or any rights accrued, or liability incurred or any cause or causes of action occurred or existing under any ordinance repealed by this Ordinance. Nor shall any right or remedy of any character be lost, impaired or affected by this Ordinance.

1.700 EFFECTIVE DATE

The Ordinance shall take effect five (5) days subsequent to adoption.

ARTICLE 2 – DEFINITIONS

2.100 APPLICABLE DEFINITIONS

Except where specified the following definitions, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense shall include the future tense; the singular number shall include the plural, and the plural the singular; the word “building” shall include the word “structure”; and the word “occupied” or “used” shall include “arranged, designed, constructed, altered, converted, rented, leased or intended to be used”; and the word “shall” in intended to be mandatory and the word “may” is permissive; the word “abut” shall include the words “directly across from” and the word “lot” includes “parcel”, “tract” or “plot”. All definitions pursuant to Article 1, Section 107 of Municipalities Planning Code (MPC) are hereby incorporated by reference.

2.101 Abutting – Adjoining or touching the sense and meaning that the objects are so joined or united to each other that no third object intervenes. To be distinguished for “adjacent” which implies that the objects do not actually touch although they are contiguous or not widely separated.

2.102 Accessory Building – A building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.

2.103 Accessory Use – A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

2.104 Adult Oriented Uses or Activities – Adult oriented uses or activities shall include the exhibition, the conduct of live activities or uses, or the dissemination by sale, loan or otherwise of explicit sexual materials, and/or of obscene nature; if such uses or activities comprise more than 20 percent of the stock in trade of the premises or constitute, from time to time, the primary or major attraction to the premises.

a. Explicit Sexual Materials, as defined herein, means:

1. Any picture, photograph, drawing, sculpture, motion picture film or other similar

visual representation or image of a person or portion of the human body which depicts nudity, sexual conduct or sadomasochistic abuse; or

2. Any book, pamphlet, magazine, printed matter, video tape, computer disk or other device, however reproduced, or sound recording which contains any matter enumerated in subparagraph 1, above, or explicit and detailed verbal excitement, sexual conduct or sadomasochistic abuse, or sexual related violence.

b. Obscene Nature, as defined herein, means:

1. The average person, applying contemporary community standards, would find that the subject matter taken as a whole appeals to the prurient interest;

2. The subject matter depicts or describes in a patently offensive way materials of the type described hereinabove; and

3. The subject matter, taken as a whole, lacks serious literary artistic, political, educational or scientific value.

c. Words and phrases used herein shall have the meanings given to them under Title 18 PA C.P.S.A. Section 5903 and any amendments, from time to time, thereto.

2.105 Adult Book, Video or Computer Store or Establishment – An establishment having a portion of its stock in trade, including but not limited to books, magazines, photographs, slides, graphic displays or other information, including such information stored or displayed by video or computer equipment or other electronic means or other materials which are distinguished by their emphasis on matter depicting, describing or relating to “explicit sexual materials and/or obscene materials” as defined herein.

2.106 Adult Picture Theater – An enclosed building or outdoor theater used for presenting motion pictures, slides, video tapes, computer graphic displays or other reproduced images by any means, or for live activities or uses, distinguished or characterized by an emphasis on matter depicting, describing or relating to “explicit sexual materials and/or obscene materials” as defined herein.

2.107 Agricultural Operation – An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological developments within the agricultural industry.

- 2.108 Alley – A public thoroughfare which affords only a secondary means of access to abutting property.
- 2.109 Alterations, Structural – As applied to a building or structure, a change or rearrangement in the structural parts of a structure including the walls, columns, beams, girders, floors, roof or ceiling; or an enlargement whether by extending on a side or by increasing in height; or the moving from one location or position to another; but not including normal maintenance or minor repairs or improvements.
- 2.110 Amusement Place – includes any type of bowling alley, dance hall, pool hall, theatre, skating rink, and the like, provided that any resulting noise is effectively confined to the amusement place.
- 2.111 Animal Husbandry – The raising and keeping of livestock and poultry, with the intent of producing capital gain, or profit or with the intent of selling any livestock or poultry products. The keeping of livestock or poultry as farm pets, or for domestic purposes pursuant to the regulations of this Ordinance shall not be construed as animal husbandry.
- 2.112 Apiary – Any place where one or more colonies of bees are kept at a single location.
- 2.113 Automotive Junkyard – A place where two (2) or more motor driven vehicles, which do not bear a current state inspection sticker and/or license plate and/or their related parts are stored or disassembled.
- 2.114 Auto, Trailer or Boat Sales Area – An open area, other than a street, used for the display, sale or rental of new or used motor vehicles, trailers or boats in operable condition and where no repair work is done.
- 2.115 Auto Service Station – A building or place of business where gasoline and automobile accessories are dispensed directly to the motor vehicle trade, and where automotive repair services may be rendered.
- 2.116 Auto Wrecking – The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.
- 2.117 Basement – A floor level partly or completely below grade. A basement shall be considered a story if more than one-third (1/3) of the perimeter walls are five (5) feet or more above the finished grade level of the ground immediately adjacent to the walls.
- 2.118 Bed and Breakfast Homestead or Inn – An owner-occupied single family detached residence which contains six (6) or fewer bedrooms used for providing overnight

accommodations to the public and in which breakfast is included in the charge for the room.

- 2.119 Beekeeper - A person who owns or has charge of one or more colonies of honeybees.
- 2.120 Board – See Zoning Hearing Board
- 2.121 Boarding House or Rooming House – A building containing one or more dwelling accommodations in which at least two rooms are offered for rent for periods of one month or longer, to adults aged 18 years or older, payable in money or other consideration, including meals which may be furnished to occupants, but where no public restaurant is maintained. A school or college dormitory, fraternity/sorority house, membership club with residents and other similar uses is not deemed to be a boarding or rooming house.
- 2.122 Building – A structure designed, built or occupied as a permanent or continuous shelter or roofed enclosure for persons, animals or property and used for residential, business, commercial, mercantile, storage, manufacturing, industrial, assembly, educational, recreational or agricultural purposes. *The word “building” shall be construed as if followed by the words “or part thereof”.*
- 2.123 Building Coverage Maximum – The maximum coverage ration obtained by dividing the ground floor area of all principal and accessory buildings on a lot (including covered porches, carports, breezeways but excluding open patios, parking areas, swimming pools, tennis courts and other structures which are open to the sky) by the total area of the lot upon which the buildings are located. Said ground floor area shall be computed by using the maximum outside building dimensions, including cantilevered areas measured on a horizontal plane.
- 2.124 Building Height – The vertical distance derived from the average of the finished grade at the foundation corners of the building structure to the highest point of the building or structure, excluding a chimney or other similar structure *as listed in Section 5.102.*
- 2.125 Building, Principal – A building in which is conducted the main or principal use of the lot on which it is situated.
- 2.126 Building Restriction or Setback Line – A line which designates the minimum distance between any building and/or use and adjacent road right-of-way or property line. Such line shall be measured at right angles from the front, side or rear street right-of-way or property lines which abut the property upon which said building and/or use is or is to be located and parallel to said right-of-way or property line.

- 2.127 Bulk – The size and shape of building uses and the exterior relationship of their exterior walls, or their location to lot lines and other buildings or walls of the same building; and all open spaces required in connection with a building. Bulk regulations include, but are not limited to, regulations dealing with lot size, lot area per dwelling unit, lot width and depth, building height, required yards, building coverage, courts, usable open space, floor area ratio, spacing between building on a single lot and the length of buildings in a row.
- 2.128 Business Office and Business Service - of any type and such as the offices of a bank or other financial institution, a real estate or insurance office, the business offices of a public utility company, the business offices of a retail, wholesale, shopping or distributing establishment. Any other business or service provider that provides similar types of services provided or goods sold, business hours, and in the number of persons to be attracted to the premises and the duration of their stay upon the premises.
- 2.129 Campground and Campsite – A campground is a plot of ground, upon which two or more campsites are located, established or maintained for temporary occupancy by person(s) using recreational vehicles, travel trailers, tents or seasonal dwellings.
- A campsite is a plot of ground within a campground intended for the placement of a single camper and/or tent and the exclusive use of its occupants.
- 2.130 Cellar – The portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-ceiling height below the average grade of the abutting ground. For the purpose of this Ordinance, a cellar shall not be counted as a story.
- 2.131 Club House or Lodge – A building to house a non-profit or social organization and which is not adjunct to or operated by or in connection with a public tavern, café or other public place.
- 2.132 Collocation - the mounting of one or more cellular facility, including antennae, on a pre-existing structure, or modifying a structure for the purpose of mounting or installing a facility on that structure.
- 2.133 Commission – See Planning Commission
- 2.134 Commercial Vehicle – Any motor vehicle which is required by law to bear any license plate other than that issued for passenger car use, except for pick-up truck not exceeding a total of 10,000 pounds of gross vehicle weight. Any motor vehicle including passenger cars and pick-up trucks of any size, which by reason of a characteristic coloring or marking exceeding one square foot in area is identified or commonly associated with any business, industry or public agency shall be considered a commercial vehicle within the terms of this Ordinance.

Unmarked passenger cars used in business by a resident shall not be considered to be a commercial vehicle.

- 2.135 Communications Tower – a structure other than a building, such as a monopole, self-supporting or guyed tower, designed and use to support communications antennas, where said structure exceeds the height limitation for the district, including any antenna.
- 2.136 Community Garage – A building or group of buildings on one lot, used for the housing or storage of two or more passenger motor vehicles and in which passenger motor vehicles owned or operated by the occupants of houses located in the neighborhood are housed or stored and in which no occupation for gain or business for profit is conducted.
- 2.137 Comprehensive Plan – The official Comprehensive or Land Use Plan of the Township of Granville as adopted by the Township Supervisors.
- 2.138 Conditional Use – A use which by virtue of its own particular characteristics may be permitted in particular areas only after review and recommendation by the Planning Commission and after a public hearing and approval by the Supervisors pursuant to express standards and criteria set forth in this Ordinance.
- 2.139 Condominium - real estate, portions of which in accordance with the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 et seq., are designated for separate ownership and the remainder of which is designed for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.
- 2.140 Consistency – An agreement or correspondence between matters being compared which denotes a reasonable, rational, similar connection or relationship.
- 2.141 Convalescent Home – See Nursing Home
- 2.142 Crop Farming – The raising and keeping of field, truck and tree crops. For the purpose of this Ordinance, the term “Crop Farming” does not include animal husbandry.
- 2.143 Curative Amendment -
1. Landowner Curative Amendment – A proposed amendment to the Zoning Ordinance which may be prepared by the landowner who desires to challenge, on substantive grounds, the validity of the Zoning Ordinance or Map, or any provisions thereof.
 2. Township Curative Amendment – A proposed amendment to the Zoning Ordinance which may be prepared by the Township, as an alternate amendment to

a proposed curative amendment prepared by the landowner.

All curative amendments shall conform with the requirements of Section 609.1 of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended.

- 2.144 Deck – See definitions of “Patio” and “Porch”
- 2.145 Density, Gross Project – The gross project density of a residential subdivision, land development, planned residential development or residential cluster development, measured in residential units per acre, shall be equal to the total number of residential dwelling units divided by the permanent gross total project area in areas to the development, including private drives, parking areas, recreation and common open space and other related uses permitted in the development.
- 2.146 Density, Net Project – The net project density of a residential subdivision, land development, planned residential development or residential cluster development measured in residential units per acre, shall be equal to the total number of residential dwelling units divided by the total net residential land in acres. The total net residential land is equal to the total project area minus the land in the project which is not used for residential purposes or related residential yard areas, parking areas to serve residents, or permitted accessory uses (such as public or private street right-of-ways, recreation and common open space and other related residential uses).
- 2.147 Detention Centers – An interment or treatment facility for person(s) charged with, or convicted of, criminal offenses (including juvenile delinquents), and/or other person(s) involuntarily committed under applicable mental health or other statutes.
- 2.148 District or Zone – A portion of the territory of the municipality within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.
- 2.149 Domestic Animals - for purposes of this Ordinance, shall be defined as, “common household pet” that is sufficiently tame to live with a family including domestic breeds of dogs (but not wild canids), domestic cats (but not wild felines), reptiles and small rodents.
- 2.150 Dump - A site primarily used for the disposal by abandonment, dumping, burial, burning or other means and for whatever purpose or waste material which is operated in an environmentally safe manner, in accordance with applicable Federal, State or Local requirements and/or permits.
- 2.151 Dwelling – Any building, vehicle or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons and as defined further

below. The term dwelling shall not be deemed to include automobile court, rooming house, tourist home, hotel, motel, nursing home, dormitory, fraternity or sorority house or family care or group care facility or a seasonal dwelling as defined herein.

a. Dwelling Unit – One or more rooms, including a kitchen (or kitchenette) and sanitary facilities in a dwelling structure designed as a unit for occupancy by not more than one family (as defined herein) for living and sleeping purposes, and having a separate and independent entrance.

b. Dwelling, Single Family Detached – A detached building on a permanent foundation, designed for or occupied exclusively as a residence by one family, except for an “Accessory Dwelling Unit” as defined below, including a “Mobile Home Dwelling” as defined below, except that such mobile home must be located on a permanent foundation.

c. Dwelling, Single Family, Semi-Detached – A building on a permanent foundation, designed for use as a single dwelling unit to be occupied exclusively as a residence by one family, which has only one side yard and one party wall in common with another building.

d. Dwelling, Two Family Detached – A detached building on permanent foundation in which not more than two individual family or dwelling units are entirely separated by vertical walls and/or horizontal floors, and where each dwelling unit has a completely separate entry and exit.

e. Dwelling Structures, Multi-Family – Multi-family dwelling structures are structures which contain three or more dwelling units, including dwelling units commonly referred to as townhouses, row houses, garden apartments or quadruplex units or high-rise units for the elderly or other designations.

f. Dwelling, Mobile Home – A transportable single family dwelling structure constructed on a permanent foundation, intended for permanent occupancy for use by one family, contained in one unit or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations; except for a travel trailer as defined herein; and excluding such mobile home dwellings or prefabricated homes or sections thereof which when assembled or combined into a single unit are more than 19 feet in width and no longer capable of being separated for repeated towing.

g. Dwelling Unit, Accessory – A separate second dwelling unit which may be located within a structure in which the principal use is for a single family dwelling provided that such accessory dwelling shall be permitted only if it conforms with the following conditions:

- Shall not exceed three (3) rooms or 800 square feet in total livable area or 40 percent of the total residential floor area (excluding basement and attic floor space), whichever is less.

- Is not intended for occupancy by more than two (2) persons.

- The entire dwelling structure, including both the principal and the accessory dwelling unit shall remain in the same ownership at all times, and the principal unit shall be occupied by the owner of the structure at all times. In the event that this condition ceases to exist then the use of the accessory dwelling unit shall be terminated in the structure.

h. Dwelling, Efficiency – A configuration for a dwelling unit within a multi-family or apartment building where a separate bedroom is not provided, and the sleeping quarters are located in the same room as the living quarters.

i. Dwelling, Seasonal – A cabin, lodge, summer house or other structure designed and intended for temporary occupancy by one family for less than 150 days of the year. Said seasonal dwelling shall not be larger than 800 square feet in floor area as defined herein.

2.152 Dormitory – A residence hall or building which provides sleeping rooms to be used primarily by students of a school or college or by members of a club, fraternity, sorority or other institution.

2.153 Eating Place – Business establishments whose principal business is the selling of food and drink items including any type and such as a delicatessen, cafeteria, dining room, lunch room, restaurant or tea room, including a place providing dancing or entertainment or a place for the consumption of soft or hard beverages, excluding all “Adult Oriented Uses or Activities” as defined herein.

2.154 Essential Services – The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, communication, water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies for the public health or safety or general welfare, but not including building, except telephone booths, fire houses, pump stations, treatment plants and similar facilities which shall also be considered essential service facilities hereunder.

2.155 Family – a single individual living in a single and separate dwelling unit or any number of individuals living together in a single and separate dwelling unit in a

domestic relationship – as distinguished from an individual or a group of individuals occupying a boarding house, club, fraternity or hotel.

- 2.156 Family Care Facility – A facility which provides resident service in a private residence to six or fewer individuals who are not related to the resident household. Those individuals shall include persons in need of medical and/or adult supervision and/or treatment and are provided service and supervision by members of the residential household in accordance with their individual needs. This category includes foster or boarding houses for children, but does not include “Detention Centers” as defined herein.
- 2.157 Farmstead – A group of buildings including a single-family dwelling, barn and accessory buildings typically found on a farm and which are only required for the operation of a farm.
- 2.158 Farm Animals – Shall mean animal(s) which are common to a farm or agricultural use, such as a cow, chicken, or horse, including, but not limited to, ponies, cattle, swine, sheep, goats, hogs, pigs, and other animals, including but not limited to ducks, turkeys, geese, chickens, guinea fowl, pigeons, doves or fowl. Animals normally kept as pets or used to contribute to a family's support are excluded.
- 2.159 Fence – Any outdoor barrier of either natural living vegetation or composed of fabricated materials, as defined below, which is placed or arranged as a line of demarcation between lots, or to enclose a lot or a part of a lot. For the purpose of this Ordinance, a fence is a boundary line fence when the average center line of the fence is established on the lot line. The height of any fence shall be the distance measured from the existing grade of the natural surface to the top of the fence.
- a. Natural Living Fence – A barrier of natural living vegetation, including shrubs, hedges, trees or other plant materials, shall only be considered to be a fence if 50% or more of the horizontal length of such materials or growth within six feet of the ground surface provides a visual screen or obstruction to vision.
- b. Fabricated Materials Fence – Any structure or wall, regardless of composition of material, except for a natural living fence, which is constructed and installed to act as a visual or physical outdoor barrier.
- 2.160 Floodplain – The lands adjoining a river or stream that have been or may be expected to be inundated by floodwaters in a 100-year frequency flood.
- 2.161 Floodway – The channel of the watercourse and portions of the adjoining floodplains, which are reasonably required to carry and discharge the 100-year frequency flood. Unless otherwise specified, the boundary of the floodway is as indicated on maps and flood insurance studies provided by FEMA. In an area where no FEMA maps or studies have defined the boundary of the 100-year

frequency floodway, it is assumed, absent evidence to the contrary, that the floodway extends from the stream to 50 feet from the top of the bank of the stream.

- 2.162 Flood Prone Areas – A Flood Prone Area is an area subject to flooding as defined in and Flood Plain Management Ordinance adopted by the Municipality and as it may be amended thereafter.
- 2.163 Floor Area – The sum of the gross areas of the floors of every story of a building measured from the exterior faces of the exterior walls or from the center lines of common or party walls separating two buildings.
- 2.164 Floor Area Ratio – The total floor area of a building divided by the area of the lot on which it is located. Regardless of the internal arrangements of a building, it shall be deemed to have at least one story for each twenty feet of height or fraction thereof.
- 2.165 Forestry – Woodlands, timber tracts, tree farms, forest nurseries, the gathering of forest products and the provision of forest services including the operation of a sawmill, but excluding other wood manufacturing businesses.
- 2.166 Front Yard – The open unoccupied space on the same lot with the principal building, extending the full width of the lot and located between the street line and the front line of the principal building projected to the side lines of the lot.
- 2.167 Garage, Community – A building or group of buildings, used exclusively for the storage and parking of automobiles and not used for making repairs thereto.
- 2.168 Garage, Private – An accessory building or part of a principal building used only for the storage of private motor vehicles and other personal effects of the occupant of the principal structure.
- 2.169 Garage, Service – A building or part thereof used for the repair of motor vehicles for remuneration and not used for dismantling or scrapping of motor vehicles
- 2.170 Grade – When the curb level has been established and the front line of the building is 15 feet or less from the street line, grade – with reference to a building – means the mean elevation of the curb level, opposite the building. When the curb level has not been established or if all the walls of the building are more than 15 feet from the street line, grade means the mean elevation of the ground abutting the building on all sides.
- 2.171 Group Care Facility – A facility which provides resident services to seven (7) or more individuals of whom one or more are unrelated, who are being cared for by a supervisory staff. These individuals shall include persons in need of medical and/or adult supervision and treatment and are undergoing rehabilitation for

physical or mental disabilities or other problems, and are provided services to meet their individual needs. This category includes uses licensed or supervised by any Federal, State or County health/welfare agency, such as group homes, halfway houses, resident schools, resident facilities, and foster or boarding homes, but does not include “Residential Care Facilities” for the elderly and “Nursing Homes” or “Detention Centers” as defined herein.

2.172 Height – With reference to a building, the height of a building means the vertical distance from grade to a point midway between the highest and lowest point of the roof – excluding chimneys, flues, spire, water tanks, elevator houses, ventilators and similar projections which are usually carried above the roof level but are integral parts of the building.

2.173 Heliport – An area that is used for the landing and take-off of helicopters and including some or all of the auxiliary facilities useful to the helicopters’ operation such as helicopter parking, waiting room, fueling and maintenance equipment.

2.174 Home Occupation – Activities undertaken on residential and agricultural properties, by a resident of the property and by other persons as may be permitted by this Ordinance, which are carried out with the intent of earning an income. Such activities are classified into the following two (2) categories:

a. Home Occupation – An accessory use to a residential dwelling unit which is permitted under the terms of this Ordinance. Such uses are restricted in size and scope, as required herein, to safeguard the residential area in which they are located. Home occupations may be conducted in a house or in an accessory building, or a professional office or professional studio may be maintained in a house or in an accessory building, when authorized as a conditional use by the Board of Supervisors.

b. No-impact Home Based Business – A business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, deliver or removal functions to or from the premises, in excess of those normally associated with residential use. The business or commercial activity must satisfy the following requirements:

1. The business activity shall be compatible with the residential use of the property and surrounding residential uses.
2. The business shall employ no employees other than family members residing in the dwelling.
3. There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
4. There shall be no outside appearance of a business use, including, but not limited to parking, signs or lights.

5. The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.
6. The business activity may not generate any solid waste or sewage discharge in volume or type which is not normally associated with residential use in the neighborhood.
7. The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
8. The business may not involve any illegal activity.

2.175 Hospital – A building or part thereof used for the medical, psychiatric, obstetrical or surgical care, on a 24-hour basis, of four or more in-patients. A Hospital shall include general hospitals, mental hospitals, tuberculosis hospitals, children’s hospitals, facilities providing medical inpatient care, an entity providing specialized or advanced health care services and in-patient or outpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, patient accommodations, training facilities, central services facilities and staff offices that are an integral part of the facilities. Hospitals do not include drug or alcohol rehabilitation centers.

2.176 Hotel – A building or group of buildings designed to serve the public, with one or more outside entrances which contains six or more permanent bedrooms and which are designed, arranged and used for the overnight lodging of travelers or for temporary occupancy of transients; and which may include a public dining room and kitchen.

2.177 Institution – Characterized as being owned and operated by a nonprofit, charitable, religious organization or a municipality, for a use other than correctional or rehabilitative purposes or diagnostic, treatment or scientific testing purposes.

2.178 Junk and Junk Yard -

a. Junk – Junk shall include scrap iron, scrap tin, scrap brass, scrap copper, scrap lead or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used machinery, used vehicles which are not in operating condition, used tools, used appliances, used fixtures, used utensils, used lumber, used boxes or crates, used pipe or pipe fittings, used tires and other manufactured goods, any of which are so worn, deteriorated or obsolete as to make them unusable in their existing condition, but are subject to being dismantled or processed for reclamation, salvage or recycling.

b. Junk Yard – A junk yard shall consist of an outdoor storage yard or premises where junk, waste, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, where no less than 40 percent of the storage, processing and associated activities take place in an enclosed building.

- 2.179 Kennel – the keeping of five (5) or more dogs that are more than six months old, owned or unowned, for any period of time, or keeping of more than ten (10) domestic cats confined within a building or structure for any time during a 24-hour period, or any facilities identified as a kennel by the laws or regulations of Pennsylvania.
- 2.180 Light Manufacturing - The manufacture, fabrication, processing, assembly, repair, testing, packing and storage of all types of products made from previously prepared materials and also the processing of raw materials.
- 2.181 Limited Commercial – A family owned and operated business with less than ten (10) employees. The business must be operated completely within an enclosed building of less than 2,000 square feet and which comprises less than 70% of entire lot area inclusive of all buildings on the property. The property where the business is located must be a minimum of five (5) acres.
- 2.182 Lot – A designated area of land, also referred to as a parcel, tract, established by a plat or otherwise, as permitted by law, to be used, developed or built as a unit.
- a. Lot Area – The computed area contained within the lot lines.
- b. Lot, Corner – A lot situated at an intersection of two streets, where said lot has frontage on both streets.
- c. Lot, Depth – The average distance between the front and the rear lot line.
- d. Lot, Width – The width of the lot between side lot lines measured at the front building line as prescribed by the front yard regulations.
- 2.183 Medical Office Building – A building used exclusively by physicians and dentists for treatment and examination of patients, provided that no overnight patients shall be kept on the premises.
- 2.184 Membership Club – See “Social Hall, Club or Lodge”
- 2.185 Mobile Home Park – A parcel of land at least ten acres in size, under single ownership, which has been planned and improved for the placement of two or more mobile homes for non-transient use.
- 2.186 Motel – A building, group of buildings, whether detached or in connected units, used as individual sleeping or dwelling units, designed primarily for transient travelers, and provided with accessory off-street parking facilities. The term “motel” includes buildings designed as tourist courts, motor lodges, auto courts and other similar uses.

- 2.187 Multi-Family House – A dwelling constructed or designed for, and occupied by three or more dwelling units.
- 2.188 Municipality or Township – The 2nd Class Township of Granville located in Mifflin County, PA.
- 2.189 Non-Conforming Lot – Any lot, legally existing at the date of passage of this Ordinance, which does not conform with either one or more of the following: the minimum width, depth and area dimensions specified for the district where such lot is situated.
- 2.190 Non-Conforming Use or Structure -
- a. Non-Conforming Structure – A building or structure or part thereof, manifestly not designed to comply with the applicable use, or extent of use provisions in a zoning ordinance or amendment thereto or hereafter enacted where such a building or structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation.
 - b. Non-Conforming Use – A use, whether of land or building or structure, which does not comply with the applicable use provisions of the Zoning Ordinance or amendment thereto or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment, or prior to this application of such ordinance or amendment to its location by reason of annexation.
- 2.191 Nursing Home – An institutional use licensed under the laws of the Commonwealth of Pennsylvania, for lodging, boarding and nursing care, including any premises containing sleeping rooms or beds to be used by seven or more persons who are lodged and furnished with meals, related facilities and professional staff and nursing care on a 24-hour basis. Nursing homes shall also include convalescent homes, skilled nursing facilities, intermediate care facilities and infirmaries located within homes for the aged and which do not primarily treat patients with contagious diseases, drug or liquor patients or insane patients.
- 2.192 Obstruction to Vision – An “obstruction to vision” is defined as any structure, fence, sign, plant material or other obstruction which obstructs vision between a height of two to ten feet above the center line grade of the adjoining streets or driveways within the triangle formed by the street or driveway intersection, created by the right-of-way line of each street or driveway extended to a point and a line drawn between two points on the right-of-way line of each street or driveway intersection for local and collector streets, and 30 feet for major State and Federal traffic routes. All plant materials shall be kept trimmed to ensure uninterrupted vision for motor vehicle traffic.

- 2.193 Parcel – See definition of “Lot”
- 2.194 Patio – A surfaced ground area, or a courtyard or a deck less than one foot above the highest ground elevation over which it is located designed for outdoor living purposes as an accessory use to a structure, which shall be completely unenclosed except for any side which may adjoin a structure or for any fences or walls, shrubs or hedges less than four (4) feet in height. Outdoor areas which are screened or enclosed by a roof or awning shall be considered a structure. (See definition of “Porch”)
- 2.195 Permit – A document issued by the proper authority of the municipality authorizing an applicant to undertake certain activities, as further defined below:
- a. Zoning Permit – A permit issued indicating that a proposed use, building or structure is in accordance with the provisions of this Ordinance or with an order of the Zoning Hearing Board or Council and authorizing an applicant to proceed with said use, building or structure.
 - b. Building Permit – A permit indicating that a proposed construction, alteration or reconstruction of a structure is in accordance with the construction provisions of any Building Code adopted by the municipality, which authorizes an applicant to commence with said construction, alteration or reconstruction. Such a permit shall not be confused with a zoning permit or with an occupancy permit as may be required under the terms of this Ordinance.
 - c. Occupancy Permit – A permit issued upon completion of the construction of a structure, or change in use of structure or parcel of land indicating that the premises comply with the provisions of this Ordinance and may be used for the purposes set forth in the Occupancy Permit.
- 2.196 Permitted Use – Any use which does not require special action by the Planning Commission, the Zoning Hearing Board or the Supervisors before a Zoning Permit is granted by the Zoning Officer.
- 2.197 Person – An individual, firm, corporation, association or partnership, including a fiduciary acting in any capacity and including an agent of the foregoing. When used in any provision of this Ordinance which prescribes and imposes a fine or penalty, the word “person” when applied to firms, associations or partnerships shall mean the members or partners thereof and when applied to corporations shall mean the officers thereof.
- 2.198 Planned Cluster Residential – An area of land at least ten acres in size, controlled by a landowner, to be developed as a single entity for ten or more dwelling units, the development plan for which may include either single family, two family or multi-family dwellings.

- 2.199 Planning Commission – The Planning Commission of the Township of Granville established in accordance with the requirements of the Pennsylvania Municipalities Planning Code.
- 2.200 Porch – A structure or part of a structure which is enclosed on one or more sides by a fence or wall which is four (4) feet high or higher or covered by a roof or awning; or a structure which would otherwise be classified as a patio or a deck except that it is more than one foot above the highest ground elevation over which it is located.
- 2.201 Premises – Any principal building or structure or the lot or tract of land on which the principal building or structure is located and all accessory buildings and structures and all accessory uses and all yards, open spaces, parking spaces and loading spaces.
- 2.202 Prime Agricultural Land – Land used for agricultural purposes that contains soils of the first, second or third class as defined by the United States Department of Agriculture Natural Resource and Conservation Services County Soil Survey.
- 2.203 Principal Use – The primary or most important or main use of a lot, parcel or structure.
- 2.204 Private Parking Lot – is a parking lot used only for the parking of passenger motor vehicles owned or operated by the person owning or leasing the parking lot, his/her employees, boarders, house tenants, visitors and the like.
- 2.205 Private Club or Private Lodge - Private Clubs and Lodges are defined as buildings and related facilities having fifty (50) or more members or guests capable of being assembled at any one time and that the premises are open to members or guests during customary daytime business hours.
- 2.206 Professional Office – Professional Offices shall include the office of a physician, dentist, optometrist, architect, landscape architect, engineer, planner, insurance broker, realtor, accountant, lawyer, author or other member of recognized profession.
- 2.207 Public Garage – A building, other than a community garage or a private garage, in which passenger or commercial motor vehicles are housed, stored, repaired, equipped for operation or kept for sale or lease.
- 2.208 Public Hospital – a facility which does not primarily treat patients with contagious diseases, drug or liquor patients or insane patients.
- 2.209 Public Notice – Notice for a Public Hearing published once each week for two consecutive weeks in a newspaper of general circulation in the Municipality. Such notice shall state the time and place of the Hearings and the particular nature of the

matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than 7 days from the date of the Hearing.

- 2.210 Public Right-of-Way – Land reserved for use as a street, alley, interior walk or for other public purpose.
- 2.211 Rear Yard – The open unoccupied space on the same lot with the principal building, extending the full width of the lot and located between the rear line of the lot and the rear line of the principal building projected to the side lines of the lot.
- 2.212 Recreational Campground – an area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins (which may lack plumbing or toilet facilities) tents, and recreational vehicles (See also definition of recreational vehicle).
- 2.213 Recreational Vehicle – A vehicle or piece of equipment, either self powered or designed to be towed, intended primarily for recreational or leisure time use. Such vehicles may include travel trailers as defined herein, campers, vehicles adapted for leisure time use, snowmobiles, mini-bikes, boat trailers and other similar vehicles.
- 2.214 Research Center – Land under single ownership or agreement, planned and developed to provide service sites for structures and facilities, devoted to experimentation in pure or applied scientific research, or to design, development and testing of new prototype machines, devices, products or processes, and all accessory structures and facilities necessary to the operation thereof.
- 2.215 Residential Care Facility for the Elderly – A residential complex, located on a site of at least five (5) acres, containing dwelling units and 24-hour staff services to provide assistance and are for elderly residents capable of independent or semi-independent living, each of whom are primarily (at least 65%) at least 55 years of age or handicapped (or the spouse of an otherwise qualified resident), but not requiring “Nursing Home” care.
- 2.216 Residential Retirement Complex – A planned residential development for persons of retirement age located on a site of at least five (5) acres or more which is held in one ownership, and which provides residential living accommodations and certain health care facilities for the residents. Additional communal facilities may also include dining, recreation, open space, parking and related facilities and other support services.
- 2.217 Resort – A business situated on a lot containing five acres or more, combining lodging, eating, recreational or entertainment facilities as a single enterprise

offered to the public at large or any segment thereof, subject to the requirements contained herein.

- 2.218 Retail Business - stores or shops that sell food and beverages of all kinds; dry goods and apparel of all kinds; furniture and household fixtures, goods and appliances of all kinds; automotive accessories; hardware, paint, wallpaper and other like materials and objects for decorating and maintenance or repair; books, magazines, newspapers, cosmetics, drugs, flowers, gifts, jewelry, music or stationary; photographic goods; sporting goods; the preparation and cooking and the sale of baked goods, confections, dairy foods or delicatessen foods; and stores or shops for the sale at retail of articles or products substantially similar to the foregoing.
- 2.219 Rooming or Boarding House – A building containing one or more dwelling accommodations in which at least two (2) rooms are offered for rent for periods of one (1) month or longer, to adults aged 18 years or older, payable in money or other consideration, including meals which may be furnished to occupants, but where no public restaurant is maintained. A school or college dormitory, fraternity/sorority house, membership club with residents and other similar uses is not deemed to be a boarding or rooming house.
- 2.220 Rural Area Business – See “Home Occupations and Rural Area Businesses”
- 2.221 Rural Resource Area – An area described in a municipal or multi-municipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted and public infrastructure services are not provided except in villages.
- 2.222 Sanitary Landfill – A land site designed to meet the requirements of the Commonwealth of Pennsylvania Department of Environmental Protection (DEP) and on which engineering principles are utilized to bury deposits of solid waste without creating public health or safety hazards, nuisances, pollution or environmental degradation.
- 2.223 Sanitary Sewer System (Private) – A privately owned sewer system designed and constructed to collect, centrally treat and dispose of sewage from any portion of a development or area.
- 2.224 Sanitary Sewer System (Public) – A sewer system serving all or a portion of the municipality developed and administered by a governmental agency or authority.
- 2.225 Satellite Earth Stations – A dish-shape antenna designed to receive television broadcasts or other electro-magnetic signals, and which are relayed by microwave

signals or other electro-magnetic, laser or similar devices from earth orbiting communication satellites.

- 2.226 Senior Citizen Center – is a facility which primarily provides at least three (3) of the following activities, programs or services for the elderly: counseling, education, health, nursing, nutrition, recreation, referral, religious, self-development or social welfare activities, programs or services.
- 2.227 Service Establishment - Establishments including any type and such as a barber or beauty shop; tailor or dressmaking shop, laundry agency or dry cleaning agency; self-service laundry; cleaning or pressing shop or hand laundry in which only non-explosive and non-flammable solvents are used; cobbler shop; household appliance repair shop or radio or television repair shop; radio or television station; “essential services” station; small animal pet shop provided that such noise or odors are effectively confined to the shop.
- 2.228 Service Echelon Establishment - Establishments including any type and such as a carpentry shop, cabinet making shop, upholstery shop, machine shop; metal working shop, tin working shop, pipefitting shop, plumbing shop or printing shop.
- 2.229 Side Yard – The open unoccupied space on the same lot with the principal building and located between the building and the side line of the lot and extending through the front yard and the rear yard for the entire depth of the lot.
- 2.230 Sign, Advertising – An “advertising sign”, also referred to as a “billboard”, is any graphic or visual display which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises where such sign is located or to which it is affixed.
- 2.231 Sign, Business – A “business sign” is any graphic or visual display which directs attention to a business or profession or to a commodity, service or entertainment conducted, sold or offered upon the premises where such sign is located, or to which it is affixed.
- 2.232 Sign, Gross Surface Area Of – The “gross surface area” of a sign or sign structure shall be the entire area within a single continuous perimeter enclosing the extreme limits of such sign or structure or display and in no case passing through or between any adjacent elements of same, but not including any structural or framing elements located outside the limits of the display of such sign.
- 2.233 Single & Separate Ownership – Ownership of any single amount of land by one person or by any number or persons together which is separate and distinct from the ownership of any abutting or adjacent land.
- 2.234 Single Family House – A dwelling constructed or designed for, and occupied exclusively by, one dwelling unit and which is completely detached from or does

not about any other dwelling or any other building other than an accessory building. A house trailer or mobile home which is used exclusively as a dwelling unit, is permanently affixed to the ground or to a permanent foundation and is connected to an approved water and sewer system shall be deemed to be a single family house if the motor vehicle Certificate of Title therefor has been surrendered or abandoned.

2.235 Small Cell Wireless Facility -A wireless communications facility that meets the following criteria:

- (1) The structure on which antenna facilities are mounted—
 - (i) is 50 feet or less in height, or
 - (ii) is no more than 10 percent taller than other adjacent structures, or
 - (iii) is not extended to a height of more than 50 feet or by more than 10 percent above its preexisting height as a result of the collocation of new antenna facilities; and
- (2) Each antenna associated with the deployment (excluding the associated equipment) is no more than three cubic feet in volume; and
- (3) All antenna equipment associated with the facility (excluding antennas) are cumulatively no more than 28 cubic feet in volume.
- (4) The facilities do not require antenna structure registration under 47 CFR Part 17;
- (5) The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR 1.1307(b).

2.236 Small Solar Energy Facility – a small solar energy facility is accessory to the principal use(s) on the same lot. The sale and distribution of excess available energy and shall be incidental and not the primary purpose of the facility.

2.237 Social Hall, Club or Lodge – A building, structure, lot or land area, or portion thereof, used as a private club or social organization or for activities or services not generally extended to the general public and not conducted for individual profit or gain.

2.238 Solicitation and Peddling- is meant to describe a person that- and the act of- distributing or sale of certain materials, food or merchandise, peddling, soliciting and related activities within the Township. The registration of persons engaged in the above-mentioned activities is required so that the identity of persons going door to door, selling food or merchandise, or distributing materials within the Township may be established, so that general regulations may be more effectively enforced for the protection and maintenance of the health, safety and welfare of the inhabitants of the Township and to prevent dishonest business practices and dishonest solicitations of funds in the Township.

- 2.239 Special Exception – The permission granted by the Zoning Hearing Board in cases where provisions therefor have been made by this Ordinance.
- 2.240 Special Event – A one-time, temporary or infrequently occurring activity appropriate for the property intended and where the gathering of the public is to be expected and the functions are not standard for the property where the event is to occur. This type of activity includes, but is not limited to, street fairs, block parties, educational seminars, recreational activities and/or cultural festivals, parades, public assembly, performances, meetings, contests, exhibits, athletic competitions or presentations, community events, concerts or ceremonies.
- 2.241 Stealth Technology - camouflaging methods that render facilities more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer.
- 2.242 Story – Portion of a building included between the surface of any floor and the surface of the floor next above it; or if there be no floor next above it, then the space between the floor and the roof next above it.

Half-Story – A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than 2 feet above the surface of the floor.

- 2.243 Street – A public or private thoroughfare, having a right-of-way width of 33 feet or greater, which affords the principal means of access to abutting property, including avenue, way, drive, boulevard, highway, road and any other thoroughfare except an alley.
- a. Public Street – A street, as defined herein above, which is dedicated to and accepted by the Municipality, or which is otherwise owned by the Municipality, and which is legally open to the general public for use as a means of vehicular and pedestrian traffic.
- b. Frontage of Public Streets – No use shall be created nor any building occupied unless the lot or tract on which it is situated has frontage on a public street, or on a private street as may be permitted by the Township Subdivision and Land Development Ordinance, without traversing through or around another use and/or building; provided, however that private streets shall be access to and be connected to a public street.

All uses shall have a minimum frontage on a street as required by the Zoning Ordinance.

- 2.244 Street Line – The line defining the edge of the legal width of a street, including curbs and sidewalks; the line dividing a lot from a street.
- 2.245 Structure – Anything constructed or erected which requires stationary location on the ground or any thing attached to something having stationary location on the ground such as billboards, signs, fences or walls used as fences. The word “structure” shall be construed as if followed by the words “or part thereof”.
- 2.246 Subdivision – The division or re-division of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing property lines or lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development.
- 2.247 Supervisors – The officially elected or appointed member of the Granville Township Board of Supervisors.
- 2.248 Swimming Pool – Any body of water or receptacle for the water having a depth at any point greater than two (2) feet which is used, or intended to be used, for swimming or bathing and constructed, installed or maintained in or above the ground, outside any building.
- 2.249 Temporary Occupancy – The use of any premises or structure for living and/or sleeping purposes for 150 or less days in any calendar year.
- 2.250 Tent - A portable lodging unit usually made out of skins, canvas, plastic, or strong cloth stretched and usually sustained by poles, and which is dependent upon separate toilet and lavatory facilities
- 2.251 Township – See Municipality
- 2.252 Tract – See definition of “Lot”
- 2.253 Trailer, House Trailer or Mobile Home – Any licensed or unlicensed piece of equipment on wheels, designed or used for shelter, and constructed or designed to be pulled or towed by a motor vehicle.
- a. Dependent Trailer – A trailer having no plumbing facilities such as a flush water closet, lavatory basin, bathtub, shower or kitchen sink or having less than two exit doorways to the outdoors.
- b. House Trailer – A trailer having a flush water closet, lavatory basin, bathtub or shower and a kitchen sink and two or more exit doorways to the outdoors. A trailer which lacks any of the foregoing shall be deemed to be a “dependent trailer”.
- c. Mobile Home – A house trailer which is contained in two units designed to be

joined into one integral unit but capable of again being separated for pulling or towing if not permanently affixed to the ground or to a permanent foundation and which arrives at a site complete and ready for occupancy except for minor or incidental unpacking and assembly operations.

*As to when a house trailer or mobile home will be deemed to be a single family house, see “Single Family House”.

- 2.254 Trailer Court or House Trailer or Mobile Home Park – A tract of land in single and separate ownership which has been planned and improved for the leasing of house trailer or mobile home lots and which consists of two or more house trailer or mobile home lots.
- 2.255 House Trailer or Mobile Home Lot – Parcel of land in a trailer court or a house trailer or mobile home park, which is improved with water, sewer and other utility connections and other appurtenances necessary for the location (but not necessarily the permanent affixing) of a single house trailer or mobile home and which is leased by the court or park owner to the occupants of the house trailer or mobile home located on the lot for more than 30 consecutive days.
- 2.256 Transportation Service – including railroad passenger stations or bus passenger stations and the types of services usually found within.
- 2.257 Travel Trailer – A vehicle not exceeding 36 feet in total length which can be moved over the highway and be used for the temporary living or sleeping purposes and standing on wheels and containing not more than one dwelling unit.
- 2.258 Two Family House – A dwelling constructed or designed for and occupied exclusively by two dwelling units – one on the first story and the other on the second story or side by side.
- 2.259 Usable Open Space – A portion of a lot or tract used for residential purposes exclusive of required front and side yard areas, which is not covered by buildings or parking areas and is suitable for use as outdoor open space for the residents thereon.
- 2.260 Use Class – A group of similar, related or compatible land uses which are grouped together for inclusion in one or more zoning districts.
- 2.261 Variance – The Zoning Hearing Board’s authorized departure from the provisions of this Ordinance where the Board finds that such provision(s) inflict undue hardship upon an applicant, in accordance with the procedures set forth in this Ordinance and with the laws of the Commonwealth of Pennsylvania.
- 2.262 Water Supply System, Private – A privately owned water supply system designed and constructed to transmit and distribute water from a common source for

domestic use, fire fighting and other purposes to any portions of a development or area.

- 2.263 Water Supply System, Public – A water supply system serving all portions of the municipality which has been developed and is administered by a governmental agency or authority.
- 2.264 Wireless - transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.
- 2.265 Wireless Support Structure - a pole, tower, base station, or other building, whether or not it has an existing antenna facility, installed for the primary purpose of supporting one or more wireless communications facilities that are used or to be used for the provision of wireless service.
- 2.266 Yard – An open space, as may be required by this Ordinance, on the same lot with a building or a group of buildings, which open space lies between the principal building or group of buildings and the nearest lot line, as defined below, and which is occupied an unobstructed from the ground upward except as may be permitted elsewhere in this Ordinance.
- a. Yard, Front – An open space extending the full width of the lot between the principal building and the front lot line.
- b. Yard, Rear – An open space extending the full width of the lot between the principal building and the rear lot line.
- c. Yard, Side – An open space extending from the front year to the rear yard between the principal building and the nearest side lot line.
- 2.267 Zoning Hearing Board – The Zoning Hearing Board of the Township of Granville.
- 2.268 Zoning Officer – The administrative officer charged with the duty of enforcing the provisions of this Ordinance.

ARTICLE 3 – ESTABLISHMENT OF ZONING DISTRICTS

3.100 NAMES OF ZONING DISTRICTS

The Township of Granville is hereby divided into the following districts:

- R-U – Residential Urban District
- R-A – Residential Agriculture District
- C-H – Commercial Highway District
- I – Industrial District

3.200 ZONING MAP

The location and boundaries of these districts are established as shown on the hereby attached Zoning Map of the Township of Granville. The Zoning Map is hereby made a part of the Ordinance.

3.300 INTERPRETATION OF BOUNDARIES

The boundaries between zoning districts are, unless otherwise indicated, either the center lines of streets, alleys, streams and railroad tracks or such property lines extended or lines parallel to such property line.

When a zoning district boundary line is indicated as approximately following a lot line such lot line shall be construed to be the zoning district boundary line.

3.301 NO-IMPACT HOME BASED BUSINESS – In all districts no-impact home based business shall be permitted by right, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land nor any master deed, bylaw or other document applicable to a common interest ownership community.

ARTICLE 4 – BASIC DISTRICT REGULATIONS

4.100 BASIC REGULATIONS

The basic regulations governing the use of land, the size of lots, yards and buildings within each zoning district are established in this Article.

4.101 Regulations Governing the Use of Land – Regulations governing the use of land within the various Zoning Districts, shall be as set forth in section 4.300 Permitted Uses, Conditional Uses and Special Exceptions.

4.102 Regulations Governing the Size of Lots, Yards and Buildings – Regulations governing the size of lots, yards and buildings in the various zoning districts for Permitted Uses only shall be set forth in Schedule II.

The size of lots, yards and buildings for Special Exception and Conditional Uses shall be as set forth in Sections 4.302 and 4.303 respectively, except where no requirement is indicated in these sections then the requirements in Schedule 1 shall apply.

4.200 PERFORMANCE AND ENVIRONMENTAL IMPACTS

4.201 Performance and Environmental Impacts – In no district will an existing or proposed use be permitted or operated in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactivity, environmental or other hazard; noise or vibration; smoke, dust, dirt, or other form of air, solid waste or water pollution; electrical, glare, light, major traffic impact and/or traffic congestion or other disturbance of a permanent or recurring nature which will adversely affect the surrounding area or premises, or be dangerous to public health and safety, as set forth in all State and Federal Regulations.

4.202 Traffic Impact Requirements – All development projects will be evaluated by the Zoning Officer to determine the level of traffic impact on the Municipality and the area in which the project is to be located. This will apply to all new projects or uses proposed or to any expansion of an existing development which is proposed after the effective date of this Ordinance.

The level of traffic impact will be based on the estimated “trip ends” generated by the proposed uses in the project. “Trip ends” are defined as the total number of trips per day entering and leaving a specific land use or uses located in a project. These “trip ends” will be based on the estimated “trip generation rates” for various types of land uses based on Schedule III herein or on the latest edition of the publication entitled “Trip Generation, An Information Report”, published by the Institute of Transportation Engineers.

The total number of average daily “trip ends” shall also mean “Average Daily Traffic (ADT)”. Schedule III entitled “Trip Ends Per Day”, adapted from the above publication, may be used for estimating the ADT generated by any proposed project or addition to a project. In lieu thereof, the developer or the Township may use the latest edition of above publication directly if it is considered to provide a more applicable estimate of the “trip ends per day” for the specific proposed. However, the Supervisors shall make final determination or interpretation as to the specific uses or procedures in the publication which are most applicable to the proposed use.

- a. Determination of Major Traffic Impact – Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a “major traffic impact”.
- b. Conditional Uses – All “major traffic impact” projects shall be considered to be “Conditional Uses” as defined herein, even if they are listed as Permitted or Special Exception Uses in Schedule 1 and all procedures applicable to Conditional Uses shall apply to zoning applications for such projects.

If any project is proposed after the date of adoption of this Ordinance which does not have a “major traffic impact” as defined herein, and a later or subsequent addition to that project is proposed within ten years of the initial project, then the cumulative effect of all separate submissions shall be used, regardless of any changes in ownership which may take place over the time period under consideration. This shall apply to major industrial and commercial uses, shopping centers, medical centers, apartment complexes, resorts, campgrounds, planned cluster residential developments or any other proposed under this Zoning Ordinance.

The Developer shall identify all subsequent phases of a project at the time of submission of the initial phase.

- c. Phased Projects – In the event that a project is to be phased over a period of time, not exceeding ten years, the total traffic impact for the entire period of phasing shall be used in determining the traffic impact.
- d. Requirements for Projects Having a Major Traffic Impact – All projects which are determined to have a Major Traffic Impact shall comply with the following:

- Compliance with the site plan review procedures set forth in Section 5.800.

–All projects shall have direct access to an Arterial Road or to a Collector Road in the Municipality as identified in the Comprehensive Plan. In lieu of such access, the developer shall provide a project road from the project site to the closest existing Collector or Arterial Road, which is capable of handling

the level of traffic to be generated and which is proposed for development by the developer to Collector or Major Road standards, as established by the Municipality.

- e. Major Traffic Impact Study – A Major Traffic Impact Study shall include at least the following:
1. The applicant for all projects which have an estimated ADT exceeding 750 vehicles per day shall be required to submit a Traffic Impact Study prepared by a competent authority. The requirements for such a study are set forth below.
 2. Identification of all major roads and intersections serving and substantially impacted by the project.
 3. An analysis of how the proposed project users or residents will use these major roads.
 4. Existing traffic control conditions (without the proposed project) including traffic volume (ADT) and peak hour volumes on the identified major roads, based on PennDOT information., surveys and Trip Generation Rates, see Schedule III. (In addition, commercial projects shall provide weekend traffic volume data at peak hours.)
 5. Projected traffic conditions (without the project) based on the trends in growth of traffic for ADT and peak hour volumes. (In addition commercial projects shall provide weekend traffic volume data at peak hours.)
 6. Estimates of traffic volumes (ADT) weekday peak hour volumes and weekend peak hour volumes after development of all stages of the project.
 7. Highway and intersection traffic capacities and levels of service for sections 3, 4 and 5 above, as defined by PennDOT must be calculated.
 8. Identification of existing and projected traffic problems on roads serving the project or substantially impacted by the project, including highway capacity deficiencies for the various roads and intersections involved.
 9. Solutions proposed by the developer to alleviate the identified problems and deficiencies and the proposed cost of these improvements.

10. Identification and analysis of high accident areas located in proximity to the project, as identified by the Township and the effect which the proposed project will have on the high accident areas and locations.
11. The “Competent Authority” responsible for preparing the Major Traffic Impact Study shall certify the following:
 - (a) That in the preparation of the Study that the applicable Comprehensive Plan and any pertinent Municipality or other traffic or transportation plan or study, as identified by the Municipality, has been considered in the preparation of the Major Impact Study.
 - (b) That in the professional opinion of the Competent Authority the completed Major Traffic Impact Study is a true and accurate Study which has given adequate consideration to available information and includes reasonable projections and analysis to the factors considered and that the Study represents the best opinion of the Competent Authority on the traffic impact of the proposed development.
 - (c) That, if it has not been possible to fully analyze all relevant factors, then those factors not analyzed shall be identified, together with the reasons for their exclusion from the Study.

The Major Traffic Impact Study shall be reviewed by the Planning Commission and the Supervisors in accordance with the Conditional Use procedures established herein. The Planning Commission and the Supervisors may request additional data or information to clarify the findings set forth in said Study. The Supervisors shall not approve any such Conditional Use if it determines that any traffic problem to be created by the proposed development cannot be adequately alleviated by the developer. The applicant or developer, as determined by the Municipality, will be responsible for the guarantee of payment for the proportionate share of all traffic control devices or for the construction of public facilities applicable to the proposed development, which are required as a result of the traffic impact generated by the proposed development project

4.203 BUFFER ZONES – LANDSCAPING AND SCREENING REQUIREMENTS –

4.204 Yard Ground Cover – Any part of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas shall be planted with an all-season ground cover approved by the Board of Supervisors (e.g. grass, ivy, vetch, pachysandra, etc.). In addition, gravel can be substituted if done in a manner to complement other vegetative materials. It shall be maintained to provide an attractive appearance, and all non-surviving plants shall be replaced promptly.

4.205 Landscaping Requirements – Landscape strips along the streets shall be measured from the street right-of-way line. Any required landscaping (landscape strips and interior landscaping) shall include a combination of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture or other approved materials. Artificial plants, trees and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty percent (80%) of the required landscape area shall be vegetative in composition. However, where sidewalks are proposed as part of landscape strips beyond the street right-of-way, these shall be permitted to bisect such strips and be included in the required strip width. In such cases, the noted eighty (80%) percent vegetation requirement shall not apply.

For each five hundred (500) square feet of required area for landscape strips, one (1) shade/ornamental tree shall be provided. If deciduous, these trees shall have a clear trunk at least five (5) feet above finished grade; if evergreen, these trees shall have a minimum height of six (6) feet. All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the yard.

4.206 Screening – The following materials may be used: evergreens (trees, hedges or shrubs), walls, fences, earth berms, or other approved similar materials. Fences and walls shall not be constructed of corrugated metal, corrugated, fiberglass, or sheet metal. Screening shall be arranged so as to block the ground level views between grade and a height of six (6) feet. Landscape screens must achieve this visual blockage within two (2) years of installation.

4.207 Selection of Plant Materials – Trees and shrubs shall be typical of their species and variety; have normal growth habits, well-developed branches, densely foliated, vigorous, fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.

Any tree or shrub which dies shall be replaced so as to maintain ground cover and/or screening. All landscaping and screening treatments shall be properly maintained.

ZONING DISTRICTS

For the purpose of implementing the community development objectives of this Ordinance, the following zoning districts are hereby established:

- R-U – Residential Urban District
- R-A – Residential Agriculture District
- C-H – Commercial Highway District
- I – Industrial District

The Districts and District requirements are delineated in this Article.

4.300 Permitted Uses, Conditional Uses and Special Exceptions.

- A. The permitted uses, conditional uses and special exceptions for each district are shown in the following Tables and are considered principal uses unless clearly noted. Conditional uses may be granted or denied by the Board of Township Supervisors with the advice of the Planning Commission in accordance with the express standards and criteria of this Chapter. In granting a conditional use the Supervisors may attach reasonable conditions as they may deem necessary to implement the purposes of this Chapter and safeguard the neighborhood. Special exceptions may be granted or denied by the Zoning Hearing Board in accordance with the express standards and criteria of this Chapter. In granting a special exception, the Board may attach reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Chapter and protect the neighborhood. Uses in each category shall be according to the common meaning of the term or according to definitions set forth herein.
- B. Forestry shall be a permitted use in all districts provided it is conducted in conformity to all other laws and does not include erection of a structure.
- C. If the Zoning Officer determines that a proposed use of land is not provided for within any districts within the bounds of the Township (or subject to an intergovernmental agreement providing for same) and the use is not substantially similar to any defined use; the Zoning Officer shall refuse action. The Zoning Officer shall refer the application to the Zoning Hearing Board, which shall have the authority to permit or deny the proposed use as a special exception in the I-1 Light Industrial District, pursuant to all other regulations of said district and with the imposition of any reasonable additional conditions and safeguards as may be imposed.

Table 4.301 R-U - Residential Urban District

Permitted Uses	Conditional Uses
Principal Building or Uses:	Senior Citizen Center (4.401)
Single Family House	Home Occupations (4.402)
Church (3 Acre Minimum Lot Size)	Projects considered to have a “major traffic impact”* (4.405)
Public Library (3 Acre Minimum Lot Size)	Kennels (4.411)
Public Museum Library (3 Acre Minimum Lot Size)	Small Cell Towers (4.413)
Public School Library (3 Acre Minimum Lot Size)	River Side Campground (4.414)
Public Hospital Library (3 Acre Minimum Lot Size)	Small Solar Energy Facilities (4.415)
Playgrounds Library (3 Acre Minimum Lot Size)	Bee Keeping (4.417)
Municipal Recreation Park Library (3 Acre Minimum Lot Size)	Condominiums (4.420)
Essential Services	
Two Family House Library (1 Acre Minimum Lot Size)	
Boarding or Rooming Houses Library (1 Acre Minimum Lot Size)	
No-Impact Home Based Businesses	
Accessory Buildings or Uses:	
Off-street parking spaces	
Private garage, carport	
Storage shed, tool shed	
Swimming pool, cabana, gazebo	
Garden, garden house, greenhouse, tree or plant nursery	
Any other accessory building or accessory use customarily incidental to the principal building or principal use.	

*Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a “major traffic impact”.

Prohibited Uses – No garden produce and no greenhouse or nursery product shall be sold at retail; and no garden produce and no greenhouse or nursery product shall be permitted to be sold at wholesale unless

1. The sale is made from the lot, house or accessory building permitted on the lot where the produce or product was grown, and
2. The sale is made during the season the produce or product was grown.

Sewer Systems – Private systems shall be constructed to meet the Granville Township Sewer Dept. specifications, as enacted from time to time. On-lot systems shall be permitted and approved by the Township’s SEO.

Table 4.302 R-U - Residential Urban District - Lot, Yard, and Height Requirements

Single Family House	Single Family House With both public sewage and water	Single Family House With only one (1) - public sewer or public water	Single Family House With no public facilities	All Other Uses
Min. Lot Area	½ acre	¾ Acre	1 Acre	See table 4.301
Min. Lot Width	80 ft	80 ft	80 ft	80 ft
Min Lot Depth	108 ft	108 ft	108 ft	108 ft
Min Front Yard	25 ft	25 ft	25 ft	25 ft
Min. Side Yard	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard	20 ft	20 ft	20 ft	20 ft
Combined	25 ft	25 ft	25 ft	25 ft
Max. Height	30 ft or 2.5 stories, whichever is greater	30 ft or 2.5 stories, whichever is greater	30 ft or 2.5 stories, whichever is greater	30 ft or 2.5 stories, whichever is greater
Max. Coverage	70%	70%	70%	70%
Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

Table 4.303 R-A – Residential Agricultural District

Permitted Uses	Conditional Uses	Special Exceptions
Principal Building or Uses:	Senior Citizen Center (4.401)	Cemeteries (4.419)
A principal building or use permitted in the R-Residential District	Home Occupations (4.402)	Condominiums (4.420)
Convalescent home or nursing home	Private non-profit school (4.403)	
Community Garage	Nonprofit charitable or religious institution or municipal or public institution (4.404)	
Bed and Breakfast Homestead or Inns	Projects considered to have a “major traffic impact”* (4.405)	
Limited Commercial	Apartment House, Multi Family House (4.406)	
Agriculture	Quarry (4.407)	
No-impact Home Based Business	Private Parking Lot	
	Campground and Campsite	
Accessory Buildings or Uses:	Kennels (4.411)	
An accessory building or use permitted in the R-Residential District. No accessory use shall be permitted in connection with a private parking lot.	Large Cell Towers (4.412)	
	Small Cell Towers (4.413)	
	River Side Campground (4.414)	
	Small Solar Energy Facilities (4.415)	
	Large Solar Energy Facilities (4.416)	
	Bee Keeping (4.417)	
	Billboards (4.418)	

*Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a “major traffic impact”.

Prohibited Uses – The uses prohibited in R are prohibited in A/R Zoning Districts.

Sewer Systems – Private systems shall be constructed to meet the Granville Township Sewer Dept. specifications, as enacted from time to time. On-lot systems shall be permitted and approved by the Township’s SEO.

Table 4.304 R-A – Residential Agricultural District - Lot, Yard, and Height Requirements

	Single Family and Two (2) Family Houses			Agricultural Uses	Row House; Apartment House; Multi Family House	Community Garage	Accessory Buildings
	With both public sewage and water	With only one (1) - public sewer or public water	With no public facilities				
Min. Lot Area	½ Acre	¾ Acre	1 Acre	5 Acres	2 Acres		
Min. Lot Width	80 ft	80 ft	80 ft	125 ft	125 ft		
Min Lot Depth	108 ft	108 ft	108 ft	200 ft			
Min Front Yard	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft	40 ft
Min. Side Yard	10 ft	10 ft	10 ft	15 ft	15 ft	15 ft	15 ft
Min. Rear Yard	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Combined	25 ft	25 ft	25 ft		40 ft		
Max. Height	30 ft or 2.5 stories, whichever is greater	30 ft or 2.5 stories, whichever is greater	30 ft or 2.5 stories, whichever is greater	50 ft or 4.5 stories, whichever is greater		60 ft	30 ft or 2.5 stories, whichever is greater
Max. Coverage	70%	70%	70%				
Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit				

A principal building other than one referred to above shall have two side yards, one on each side of the principal building, neither of which shall be less than 15' wide. If the height of the building is over 30', the width of each side yard shall be increased 1 foot for each 5 feet, or fraction thereof, by which the building exceeds 30 feet in height.

In the case of a corner lot at the intersection of two streets, the width of the side yard on the street side shall not be less than 15 feet.

Table 4.305 C-H - Commercial Highway District

Permitted Uses	Conditional Uses
Principal Building or Uses:	Mixed Occupancy Dwelling (4.408)
A principal building or use permitted in the R and A/R Districts	Projects considered to have a “major traffic impact”* (4.405)
Hospitals, Convalescent homes or nursing homes	Kennels (4.411)
Nonprofit charitable or religious institution or municipal or public institution	Large Cell Towers (4.412)
Private club or private lodge	Small Cell Towers (4.413)
Hotel	River Side Campground (4.414)
Trailer Court or house trailer or Mobile Home Park.	Small Solar Energy Facilities (4.415)
Tourist cabin court or automobile court or motel.	Bee Keeping (4.417)
Trailer Camp	Billboards (4.418)
Automotive services: public garage, private parking lot limitations, public parking lot, service station, repair garage, car wash, automobile sales room, automobile sales lot.	Condominiums (4.420)
fire house, police station	
Funeral Home	
Retail Business	
Eating Places	
Service Establishment	
Light Industrial Uses	
Business office and business service	
Professional office or studio.	
Transportation Service	
Amusement place	
Retail or wholesale greenhouse or nursery.	
Public or Private Schools	
Public parking lot or private parking lot	
Chapel for Worship	
Libraries	
Private Club or Lodge	
Accessory Buildings or Uses:	

*Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a “major traffic impact”.

Sewer Systems – Private systems shall be constructed to meet the Granville Township Sewer Dept. specifications, as enacted from time to time. On-lot systems shall be permitted and approved by the Township’s SEO.

Table 4.305 C-H - Commercial Highway District - Lot, Yard, and Height Requirements

Single Family House	Commercial Uses			single family house, two family house, row house, apartment house, multi family house or mixed occupancy dwelling	Trailer Court, House Trailer, Mobile Home Parks	Community Garage, Automotive Service, Protective Service, Service Echelon Establishment, Institutions or Storage Buildings	Other Principal Building
	With both public sewage and water	With only one (1) - public sewer or public water	With no public facilities				
Min. Lot Area	½ Acre	³ / ₄ Acre	1 Acres	2 Acres	10 Acres	½ Acre	½ Acre
Min. Lot Width	125 ft	125 ft	125 ft	125 ft		100 ft	100 ft
Min Lot Depth	200 ft	200 ft	200 ft	200 ft		200 ft	200 ft
Min Front Yard	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Min. Side Yard	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Combined	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Max. Height						36 ft	150 ft
Max. Coverage	70%	70%	70%	70%	70%	70%	70%
Parking							

The height of an accessory building shall not exceed the height of the principal building or 30 feet, whichever is less.

Table 4.306 I – Industrial District

Permitted Uses	Conditional Uses
Principal Building or Uses:	Junkyards, salvage and other recycling facilities (4.409)
Light Manufacturing	Solid waste disposal facilities (4.410)
Research facilities, laboratories and research centers of all types.	Projects considered to have a “major traffic impact”* (4.405)
Wholesale business	Kennels (4.411)
truck and freight terminals	Large Cell Towers (4.412)
delivery and distribution centers	Small Cell Towers (4.413)
Wholesale produce and meat markets	River Side Campground (4.414)
mechanical and equipment repair establishments	Small Solar Energy Facilities (4.415)
greenhouse facilities	Large Solar Energy Facilities (4.416)
dry cleaning and dyeing plants	Bee Keeping (4.417)
carpet and rug cleaning establishments	Billboards (4.418)
laundries	Condominiums (4.420)
Sign painting	
Printing and Engraving	
Offices	
Essential Services	
Adult Oriented Uses	
Accessory Buildings or Uses:	

*Any development which has an estimated ADT (or daily trip ends per day) in excess of 750 shall be considered to have a “major traffic impact”.

Sewer Systems – Private systems shall be constructed to meet the Granville Township Sewer Dept. specifications, as enacted from time to time. On-lot systems shall be permitted and approved by the Township’s SEO.

Table 4.307 I – Industrial District - Lot, Yard, and Height Requirements

Single Family House	All Principal Buildings of Uses
Min. Lot Area	1 acre
Min. Lot Width	125 ft
Min Lot Depth	200 ft
Min Front Yard	40 ft
Min. Side Yard	15 ft
Min. Rear Yard	50 ft
Combined	30 ft
Max. Height	150 ft
Max. Coverage	70%

4.400 Conditional Uses and Special Exceptions

The criteria for Conditional Uses and Special Exceptions are listed within this article. In granting a Special Exception or Conditional Use, the Zoning Hearing Board or Board of Supervisors may attach reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code and this Ordinance.

4.401 Senior Citizen Center - which primarily provides at least three (3) of the following activities, programs or services for the elderly:

- Counseling
 - Education
 - Health
 - Nursing
 - Nutrition
 - Recreation
 - Referral
 - Religious
 - Self development or Social Welfare activities, programs or services
- a. When authorized as a conditional use by the Board of Supervisors, and under such appropriate safeguards and conditions attached by the Board of Supervisors, as it deems necessary. In determining whether a conditional use is to be granted or denied, the Board of Supervisors shall take into consideration whether such building or use will be appropriately located and designed in light of the surrounding uses in the neighborhood and the character of the neighborhood; will meet a community need without substantially adversely affecting the essential character of the neighborhood; and will be consistent with the surrounding uses in the neighborhood and the character of the neighborhood so as to conserve the objective value of maintaining existing local groupings of consistent land uses and yet encourage the most appropriate or effective use of the land.
 - b. Minimum Lot Size – 3 Acres
 - c. Setbacks – Front, 50’; Rear, 50’; Side, 15’ - Combined 35’

4.402 Home Occupation - may be conducted in a house or in an accessory building, or a professional office or professional studio may be maintained in a house or in an accessory building, when authorized as a conditional use by the Board of Supervisors and under such appropriate safeguards and conditions attached by the Board of Supervisors as it deems necessary.

4.403 Private Non-Profit School –

- a. Minimum Lot Size – 5 Acres
- b. Setbacks – Front, 50’; Rear, 50’; Side, 25’ - Combined 50’

4.404 Nonprofit Charitable or Religious Institution or Municipal or Public Institution, for other than correctional or rehabilitative purposes or diagnostic, treatment or scientific testing purposes –

- a. Minimum Lot Size – 5 Acres
- b. Setbacks – Front, 50’; Rear, 50’; Side, 25’- Combined 50’

4.405 Major Traffic Impact Projects – all such projects shall be “Conditional Uses” and all procedures applicable to Conditional Uses shall apply to related zoning applications. If any project is proposed after the date of adoption of this Ordinance which does not have a “major traffic impact” as defined herein, and a later or subsequent addition to that project is proposed within ten years of the initial project, then the cumulative effect of all separate submissions shall be used, regardless of any changes in ownership which may take place over the time period under consideration. This shall apply to major industrial and commercial uses, shopping centers, medical centers, apartment complexes, resorts, campgrounds, planned cluster residential developments or any other proposed under this Zoning Ordinance.

4.406 Apartment House and Multi Family House – must have adequate access to public sewer and public or private water facilities or private sewer, as a conditional use.

4.407 Quarry – The purpose of the Quarry regulation is to reserve appropriate areas of the Township for quarrying and processing of quarry raw materials, to provide reasonable standards for quarry operations in order to prevent conditions which would interfere with the enjoyment or use of other properties, and to allow uses of a temporary nature in locations premature for quarrying.

- a. Permitted uses in the following areas:
 1. Agriculture, horticulture and forestry related areas.
 2. Public and nonprofit parks and playgrounds.
 3. Public utilities structures.
- b. No Quarry activities shall be conducted within any setback or area which is prohibited under state or federal law or regulations. In the absence of such standards, no operation shall be conducted within:
 1. One hundred (100) feet of a property line.
 2. One hundred fifty (150) feet of a neighboring residence.
 3. One hundred fifty feet (150) of water well on a neighboring property.
- c. All trash dumpsters shall be set back a minimum of one hundred (100) feet from all adjoining properties and shall be screened from adjoining roads and residential properties.
- d. Off street loading shall be provided. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.
- e. Off-street parking shall be provided as specified in this Ordinance.

- f. All access drives shall be in accordance with this Ordinance.
- g. Signs shall be permitted as specified in this Ordinance.
- h. Any portion of the site not used for buildings, structures, parking lots, loading area, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings.
- i. All industrial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal government regulations, as required by the most recent regulations made available to governmental bodies.
- j. All uses permitted within this regulation shall also comply with all applicable General Provisions.

4.408 Mixed Occupancy Dwelling as Single Principal Building – A lot may be used for one mixed occupancy dwelling provided that:

- a. The commercial uses on the lower stories of the building are only those uses permitted as a Retail Business, as defined herein.
- b. No dwelling units or boarding or rooming units are maintained in a detached building on the same lot to the rear or side of the building which is the mixed occupancy dwelling
- c. No detached building is located on the same lot to the front of the building which is the mixed occupancy dwelling.

4.409 Junkyards, Salvage and other Recycling Facilities

- a. All such facilities shall be designed to protect adjacent property owners and adjoining streets from adverse or objectionable influences and shall be subject to the provisions of adequate buffers and “screening requirements”, as further defined herein.
- b. All such facilities shall be further subject to all required approvals from applicable regulatory agencies, including, but not limited to, Pa DEP and the County Conservation District.

4.410 Solid Waste Disposal Facilities - which are limited to transfer stations and/or recycling facilities, compost areas and other related facilities, which conform to an applicable Solid Waste Management Plan approved by the Township.

- a. All such facilities shall be designed to protect adjacent property owners and adjoining streets from adverse or objectionable influences and shall be subject to the provisions of adequate buffers and “screening requirements”, as further defined herein.
- b. All such facilities shall be further subject to all required approvals from applicable regulatory agencies, including, but not limited to, Pa DEP and the County Conservation District.

4.411 Kennels - are permitted; provided that the following conditions are met.

- a. Minimum lot size shall be Five (5) acres.
- b. No structure to harbor animals shall be located closer than three hundred (300) feet to any residential building other than the owner's or closer than 100 feet to the property line.
- c. The kennel shall be constructed so that the animals cannot stray therefrom.
- d. All animals must be kept indoors within a principle or accessory building between 10:00 p.m. and 7:00 a.m.
- e. The total number of animals shall not exceed ten (10) dogs and twenty-five (25) domestic cats per acre, not including dogs under six months old.
- f. Any exercise yards shall be surrounded by a six (6) foot, opaque fence.
- g. The applicant must submit a written plan to explain all measures to be used to ensure all animal wastes shall be regularly cleaned up and properly disposed of to prevent odors and unsanitary conditions, which plan will be kept on file at the Township.
- h. The applicant must submit a written plan for the storage and disposal of deceased animals, which disposal shall occur within 24 hours of an animal's death, and which plan will be kept on file at the Township

4.412 Large Cell Towers (Communication Towers)

- a. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a communications tower, if applicable, and communication antennas.
- b. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- c. Zoning Regulations. Towers must comply as applicable, with the Township Subdivision and Land Development Ordinance as a subdivision for lease/Land Development.
- d. Access shall be provided to the communications tower and communications equipment building by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least ten (10) feet with a dust-free, all weather surface for its entire length.
- e. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function. The maximum height of any communications tower shall be two hundred fifty (250) feet; provided, however, that such height may be increased to no more than three hundred (300) feet, provided the required setbacks from adjoining property lines (not lease lines) are increased by one (1) foot for each one (1) foot of height in excess of two hundred fifty (250) feet, plus an additional twenty-five (25) feet.

- f. The foundation and base of any communications tower shall be set back from a property line by an amount equal to at least the height of the proposed tower.
- g. The base of a communications tower shall be landscaped so as to screen the foundation and base and communications equipment building from adjacent properties.
- h. The communications equipment building shall comply with the required yards and height requirements of applicable zoning district for an accessory structure.
- i. The applicant shall submit certification from a Pennsylvania registered professional engineer that a proposed communications tower will be designed and constructed in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association.
- j. The applicant shall submit a copy of its current Federal Communications Commission license; the name, address and emergency telephone number for the operator of the communications tower; and a Certificate of Insurance evidencing general liability coverage in the minimum amount of one million dollars (\$1,000,000) per occurrence and property damage coverage in the minimum amount of one million dollars (\$1,000,000) per occurrence covering the communications tower and communications antennas.
- k. It is the responsibility of the Developer to notify the Township of any changes in insurance coverage within sixty (60) days of such change.
- l. All guy wires associated with guyed communication towers shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure.
- m. The site of a communications tower shall be secured by a fence with a minimum height of ten (10) feet to limit accessibility by the general public.
- n. 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 that has jurisdiction.
- o. If a communications tower remains unused and unleased 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

4.413 Small Cell Towers - Small Cell Wireless Facilities are permitted, provided that the following conditions are met. The following pertains to Small Cell Wireless Facilities, Accessory Equipment, Antenna and Wireless Support Structures.

- a. It is the Township's strong preference that Small Wireless Facilities be collocated on an existing utility pole. Evidence shall be provided for the need to install a new utility pole.
- b. Shall be located in line with existing lot lines or equidistance from any two existing structures.
- c. Shall be located equal distance between trees, utility poles, and streetlights when possible.
- d. Shall not be located within 100 feet of an area in which all utilities are located underground.
- e. Shall not be located closer than 150 feet away, radially, from another existing small wireless facility and wireless support structure.
- f. Shall not be placed on any existing decorative streetlight poles.
- g. Shall not be located in a manner that impedes, obstructs, or hinders usual pedestrian, cyclist or vehicular travel or public safety or that impairs light, air, or views from the surrounding area.
- h. Shall not be located in a manner that obstructs the legal use of a ROW or otherwise impedes appropriate clearance of another existing utility.
- i. Shall not be located in a manner that violates the federal Americans with Disabilities Act.
- j. Shall not be located in a manner that negatively impacts the structural integrity of the associated wireless support structure.
- k. Shall not be located along the frontage of any building or structure listed on the National Register of Historic Places or properties determined to be eligible for listing on the National Register of Historic Places or other Known Historic Properties.
- l. Shall not be located within sight triangles at street intersections.
- m. Shall not be located directly in front of an entrance way or front facing window of any residential, commercial or industrial structure.
- n. Shall employ the most current Stealth Technology available, where appropriate and technically feasible, in an effort to appropriately blend the proposed Facility(s) into the surrounding environment and minimize aesthetic impact. A proposed Wireless Facility, antenna, equipment or support structure should be designed to not be significantly more readily apparent or plainly visible than any other existing utility structures, poles and equipment located within five hundred (500) linear feet of the proposed installation point.
- o. Wire conduit should be zinc, aluminum or stainless steel, or colored to match those metal finishes, and equipment cabinets shall be the color of brushed aluminum.
- p. Shall not be artificially illuminated, including flashing indicator lights, except in accord with state or federal regulations,
- q. No advertisements, notices, or equipment manufacturer decals other than what is required by a federal, state or local agency, are permitted.
- r. Tree and vegetation pruning or removal to aid in the installation is prohibited.

- s. Shall be designed to withstand the effects of wind gusts and ice to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association and Telecommunications Industry Association (ANSI/TIA-222, as amended), or to the industry standard applicable to the structure.
- t. Any Antenna shall not exceed three (3) cubic feet in volume.
- u. All pole-top Antennas shall be flush-mounted as closely to the top of the utility pole as technically feasible.
- v. Equipment enclosures, including for electric meters, and radio equipment shall be as small as possible. In no case shall they exceed twenty-eight (28) cubic feet in volume.
- w. Accessory Equipment shall be mounted flush to the side of a utility pole, or as near flush to the side of a utility pole as technically feasible.
- x. Accessory Equipment shall be mounted so as to provide a minimum of eight (8) feet vertical clearance from ground level.
- y. All Accessory Equipment shall be contained within a single equipment shroud or cabinet.
- z. All cables, wires and connectors shall be fully concealed within the utility pole or within a conduit or U-guard that is flush-mounted to the utility pole. No wiring shall be exposed. Any conduit or U-guard shall be of a color that reasonably matches the utility pole.

The Small Cell Facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. The owner shall be responsible for the removal of the facility within six (6) months from the date the applicant ceases use of the facility or the facility becomes obsolete. If the facility is not removed within six (6) months of the cessation of operations or within any longer period approved by the Township, the facility and equipment may be removed by the Township and the Township's costs in connection with removal, including professional or consultant fees, and the cost of removal work and site remediation, may be assessed against the owner of the facility or the property upon which the facility was located.

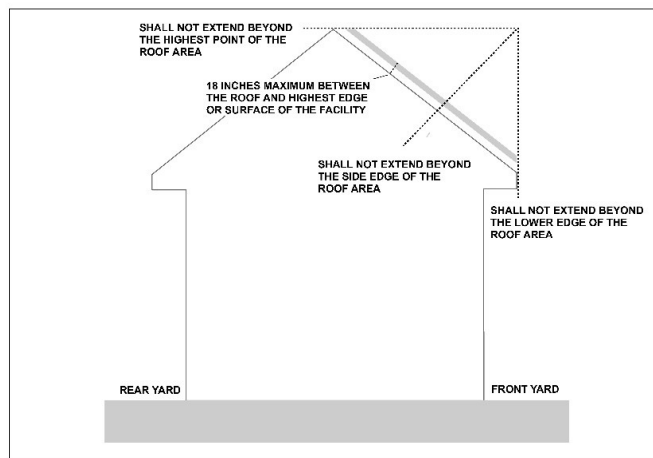
4.414 River Side Campground – Riverside Campgrounds are permitted but shall be limited to locations within 500-ft of the Juniata River.

- a. No camping site shall be located within 100 feet of a public right-of-way or within 100 feet of any property line or within 300 feet of a residence. No part of any setback shall be used for any other required area for a campground, service buildings, drives or water and sewage facilities which are located aboveground except to contain the required buffer yard.
- b. Use of a campsite shall be limited in use to three nights during 21 consecutive days.
- c. Individual campsites shall contain a minimum of 2,000 square feet with a minimum width of 40 feet. Each campsite shall provide a clear, level, well-

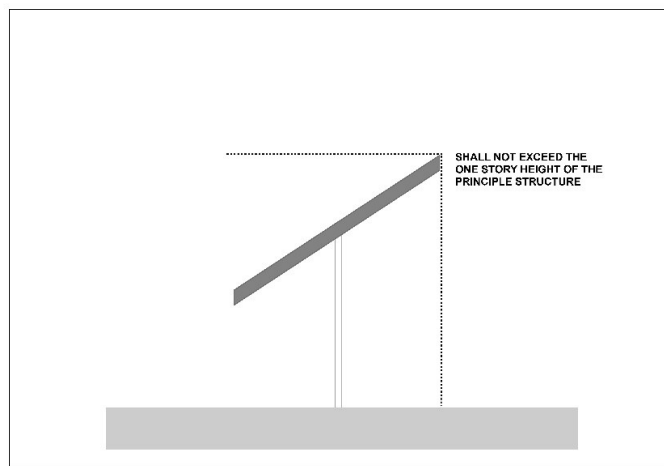
- drained, mud-free pad for accommodating trailers and campers. A maximum of 10 campsites per acre is permitted.
- d. Parking shall be provided within the campsite and shall provide a clean, mud-free and well-drained area.
 - e. No on-street parking shall be permitted within the campsite
 - f. Off-street parking spaces for at least 2 motor vehicles for each camping site shall be provided
 - g. Emergency ingress and egress to all campsites shall be maintained at all times. An operator/applicant shall permit representatives of the Police Department, Fire Chief, Zoning Enforcement Officer or other Township departments or agencies to inspect the premises of the campground on an ongoing basis for the purposes of ensuring compliance with the law.
 - h. In addition to compliance with the standards set forth in this chapter, the Township Supervisors may make additional requirements as deemed necessary to protect the health, safety, morals and general welfare of the public. Such additional requirements shall be included in the plan for the campground and shall be complied with prior to issuance or renewal of a permit.

4.415 Small Solar Energy Facilities – shall be permitted; provided that the following conditions are met.

- a. Small Solar Energy Facilities shall primarily supply power to a principle on-site structure or use.
- b. Roof mounted facilities shall fit securely and shall not extend beyond the highest point of the roof area to which it is mounted. Facilities shall also not extend beyond the side or lower edge of a roof to which it is mounted.
- c. Facilities mounted on a sloped roof that faces the front yard of a lot shall be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of 18 inches between the roof and highest edge or surface of the facility.



- d. The surface area for a ground mounted facility plus the surface area for the principal structure shall not exceed the maximum coverage requirements established for the underlying district.
- e. Ground mounted facilities, including all required support equipment, shall not be located in front yard areas
- f. Ground mounted facilities, including all required support equipment, shall not project into any minimum front, side or rear yard setbacks established for the underlying district.
- g. Ground mounted facilities, including all required support equipment, shall not exceed the one-story height of the principle structure. The highest point of the ground mounted system shall be measured as shown below.



- h. Ground mounted facilities, including all required support equipment, shall not exceed 10,000-sf.
- i. All mechanical equipment serving Solar Facilities shall be screened from adjacent residentially zoned or used property.
- j. All electrical cabling between the Solar Facilities and the primary structure shall be buried or concealed to the extent practical.

4.416 Large Solar Energy Facilities - Large Solar Energy Facilities are permitted; provided that the following conditions are met.

- a. The minimum lot size for a large solar energy facility is 10 acres. Contiguous lots under the same owner, that together are larger than 10 acres, shall meet this condition.
- b. The maximum height of solar panels is 14 feet. This height shall be measured from the highest point during a panel's full rotation needed to maximize exposure to the sunlight throughout the day. All other associated strictures shall meet the height requirements of the underlying district.

- c. Solar panels and support equipment shall be set back a minimum of 50-feet from all property lines and a minimum of 100-feet from all road right-of-ways and a minimum of 150-feet from residential properties or uses.
- d. The surface area for a ground mounted facility plus the surface area for the principal structure shall not exceed the maximum coverage requirements established for the underlying district.
- e. Security fencing of at least 8-feet is required around the entire solar facility, inside the perimeter of any screening.
- f. The perimeter of the project areas, including all solar panels and associated equipment, shall be screened from adjacent residential and commercial properties, uses and roadways.
- g. The facilities shall not generate noise which exceeds fifty-five (55) decibels (dBA) nor ten (10) dBA above ambient noise in any one hour, whichever is higher. Noise is measured from the property line of all neighboring properties with a habitable structure.
- h. Lighting is limited to the minimum necessary and shall not project onto any adjacent property.
- i. All electrical cabling between the Solar Facilities and the utility system connection shall be buried or concealed to the extent practical.
- j. Glare from the Solar facility determined to be nuisance to adjacent properties or roadways shall be prohibited. The Solar facility owners shall remediate any nuisance glare claims within six (6) months of being notified.
- k. In addition to providing descriptions and documentation to show compliance with the above Conditions, the owner shall provide information on Project rationale; **siting considerations**; Mitigation of environmental and wildlife habitat impacts; Intended route for connecting to the utility network; Alternative locations for supporting mechanical equipment, Legal agreements between the Solar facility operators and the property owner, written confirmation that the public utility has been informed of the project's intent to connect to the utility system.
- l. The Granville Township Supervisors may attach additional conditions in its approval of conditional use and land development plan.

4.417 Bee Keeping - Honey bee apiaries are permitted as an accessory use to a primary uses when in compliance with the Pennsylvania Bee Law (3 Pa.C.S.A. § 2101 et seq., as amended) and subject to the following regulations:

- a. No beekeepers may own or maintain an apiary within the municipality without first registering and maintaining a current permit for all apiaries with the Department as required by the Pennsylvania Bee Law, 3 Pa. C.S.A. § 2101 et seq., as amended.
- b. A beekeeper owning or maintaining an apiary in the municipality shall promptly notify the Code Enforcement Officer or appropriate office without unnecessary delay, and in no event longer than 72 hours, if the Department revokes said apiary registration or if said registration has lapsed.
- c. No beekeeper shall own or maintain an apiary within the municipality without first obtaining a registration permit from the municipality. An application for a

- one-time registration permit shall be made in writing and upon supplied form or in such format as established by the municipality. The application shall be accompanied by a lot plan that includes the size of the lot, the location and number of hives, the location of the water source, the distance of the hives from any property lines, and, if required, the location of any flyway barriers. The issuance of a permit shall not obviate the necessity for compliance with all other municipal ordinances.
- d. Written evidence that the applicant has completed a beekeeping educational course/program with a minimum of 8 hours of instructions or has a letter of validation from an officer of the PA State Beekeepers Association, an officer of a local bee club or a certified Master Beekeeper.
 - e. Beekeepers that wish to own or maintain an apiary on property that they do not own must include written permission from the property owner or landlord that explicitly indicates that the beekeeper has permission to own or maintain an apiary on the subject property. Such written permission shall be supplied to the municipality as part of the beekeeping registration application
 - f. Hive Location and Density - Location of hives must comply with the following criteria:
 - a) For a property with a minimum of 2,000 square feet of lot area, a beekeeper is permitted to keep two hives. For each additional 2,000 square feet of lot area, the beekeeper is permitted two additional hives
 - b) Hives shall not be located within 50 feet of any side or rear property
 - c) Hives shall not be located within a front yard.
 - d) Hives shall not be located within 50 feet of a pre-existing swimming pool or a pre-existing kenneled animal.
 - e) Apiaries are not permitted within 50 feet any buildings located on adjacent properties.
 - f) Granville Township strongly recommends seeking expert advice from the Pennsylvania State Beekeepers Association, The Penn State Center for Pollination Research, The Pennsylvania Department of Agriculture, local beekeeping associations, universities and colleges with an apiary program in order to determine optimal hive densities

4.418 Billboards - Billboards shall be permitted as a special exception; provided:

- a. Billboards may be considered as an accessory to another business or farm upon the same property.
- b. No Billboard, as defined by his ordinance, may be placed within six hundred (600) feet of another Billboard. .
- c. Such signs shall not be placed within two hundred fifty (250) feet of any residence, church, public or accredited private school, or any area zoned Residential.
- d. Such signs shall not be placed at any road intersection, or at a curve or at any place where vehicular line-of-sight could be partially or completely obstructed. The applicant shall show sufficient sight distance is preserved.

- e. A single face billboard may have advertising content on only one side. A multiple face billboard may have advertising content on both sides, in order to be visible from traffic in both directions.
- f. The lighting of new or relighting of existing billboards and signs, whether from an internal or external lighting source, shall require a Building Permit, which shall be granted only when the Township is satisfied that excessive illumination, light pollution, glare and light trespass have been adequately mitigated, and shall be subject to the following requirements:
- g. Externally-illuminated billboards and signs shall have luminaires mounted at the top of the billboard or sign and aimed downward. The luminaires shall be designed, fitted and aimed to shield the lamp and its reflective surfaces from direct off-site view and to place the light output onto and not beyond the sign or billboard. Lighting shall be by linear fluorescent unless it can be demonstrated to the satisfaction of the Township that equal or superior results with respect to glare, light trespass and light pollution control can be achieved with an alternative source.
- h. Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.
- i. Channel letter signs shall have dimming capability to allow adjustment of sign brightness when required by the Municipality to accommodate local ambient conditions.
- j. Illumination of billboards shall not be permitted if visible from a residential use within 400' of its location.
- k. Billboards shall not resemble or simulate any warning or danger signal or any official traffic control device, sign or light.
- l. Off-premises billboards and signs shall be extinguished automatically by a programmable controller, with astronomical and semiannual time-change control and spring or battery power-outage reset, by no later than 11:00 each evening until dawn, except that signs for establishments (not companies) that operate or remain open past 11:00 p.m. may remain lighted no later than ½ hour past the time of the close of the establishment.
- m. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
- n. LED electronic/digital billboard and sign lighting shall only be permitted in commercial and industrial districts, shall not be allowed to operate between 11:00 p.m. and dawn when located where the sign face or its light output is visible from a residential district or use. On limited access highways, sign shall not be located within 1,000 feet of an approaching interchange or traffic-merging lanes. Except for time and weather signs, digital message shall not be permitted to change more than once each 60 seconds. From 30 minutes after sunset to 30 minutes before sunrise, the LED output shall be automatically reduced to a level that does not exceed 100 nits. Where located in an area with existing high-ambient light levels but not visible from a residential use, a sign-face brightness not exceeding 200 nits may be permitted. The sign or billboard

nighttime light output shall be capable of being further dimmed if municipality so requires when the lighting is judged to create a nuisance or hazard.

- o. The use of highly reflective signage that creates nuisance glare or a safety hazard shall not be permitted.

4.419 Cemeteries – Cemeteries may be permitted by the Zoning Hearing Board as a “Special Exception” use in the A/R Zoning District, provided that such uses are licensed by the Commonwealth of Pennsylvania. No burial plot shall be permitted in areas which are located in the 100-year floodplain as set forth in the Township Floodplain Ordinance, or in areas where the cemetery may be contaminating private wells or water supplies. All burial plots shall be located at least 50 feet from all property lines.

4.420 Condominiums –

Conversion of existing Residential units into condominium ownership or creation of new condominium style housing units shall be considered a new land use. Condominiums shall be permitted as a Conditional Use in all districts provided that the following conditions are met:

- a. The entire group footprint of Condominium style housing units and/or lots that contain them shall comply with the minimum lot size and setback requirements in the underlying District and shall comply with all applicable zoning requirements; furthermore, each unit of occupancy shall be a separate unit of occupancy.
- b. Required Parking, for a residential unit, as established in this Ordinance, shall be provided for each unit.
- c. Common facilities shall be controlled with condominium agreements. Such agreements shall be approved by the Township Solicitor and be in conformance with the Uniform Condominium Act of 1980. All land and facilities shall be held as “common element.”
- d. Condominium declarations shall be submitted to and approved by the Township prior to issuance of any zoning permit for a building or lot in condominium ownership, and after such approval, shall be filed with Mifflin County and the Township.
- e. Condominium declarations shall be in accordance with the provisions of the Pennsylvania Uniform Condominium Act of 1980, as amended.
- f. In the case of a building in condominium ownership situated on a single parcel of land, condominium units may be owned in a condominium arrangement, without each condominium unit needing to meet the minimum dimensional requirements (such as lot size and setbacks).
- g. The collective building, shall meet all minimum dimensional requirements, including, but not limited to, coverage, minimum lot size and setbacks, of the applicable zoning district shall apply to the entire building as it is situated on the entire parcel, and shall not be applied to each unit condominium unit.
- h. Where twin dwellings, rowhouses or townhouses are constructed on one lot rather than individual fee-simple lots, such as in a condominium form of ownership, the minimum lot width requirement shall apply to the building width of each unit.

4.500 Off Street Parking and Loading Requirements–

- a. Spaces Required – The number of off-street parking spaces required is set forth below. Handicapped accessible parking spaces, as may be required by applicable State and Federal laws and regulations, are not to be counted in meeting the minimum number of parking spaces required by this Part.

<i>Parking by User Group</i>	<i>Parking Spaces Required</i>
Public Facilities	
Churches, Theaters, Museums, Libraries Auditoriums and Other Places of Assembly	1 parking space for every 3 seats or 50 gross sq. ft, whichever is greater.
Public School	1 for every five students.
Charitable, Religious or Public Hospital	1 parking space for each 1.5 patient beds.
Convalescent Home, Nursing or Group Home	1 parking space for each 3 patient beds.
Funeral Home	1 for every four chapel seats plus 1 for every 2 employees, plus one for every sq. ft. of aggregate floor area in viewing rooms or parlors.
Private, Nonprofit School	1 parking space for every five classroom seats.
Nonprofit Charitable or Religious Institution, or A Municipal or Public Institution	1 for every 200 gross sq. ft.
Commercial and Other Schools	1 for every 5 classroom seats
Recreation & Open Space Uses	
Playground or Municipal Recreation Park, or an Electric Substation or Telephone Exchange	1 for every three of total capacity.
Agriculture, Forestry Uses	1 per employee
Outdoor Recreation	1 per 2 potential peak day uses or 1 for every 3 persons of total capacity, whichever is greater.
Indoor Recreation	1 for every 3 persons of total capacity or 1 for every 200 sq. ft whichever is greater.
Residential	
Single Family House	2 spaces
Multi or Two-Family House or Apartment House	2 for each dwelling unit.
Conventional Residential Dwelling Units	2 per dwelling unit
Residential Care Facility for The Elderly	1 per dwelling unit, plus 1 for 2 employees
Residential Retirement Complex	2 per dwelling unit
New Dwelling Units Created by Approved Conversions	1 per dwelling unit
Home Occupations	See Section 4.402
Eating and Drinking Establishments	
Restaurants and Dining Facilities	1 for every 3 seats or 1 per 100 gross sq. ft whichever is greater
Nightclubs, Taverns, Bars, Cocktail Rooms	1 for every 2 seats
Private Clubs, Social Halls and Lodges	1 for every 200 gross sq. ft.

<i>Parking by User Group</i>	<i>Parking Spaces Required</i>
Lodging	
House Trailer or Mobile Home Park	2 for each house trailer or mobile home lot.
Boarding House or Rooming House	1 for each rooming unit and 1 for the owner or operator if residing on the premises.
Motels, Hotels and Inns	4 for every 3 sleeping rooms
Bed and Breakfast Homestead	1 per rental bedroom, plus 2 for the residents
Rooming Houses and Dormitories	1 for every bed
Campgrounds and Trailer Camps	2 for every campsite, cabin or trailer space
Commercial	
Shopping Centers	5 for every 1000 sq. ft. of net retail sales area
Retail, Services and Commercial Entertainment	1 for every 200 gross sq. ft.
Banks and Financial Institutions	1 for every 200 gross sq. ft. plus 1 for each 100 gross sq. ft. used to serve customers
Offices and Office Buildings	1 for every 200 gross sq. ft.
Gasoline Service Stations	1 for each 150 gross sq. ft.
Auto Rentals or Sales	1 for each 100 gross sq. ft.
Funeral Homes	1 for each 4 chapel seats plus 1 for every 2 employees, plus 1 for every sq. ft of aggregate floor area in viewing rooms or parlors
Bowling Alleys	5 for each alley
Limited Commercial	As per PennDOT Publication according to the intended limited commercial use.
Private Club or Lodge	1 for each 200 sq. ft of floor space used for dining rooms, game rooms, lounges, meeting or assembly rooms.
Public Garage, Service Station, Repair Garage or Automobile Sales Room	1 for every 100 gross sq. ft.
Service Echelon Establishment	1 for every 200 gross sq. ft
Kennel or Animal Hospital	3 for every doctor, plus one for every other 2 employees.
Mixed Occupancy Dwelling	shall be the cumulative spaces required for the uses of the dwelling
Manufacturing and Wholesale or Warehouse Establishments	1 for each 3 employees plus 1 for each 1000 gross sq. ft., but not less than 25% of the total floor area.
Medical and Related Facilities	
Medical, Dental and Veterinarian Offices & Clinics	3 for every doctor, dentist or professional person, plus 1 for every other 2 employees

- b. Location of Off-Street Parking Spaces – the required location of off-street parking spaces is set forth below.
1. Shall be provided on the same lot with the principal building or principal use or may be provided by a private garage on the lot or other like accessory building on the lot.
 2. On a private parking lot in a C – Commercial District or I – Industrial/Manufacturing District and owned by the owner or operator of the principal building or use, or on a private parking lot in a C – Commercial District or in an I – Industrial/Manufacturing District and leased by such owner or operator for a period of not less than 10 years, and a substantial portion of which private parking lot is within 800 feet, by the most direct walking route of the lot line of the lot containing the principal building or the principal use; or
 3. In the case of a single-family house, two family house, boarding or rooming house, apartment house, multi family house or a mixed occupancy dwelling which resembles one of the foregoing, at a community garage a substantial portion of which is within 800 feet, by the most direct walking route, of the lot line of the lot containing the principal building or principal use.
- c. Exception – If in the opinion of the Zoning Officer and the Road Foreman the physical circumstances or condition of the lot (such as the topography, slope or drainage of the lot or the irregularity, narrowness or shallowness of the lot in size or shape) preclude the safe design, construction, maintenance of off street parking spaces, maneuvering areas or means of access, or make the same impractical, the requirement that all the off street parking spaces are to be provided on the same lot with the principal building or principal use may be modified or waived by the Zoning Officer to the extent that It can be shown (upon such evidence as the Zoning Officer deems sufficient) that off street parking spaces can be provided:
1. On a private parking lot owned by the owner or operator of the principal building or use, or on a private parking lot leased by such owner or operator for a period of not less than ten years, and a substantial portion of which is within 450 feet, by the most direct walking route, of the lot line of the lot containing the principal building or principal use;
 2. On a free municipal parking lot, a substantial portion of which is within 450 feet, by the most direct walking route, of the lot line of the lot containing the principal building or the principal use; or
 3. In the case of a single-family house, two family house boarding or rooming house or multi-family house, at a community garage a substantial portion of which is within 450 feet, by the most direct walking route, of the lot line of the lot containing the principal building or the principal use.

d. Off Street Loading –

1. Spaces Required – Every commercial, industrial, resort or other building which requires the receipt or distribution by vehicles or materials or merchandise shall provide one off street loading space for each 10,000 square feet of gross building ground floor area or part thereof, and each space shall be at least 400 square feet in area.
2. Location of Off-Street Loading Spaces – The off-street loading and unloading spaces shall be provided on the same lot with the principal building or principal use.
3. Posting – Each off-street loading and unloading space shall be posted with the sign “Loading Area”. A loading space shall not be used for off street parking or storage.

ARTICLE 5 – SUPPLEMENTARY REGULATIONS

5.100 PERMITTED VARIATIONS FROM REQUIRED AREAS

5.101 Existing Nonconforming Uses, Structures and Lots –

Within Granville Township there exists lots, structures and uses of which were created before enactment of zoning in Granville Township, but which are prohibited, regulated or restricted under the terms of the Granville Township Zoning Ordinance. It is the intent of Granville Township to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, unless all applicable provisions of this chapter pertaining to setbacks, parking and utilities, where applicable, are complied with.

- a. Nonconforming Lot - Any nonconforming lot of record existing as of the effective date of this Ordinance and held in separate ownership different from the ownership of adjoining lots may be developed in accordance with the requirements of the zoning district of the lot of record.
 1. In any district where a vacant nonconforming lot exists, a structure not exceeding two stories in height may be constructed on it. In such cases, the front, side and rear yards may be reduced up to one-third (1/3) of the district requirement. The minimal encroachment on the setbacks established for conforming lots in each district shall be allowed. Prior to development of any such nonconforming lot which is not served with private or public water or sewer facilities, the owner shall provide an adequate on-lot or alternate facility which complies with the Department of Environmental Protection (DEP) and Township regulations.
 2. Where two or more adjacent lots of record with continuous frontage each have less than the required area and/or lot width and are held by one owner, the lots shall be considered to be an undivided lot for the purpose of complying with this Article. No division of any lot shall be made which does not comply with the requirements of this Article. Any change in lot lines necessary to meet the minimum requirements of this Article shall constitute a revision to the recorded plan.
 3. Permitted Accessory structures shall be located to the rear of the permitted principal structure and may be permitted in the rear yard, provided they are no closer than 10 feet from the rear lot line and are not located on any easements or rights-of-way.

- b. Nonconforming Use- Where, at the effective date of this Ordinance, a lawful use of a lot or structure exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be sold or otherwise transferred to other owners and may be continued as long as the use conforms to all other applicable regulations of the Township, County, Commonwealth and federal government and the provisions of this article governing nonconforming uses, structures and lots.
 - 1. A nonconforming use shall not be changed unless to a conforming use. When a nonconforming use is changed to a conforming use, the use thereafter shall not be changed to a nonconforming use.
 - 2. A nonconforming use shall not be moved in whole or in part, to any portion of the lot or parcel other than that occupied at the time of enactment of this Ordinance.
 - 3. Any structure which houses a nonconforming use which is damaged by fire, flood, explosion or other casualty may be reconstructed and used as before if such reconstruction is initiated and completed within one (1) year of such casualty and if the restored structure has no greater impervious surface coverage and no greater cubic volume than before such casualty.
 - 4. A nonconforming use of a structure that has been abandoned or discontinued for a period of 12-months shall not thereafter be returned to a nonconforming use.

- c. Nonconforming Structures- Where, at the effective date of adoption or amendment of this Ordinance, a lawful structure exists that is made no longer permissible by the terms of this chapter as enacted and amended, such structure may be sold or otherwise transferred to other owners and may continue to exist as long as the use structure conforms to all other applicable regulations of the Township, County, Commonwealth and Federal Government and the provisions of this article governing nonconforming uses, structures and lots.
 - 1. The expansion of the structure, as measured in square feet, cannot increase the footprint of the original structure by more than 25%. The expansion cannot increase the already existing nonconformity. The structure may be enlarged by right along the building lines of the existing nonconformity when all applicable requirements of this Ordinance are met.
 - 2. Any nonconforming structure which has been partially or completely damaged or destroyed by fire or other accident may be rebuilt or repaired on its existing foundation even though such foundation may violate the setback requirements for the zoning district in which the structure is

located, provided that the repair or reconstruction and re-occupancy of the structure is initiated and completed within one (1) year of the date of such casualty.

3. Should a nonconforming structure be moved for any reason for any distance, it shall thereafter conform to the requirements of the zoning district in which it is located.

5.102 Permitted Decrease of Front Yard –

Where in any residential district more than 50% of the residential frontage of any block has been improved as of the effective date of this Ordinance, with buildings having front yards of a depth less than that required in that particular district, the depth of a front yard for a proposed building in that block may be decreased to a depth not less than the average of the front yard depth of the existing buildings in the block.

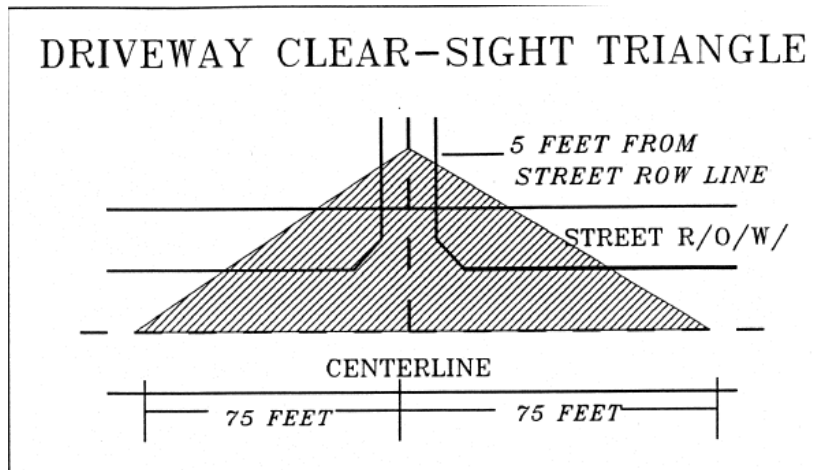
5.103 Yard & Open Space Encroachments by Buildings, Structures & Other Features –

Every part of a required front yard, side yard and rear yard from their lowest points upward, and every part of a required open space from its lowest point upward, shall be open and unobstructed by any building or structure or part thereof, except as follows:

1. Cornices, eaves, gutters, chimneys and flues may project not more than 18 inches over or into any required yard or required open space.
2. Bay windows which do not extend through more than one story and do not obstruct pedestrian passage to or through any yard or open space, or from one yard or open space to another, may project not more than five feet over or into any required yard or required open space.
3. Open steps from exit doorways to the outdoors which do not obstruct pedestrian passage to or through any yard or open space, or from one yard or open space to another, may project not more than 10 feet into any required yard or required open space.
4. Open porches, balconies, decks or terraces which do not extend through more than one story and are located at ground level, and which do not obstruct pedestrian passage to or through any yard or open space or from one yard or open space to another, may project not more than 10 feet into any required yard or required open space.
5. In a residential district, an accessory building may be located in one side yard if the maximum building area will not thereby be exceeded and if the accessory building is completely detached from the principal

building and is located at least 10 feet back of the rear line of the principal building projected to the side lines of the lot. However, in the case of a side yard along a street, no accessory building shall be located in that side yard. In the case of a side yard along an alley, an accessory building may be located in that side yard, but the accessory building shall be located at least five feet from the sideline of the lot.

6. In a residential district, an accessory building may be located in a rear yard if the maximum building area will not thereby be exceeded and if the accessory building is completely detached from the principal building and is located at least 10 feet back of the rear line of the principal building projected to the side lines of the lot. In the case of a rear yard along an alley, the accessory building shall be located at least five feet from the rear line of the lot.
7. Walks, steps for negotiating ground slopes, retaining walls, fences, walls for privacy or screening, paved terraces or patios, structures used for gardening, ornamental or recreational purposes, hedgerows, shrubs, trees and plantings, vehicle access drives and vehicle maneuvering areas, and other like structures, services or features which are customarily incidental to the principal building or principal use are permitted in yards and open spaces, except that:
 - a. No fence or wall (other than a retaining wall) shall be more than six feet in height above the ground level.
 - b. No sign, fence, wall (other than a retaining wall), hedgerow or other closely erected structure or closely grown planting, more than three feet in height shall be located within the direct access or open space.
 - c. On a corner lot in a residential district and at the intersection of two streets, no sign, fence, wall, hedgerow or other structure, planting or feature more than three feet in height shall be located within the triangular area on the lot formed by the intersecting street lines and a straight line drawn between the street lines at points which are six feet distant from the point of intersection, measured along the street lines.
 - d. Access drives shall be located so as to provide adequate sight distances at intersections with streets.



5.104 Yard & Open Space Encroachments by Off Street Parking Spaces –

1. Residential Districts – In residential districts, no off-street parking space shall be located within five feet of the street line and only the minimum number of off street parking spaces which are required by this ordinance for a particular building or use, plus one additional space may be located in the front yard. No off-street parking space shall be located within five feet of the side lines of the lot, or within five feet of the rear line of the lot. No off-street parking space shall be located within the direct access, open space required. No off-street parking space shall be located so as to obstruct pedestrian passage from the exit doorways to the outdoors or pedestrian passage to or through any yard or open space, or from one yard or open space to another.

2. Commercial Districts and Industrial/Manufacturing Districts – In commercial districts and in industrial/manufacturing districts, no off-street parking space shall be located within five feet of the street line. Any number of off-street parking spaces may be located in the front yard. However, no off-street parking space shall be located within the direct access, open space required. No off-street parking space shall be located so as to obstruct pedestrian passage from exit doorways to the outdoors or pedestrian passage to or through any yard or open space, or from one yard or open space to another.

3. – In commercial districts and in industrial/manufacturing districts, no off-street parking space shall be located within five feet of the street line. Any number of off-street parking spaces may be located in the front yard. However, no off-street parking space shall be located within the direct access, open space required. No off-street parking space shall be located so as to obstruct pedestrian passage from exit doorways to the outdoors or pedestrian passage to or through any yard or open space, or from one yard or open space to another.

5.105 Off Street Parking Space and Off-Street Loading Spaces: Design Standards and Change in Requirements –

1. Design Standards – Each off-street parking space shall be not less than 8 feet in width and 18 feet in length. Each off-street loading and unloading space shall not be less than 14 feet in width and 55 feet in length and 12 feet in height. All off street parking spaces and all off street loading and unloading spaces shall be designed with appropriate means of vehicular access to a street or alley and with adequate maneuvering areas. Each space and each stone or concrete surface shall be excavated or graded so as to provide proper drainage from surface water away from adjoining property; and shall have such guards or other barriers as the Road Foreman or Township Engineer in his/her opinion may determine necessary to protect persons or property. No curb cut or driveway opening shall be made unless the cut or opening is approved in accordance with other applicable ordinances. If lighting is provided, it shall be arranged so that there will be no unreasonably annoying glare to the occupants of adjacent property.
2. Change in Requirements – If there is a change
 - a. in the use of a building or lot,
 - b. in the number of dwelling units, boarding or rooming units, employees, members, guests or visitors or other unit of measurement on the basis of which the off-street parking spaces or off street loading or unloading spaces required by the ordinance were determined, or
 - c. in the parking – generating factors taken into account by the Zoning Officer if the number of off-street parking spaces was left to his/her decision,

and if such change creates a need for an increase of more than 15% in the number of off street parking spaces required by this ordinance or more than 15% in the number of off street loading or unloading spaces required by this ordinance, the additional off street parking spaces or the additional off street loading and unloading shall be provided at the time of development, and if any structure is increased more than 50% a land development plan must be submitted and approved.

5.200 Signs -

5.201 Scope & Applicability-

- a. Signs may be erected, altered, maintained, used, removed or moved only in compliance with the provisions of this Section and with any other applicable

Township regulations.

- b. A zoning permit shall be required prior to the erection or alteration of any such sign, except that changes in the copy of any sign or official governmental signs shall not require such a permit.
- c. Any existing signs which do not conform with the provisions of this Section shall not be altered or enlarged unless approved by Special Exception.

5.202 General Sign Regulations –

- a. No sign shall be erected which states that a property may be used for any purpose not permitted by this Zoning Ordinance.
- b. Signs referring to a use or product no longer in existence or available shall be removed within six months after cessation of the original use.
- c. No sign shall be located or used in a manner that interferes with traffic on a street by causing glare, an obstruction to vision or by causing confusion with traffic control devices.
- d. Illuminated signs adjoining or visible from nearby residential area shall be shielded to protect adverse effects or nuisances upon nearby dwellings.
- e. No part of any sign, except an official government sign, shall be located within the official right-of-way of any street or alley, unless specifically permitted by the Board of Supervisors and/or the Department of Transportation.
- f. Every sign shall be constructed of durable materials and shall be kept in good condition and repair.
- g. Flashing and moving signs shall not be permitted in any zoning district.

5.203 Location, Height & Projection of Signs –

- a. Location of Signs – Unless otherwise provided for herein, all signs may be located in any required yard area and may be free standing or attached to a building or other permanent feature on the site, excluding fences located closer than five feet to any side yard property lines.
- b. Height Limitations – Signs shall not exceed the following height limitations:

1. Signs accessory to uses located in R and A/R Zoning Districts shall not exceed ten feet in height.
2. Signs accessory to uses located in C-H or I Zoning Districts shall not exceed 35 feet in height.
3. No sign shall be attached to a building in a manner which allows it to exceed the roof height of a building.

c. Projection of Signs –

1. No sign erected or replaced after the effective date of this Ordinance shall project more than one foot over a public sidewalk or street right-of-way, unless specifically approved by the Supervisors.
2. Signs which project over private areas shall conform with other applicable Township requirements and shall be approved by the Supervisors, but in all cases be at least ten feet above the level of any area used for pedestrian or vehicular traffic.
3. Signs attached parallel to the building which project more than 12 inches from the face of the building shall be at least eight feet above the ground level.
4. The owners of all signs and awnings which project over any public right-of-way shall provide insurance in an amount specified by the Township sufficient to hold the Township harmless in the event of any damage to life or property caused by such a sign in the public right-of-way.

5.204 Types of Signs Permitted in Zoning Districts –

The size and type of signs permitted in the various zoning districts are set forth below:

- a. The following signs are permitted in the R and A/R Zoning Districts:
 1. A simple Name Plate Sign containing the name, address, professional or home occupation activity of the occupant of the premises is permitted. Such sign shall not be illuminated or be constructed of highly reflective materials and shall not exceed one square foot in area. Such signs shall be attached to the building to which they pertain.
 2. A single Identification Sign or Bulletin Board, not exceeding 12 square feet in area is permitted, in connection with any church, school, college, hospital, institution, park, playground or other similar public or semi-

public use. Such signs may be attached to the building to which they pertain and shall not be located within five feet of all lot lines if they are free standing.

3. A single Identification Sign attached to the building to which it pertains and not exceeding 10 square feet in area is permitted for any legally existing nonconforming use.
 4. Any Business or Identification Sign applicable to an approved Special Exception or Conditional Use, not exceeding 20 square feet in area which is specifically approved by the Board of Supervisors.
 5. In the A/R District signs required for the conduct of agricultural activities or related uses, including Business Identification Signs for home-based businesses shall be permitted. Such signs shall not exceed 20 square feet and shall be limited to only one sign for each home-based business.
- a. The following signs are permitted in the C and I Zoning Districts:
1. Business or Identification Signs are permitted which direct attention to a business, profession, product, service, activity, use or entertainment sold or offered on the premises where such a sign is located. The total area of such a sign(s) shall not exceed ten percent of the surface of the building façade, or of the wall area which the sign is mounted or to which the sign pertains, except as provided in Section 5.204 below.
 2. A single Identification Sign or Bulletin Board, not exceeding 24 square feet in area is permitted in connection with any church, school, college, hospital, institution, park, playground or other similar public or semi-public use.
 3. A single Identification Sign, not exceeding 24 square feet in area permitted for any legally existing nonconforming use.
 4. Advertising Signs and Billboards which direct attention to a business product, service, activity, use or entertainment not conducted, sold or offered upon the premises where such a sign is located. Advertising signs shall not be closer to each other than 100 feet.
- b. Maximum Size of Signs in C and I Zoning Districts – The total square foot area of all signs located on any single parcel under the provisions of Section 5.204 above shall not exceed two square feet for every lineal foot of lot width having frontage on a public street, provided that on corner lots only the longest dimension may be used.

- c. Sign Plaza – A “Sign Plaza” may be created by a group of commercial and/or industrial establishments for the purpose of providing an attractive landscaped area where various signs may be grouped together for the benefit and convenience of the public and to provide an integrated directory of information about these establishments. The total square foot area of all signs for these establishments, including those to be located in the Sign Plaza shall not exceed the maximum combined size of signs for all participating businesses as established in Section c above.

5.205 Design of Signs

Wherever possible the applicant for any sign shall consider the following design principles for the purpose of establishing a coherent and attractive visual appearance for the area in which the sign is located.

- a. The height, size and general appearance of signs shall be consistent in appearance and shall be uniform, height and layout and harmonious with other adjoining signs located within 300 feet of the parcel.
- b. Signs shall be visible from the street to both pedestrians and vehicular passenger(s).
- c. Signs shall not be designed to block the visibility of other adjoining signs and wherever possible shall be attached flat or parallel to the building to which they pertain and shall not project out more than 12 inches from the face of the building.
- d. Free-standing signs shall be setback from the property lines and shall be consistent and harmonious with the size of the structure to which they pertain and shall not detract from the visibility or appearance of any adjoining structures.
- e. Advertising signs and billboards shall not dominate the view of the structures located within 500 feet of such signs.

5.206 Prohibited Signs – The following signs are prohibited in all districts:

- a. Signs which in any way simulate official government signs that are not directly concerned with the protection of public health and safety.
- b. Banners, spinners, flags, pennants or any moving objects used for commercial advertising purposes whether containing a message or not may be permitted only for temporary time period not exceeding 60 days, except that they are completely prohibited in the R Zoning District.

- c. Flashing, blinking, twinkling signs not including signs that alternately display the time and temperature.

5.207 Temporary Signs –

Temporary signs not exceeding six square feet for the sale or rental of individual properties, and not exceeding 24 square feet for identifying residential developments, developers, contractors and/or realtors are permitted in all districts while property is under construction or offered for sale or rental. Such signs shall be removed within ten days of the date of the final sale or rental of the property.

5.300 TEMPORARY USES

5.301 Special Events or Activities – A Special Event Permit must be submitted to the Township and approved by the Township Zoning Officer in order to conduct a special event in accordance the Township Zoning Code. A Special Event Permit shall be submitted to the Township at least 30 business days and not more than 180 business days before the date and time at which the event is proposed to commence. Any applicant may submit a Zoning Application for the purpose of requesting permission to undertake or conduct a special event, activity or use (hereinafter referred to as a “Temporary Use”) that shall be temporary in nature. Such a Temporary Use shall exist for a period of time not to exceed one year. Said application shall be submitted and reviewed and approved by the Township Zoning Officer and the Temporary Use shall be clearly related to the requirements for Permitted Uses set for in this Ordinance.

Such application shall clearly set forth the following:

- a. The permit application shall be on a form provided by the Township and shall be submitted with all required information and documentation, including a permit fee in accordance with a schedule of fees adopted by resolution by the Board of Supervisors from time to time, at least 30 days prior to the scheduled date of the special event.
- b. The exact purpose, nature and location of the proposed Temporary Use, including all private and public lands and right-of-way(s) involved.
- c. The relationship of the Temporary Use to other uses permitted in the Zoning District.
- d. The number of employees, spectators, participants or other persons or agencies, equipment or other paraphernalia to be involved or used in such Temporary Use.

- e. Accessory use. The special event shall be an accessory use to the principal use conducted on the property or in the residential district wherein the special event is proposed. It is not the purpose or intent of this subsection to create or provide opportunities for uses or activities in residential zoning districts which generally would not be permitted to be conducted in a residential zoning district as an accessory use
- f. The permittee shall, in addition to any other conditions placed on a permit, also be subject to such rules and regulations of the Township, as may be promulgated by the Board of Supervisors from time to time by resolution
- g. Safety. Safe egress and ingress to the special event shall be provided and maintained at all times during the special event, which shall include, at a minimum, adequate provisions to allow residents and emergency equipment to enter and exit safely for the duration of the special event
- h. Cleanup. All items used for the special event shall be removed within 24 hours of the end of the special event. The property shall be kept reasonably clean at all times during the event.
- i. The special event may commence at 7:00 a.m. and shall end by 11:00 p.m., provided that amplified sound shall not be used prior to 9:00 a.m. nor after 9:00 p.m.
- j. Evidence that the Township will be held harmless for any unforeseen adverse consequences resulting from such Temporary Use and evidence of the availability of sufficient insurance coverage.
- k. The length of time for which the Temporary Use permit is requested.
- l. Any special requirements, hardships, conditions to be imposed on the Township, or its residents or to other uses which may be affected by the Temporary Use.

In addition to costs otherwise set forth in this chapter or in the regulations, the Township shall also charge special event sponsors for all services specifically requested in writing by such sponsor, including but not limited to requests for public safety or public works personnel and/or for the use of Township equipment.

Where the presence of emergency medical services is necessary, requested or utilized, the Chief of Police, in consultation with the Fire Chief, shall have full authority to require an event sponsor to employ such number of uniformed paramedics as may be designated by the Chief of Police.

All sponsors of special events and the Township shall work in good faith to obtain an estimate of the total cost recovery amount at least 10 days before the special event is to begin. Payment in full of this estimated cost recovery amount must be made to the Township at least four days before the special event is to begin, or the permit will not be issued or will be revoked if already issued. No more than 60 days after the conclusion of the special event, the Township shall issue an invoice or a refund for the difference between the estimate and the actual cost recovery.

The Zoning Officer, Manager and/or Chief of Police and/or Fire Chief shall have the authority to revoke an event permit instantly upon violation of the conditions or standards for issuance as set forth in this chapter.

5.302 Excavation and Fill Material

- a. Operations Subject to State Regulation- All quarry or other non-coal mining operations are considered Conditional Uses under this Ordinance. Such Uses which are subject to State law, or to the regulations of PA DEP shall require necessary permit(s) from the appropriate State Agency. Particular reference is made to the Commonwealth of Pennsylvania “Non-Coal Surface mining Conservation and Reclamation Act 1984-219:m as it may be amended and to other requirements relating to the operation of sanitary landfill areas and to the preservation of water quality in the Commonwealth as administered by the PA Dept. of Environmental Protection.

All excavations or placement of fill in “wetland” areas shall be subject to the requirements of the PA DEP and the Army Corps or Engineers.

Such operations may take place in the Township only in those areas where permitted by this Ordinance and all State and Federal Regulations.

All applications for such operations shall submit a copy of any request for a State Permit to the Zoning Officer, together with any plans required by the State for the reclamation operation of such areas. The Zoning Officer shall also require a Zoning Permit application form be submitted plus any other information required to properly evaluate the application. Approval of any Zoning Permit for an operation that is permitted in the Township shall be conditioned upon the receipt by the operator of any permit required by the State.

The Township may present information to or request a public hearing of PA DEP to be held on such applications for a permit which are submitted to the State.

SITE PLAN REVIEW

5.401 Purpose and Procedure – Site Plan Review and the submission of a Site Plan is required herein for all Special Exception and Conditional Uses, or for any other use requiring such review in accordance with the requirements of Article 4 or other provisions of this Ordinance. The following Site Plan Procedure shall be followed to ensure the safe and efficient movement of traffic, adequate drainage and connection to utilities, compliance with other applicable regulations and to promote the development of an attractive and well planned Township, to enhance sound site planning and to best serve the interests of public health, safety and general welfare and with the objectives of this Ordinance.

5.402 Optional Site Plan Review Procedures – In lieu of submittal of all of the site plan requirements itemized below, the applicant may elect to submit a preliminary sketch site plan, containing lesser information, for unofficial review by the Planning Commission. Such sketch site plan shall be for the purpose of indicating to the Planning Commission the general nature and intent of the proposal which will enable the Commission to present its initial considerations for the purpose of guiding the developer in the preparation of the official Site Plan, in accordance with these Zoning requirements.

The entire purpose of this optional procedure is to facilitate the proper development of the Site Plan, as required herein and to prevent unnecessary expenses associated with the development of the Site Plan. This optional procedure shall be considered to be a convenience for the applicant and shall not constitute an official zoning permit application or submission and shall not convey any benefits or assurances to the applicant which he would not otherwise have had if such an optional site plan were not submitted by the applicant. All such optional plans shall be clearly marked with the words “Preliminary Sketch Plan”.

5.403 Site Plan Requirements- The official Site Plan shall include the following information:

- a. An application for a Use located in a Use Class requiring Site Plan Review, as required by this Ordinance, shall be submitted to the Zoning Officer. The applicant shall also submit five complete sets of site plans certified by a registered engineer, surveyor, or architect.
- b. When a site plan has been officially submitted, it shall be placed on the Planning Commission agenda from review at its next regular meeting, provided the official submission is made ten business days or more before the regular meeting.
- c. Within 45 days after the official submission of a site plan, the Planning Commission shall make a written recommendation to the Zoning Officer, the Zoning Hearing Board or Supervisors, depending on whether the zoning

permit requested is for a Permitted Use, a Special Exception Use or a Conditional Use respectively, on whether the Plan should be approved or disapproved. The written recommendation shall include the underlying findings and reasons affecting the Planning Commission's recommendations.

In making such a recommendation, the Planning Commission may receive advice and review comments from the Township's Engineer or any other competent review authority.

- d. The appropriate body (Zoning Officer, Zoning Hearing Board, Supervisors) shall take action by approving or disapproving the plan either within 45 days after receiving the Planning Commission's written recommendation or within 90 days after the site plan is officially submitted. The Zoning Officer shall inform the applicant in writing of the action taken by the appropriate body and shall issue any applicable permit.
- e. Site plan approval shall neither relieve the applicant from any other provision of this Ordinance nor constitute a recommendation for a variance or other relief that the applicant may seek from the Zoning Hearing Board.
- f. The following information shall be included on the site plan. Any such information which is not considered applicable to the proposed use may be waived by the Zoning Hearing Board or the Zoning Officer.
 1. A statement as to the proposed use of the building or land.
 2. A site layout drawn to scale of not less than one inch equals 100 feet showing the location, dimensions and area of each lot, the location, dimensions and height of proposed buildings, structures, streets, roads and existing buildings in relation to property and street lines. If the application related to property which is scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial development to the proposed layout of the entire property.
 3. The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off street parking, off street loading and unloading and provisions to be made for lighting such areas.
 4. The location, dimensions and arrangements of all open spaces and yards, landscaping, fences and buffer yards, including methods and materials to be employed for screening.
 5. The dimensions. Location and methods of illumination for sign and exterior lighting.

6. The locations and dimensions of sidewalks and all other areas to be devoted to pedestrian use.
7. Sanitary and stormwater facilities and connections. Provisions to be made for treatment and disposal of sewage and industrial wastes, water supply and storm drainage. Submission of a Stormwater Management Plan with supporting calculations shall be required.
8. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes, including the information on total land area, area to be reserved in common open space, density, maximum building coverage, total area to be covered with impervious surfaces and other information which will assist the Commission in determining compliance with this Ordinance.
9. A description of any proposed use in sufficient detail to permit the Commission to determine compliance with the performance and traffic impact requirements .
10. Site topographic contours shall be provided as follows:
 - Two foot intervals on tracts with grades of up to 5%
 - Five foot intervals on tracts with grades exceeding 5%
11. All proposed site grading; drainage provisions; road, driveway and parking lot construction and proposals.
12. A key map showing the entire project and its relation to surrounding properties and existing building thereon.
13. Soils, slopes and floodplain delineation.
14. Certification by a engineer or surveyor.
15. Certification of ownership and acknowledgement of plan by owner or developer.
16. Location of all wetland area(s), if applicable.

5.500 MISCELLANEOUS PROVISIONS

5.501 Fences, Walls and Planting Materials –

- a. General Requirements – Any person, corporation, firm or association intending to erect a fence shall, before work is commenced, make application to the

Zoning Officer as required below and by this Ordinance and no work on such a fence shall be commenced before receipt of a permit from the Zoning Officer.

Fences may be either a “Natural Living Fence” or a “Fabricated Materials Fence” as defined in Article 2.

Well-maintained and safe trees, shrubs or hedges and other appropriate plant material, which do not constitute a Natural Living Fence as defined herein, and which are designed to enhance the livability and attractiveness of any lot may be located in any yard or court, provided that they do not encroach on adjoining properties or uses, or provide an obstruction to vision, as defined in Article 2.

- b. Location of Fences – Fences may be located up to the property line in front, rear or side yards and shall not encroach on any public right-of-way. All fences shall be located completely on the owner’s property and shall not overlap property lines. Fence designs and locations must permit the fence to be maintained completely from the owner’s side of the property.
- c. Height of Fences – The height of all fences shall be as set forth in the Table located in the back of this book.
- d. Obstruction to Vision – No fence shall create an “Obstruction to Vision” as defined in Article 2.
- e. Removal of Unsafe or Nuisance Fence – Any fence which obstructs vision as defined herein or which impedes vehicular or pedestrian traffic or which causes a fire hazard, restricts safe access, unduly restricts light or air and/or affects public or traffic safety, or which creates a nuisance shall be removed. The Zoning Officer shall have the authority to direct the removal of such unsafe or nuisance fences or to direct the trimming or modification of any natural living fence or of any other vegetation so as to eliminate the unsafe or nuisance conditions.
- f. Swimming Pool Fences – Private outdoor swimming pools shall be protected with a fence.
- g. Fence Materials and Construction –
 - 1. All fences shall be designed and constructed to serve as “permanent” fences which are solidly constructed and which are capable of resisting the effects of weather and which are permanently affixed in place, except as provided below.
 - 2. The following fences or fencing materials are specifically prohibited:

- Razor or wire fences
 - Barbed wire fences except in areas used for agricultural purposes.
 - Picket or pointed fences which are less than 36 inches in height.
 - Canvas fences
 - Electrically charged fences, except where required to control animals.
 - Snow drift fencing
 - Temporary fences such as snow fences and expandable fences and collapsible fences, except when needed to meet emergency conditions or during construction of a building.
3. All chain link fences erected shall be erected with the closed loop at the top of the fence.
 4. All entrances or gates shall open into the property.
 5. All fences or walls must be erected so as not to encroach upon a public right-of-way or easement.
 6. If the fence is wood cover on wood frame, the framework must face onto the interior of the lot, unless the fence is so designed as to provide equal frame and cover area to the adjoining yards.
 7. If the fence is open metal mesh, supported by posts and frames of either pipe or wood, the posts and frames must be on the interior of the mesh.
 8. If the fence is of masonry construction, a finished surface must be provided on the exterior side.

5.502 Screening Requirements – Adequate screening requirements, as described herein, shall be provided along the front, side and rear boundaries of any industrial, manufacturing, commercial, public or resort use which is carried on outside of any completely enclosed building, or for any off street parking or loading area for more than five vehicles, which abuts a residential area or zoning district or which is directly visible or across a street or alley from a residential area, or along the boundaries of any other use where such screening is required by this Ordinance, or for any special exceptions or conditional use as required by the review of the Board of Supervisors.

Open construction or storage yards, Solid Waste Transfer Stations and recycling

centers, Detention Centers, junk yards or similar uses shall be screened in accordance with the provisions of this section.

The Zoning Hearing Board may waive any screening requirement, in part or in its entirety, where natural terrain considerations eliminate the need for such a screen or where access considerations or adjoining development would not substantially benefit from a screen, as determined by the Board.

Such screening shall conform with the applicable fence requirements and consist of a visual screen or obstruction of sufficient height, but not less than six feet high, to effectively obscure the area being screened from adjoining uses. Such a screen or obstruction shall consist of a suitable permanent fence or wall or appropriate planting materials, such as shrubs, hedges or trees to be located within a buffer strip having a minimum width of five feet. Such fence, wall or planting materials shall be maintained in good condition without any advertising thereon.

Any space between such fence, wall or planting materials and adjoining lot lines shall be surfaced and/or landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. The screening shall be within five (5) feet of the property line.

5.503 Slope of Yards – The surface area of any yard open space adjacent to a building or structure shall be graded so that surface water will be drained away from any such structure.

5.504 Public Water and Sewer Facilities – All buildings within the Township shall be served with adequate public water and sanitary sewer facilities when available within 150 feet and where such facilities are not available suitable alternate facilities meeting the requirements of DEP shall be provided.

5.505 Prohibited Uses – The following uses shall be prohibited:

- a. Obscene Materials or Activities – Any use involving activities which constitute a violation of 18 PA C.S.A. 5903, as amended, or as defined herein relating to display, sale, lending, distribution or exhibiting of obscene and other sexual materials are prohibited in every zoning district.

The exhibition or dissemination of obscene materials or activities, as defined herein, which do not constitute a violation of 18 PA C.S.A 5903, as amended, shall only be permitted in a zoning district which clearly list such a use, and all such uses shall be conditional uses as defined herein.

5.506 Design of Highway (Non-Residential) Development – It is the objective of this Ordinance to encourage the orderly development of commercial, industrial and

other non-residential parcels in a manner which will provide for the health and welfare of the population of the municipality. This shall be accomplished as follows:

- a. The design of street, service drives and pedestrian ways shall provide for safe, convenient and hazard-free internal circulation of goods, persons and vehicles.
- b. Non-residential parcels shall be limited to no more than two (2) driveway access points from the street or highway from which they derive their principal access and such driveway access points shall not be more than 40 feet wide and shall be designed in a manner which will minimize their interference with any traffic movements on the street or highway.
- c. Where a number of individual parcels or buildings are being developed jointly, or where a parcel or building is being developed adjacent to another parcel used or suitable for non-residential development:
 1. The location and planning of driveway access points to permit their joint use by adjoining parcels so as to minimize the number of intersections with the street or highway from which they derive their access.
 2. The development of parking and loading areas which permit convenient traffic circulation between adjoining parcels.
 3. The development of pedestrian walkways between adjoining parking areas and buildings.
 4. The provision of landscaping and other features which will enhance the usability, character and attractiveness of the area.

5.507 Private Outdoor Swimming Pools – A single private outdoor swimming pool and/or hot tub are permitted as accessory uses to a residential structure provided that such facilities are for private use of the residents of the dwelling unit or for their guests as set forth below:

- a. Swimming Pools – Such a pool may be located within the required rear or side yards for the District in which the pool is to be located except that no portion of the body of water in the pool shall be located closer to the property line than ten feet, or six feet if located on a nonconforming lot and no portion of any walks or accessory pool appurtenances surrounding the body of water shall be closer than six feet to any property line.

All pools shall be surrounded and enclosed by a four foot high fence or wall structurally suitable to deter direct access to the body of water in the pool.

Such a fence or wall shall not have openings, holes or gaps therein larger than four inches in width, no larger than four inches in length except for doors or gates; provided, however, that if a picket fence is erected or maintained the horizontal dimension between pickets shall not exceed four inches; provided, further, that a dwelling house or accessory building may be used as a part of such a fence or wall and provided, further, that existing hedges which effectively screen and deter access to the pool, may be used as such enclosure or a part of parts thereof with the written approval of the Zoning Officer. The Zoning Officer may approve such existing hedges, which substantially comply with the above requirements.

All gates or doors opening through such an enclosure shall be equipped with a self-closing and self-latching device designed to keep, and capable of keeping, such door or gate securely closed at all times when not in actual use; provided, however, that the door of any dwelling occupied by human beings and forming any part of the enclosure hereinabove required need not be so equipped.

Fences shall be constructed of weather-resistive materials and shall be assembled or fabricated with sufficient rigidity to prevent any substantial alteration or deformation of the lawful openings, holes or gaps.

The sides of a pool constructed above the ground level shall be considered to meet the requirements for a fence preventing direct access to the pool provided that such sides of the pool are at least four feet high and provided further that any stairs, steps or ladders used to reach the water surface of the pool shall be removable or capable of being folded up or secured in a way which will prevent their use when the pool is not in operation by the residents of the property or their guests.

Any pool whose body of water is closer than ten feet to a property line shall be shielded by a six-foot high privacy fence, hedge or other suitable visual obstruction where required to insure privacy for the adjoining property as determined by the Zoning Officer. Such a privacy fence may also serve as the fence required to deter direct access to the body of water as required herein if it conforms with the other requirements of this Section.

All swimming pools and hot tubs shall also comply with the requirements of the Township “Standards for the Construction, Maintenance and Use of Private Swimming Pools” set forth in Chapter 23 of the Township Codified Ordinance.

- a. B. Hot Tubs – A single non-commercial hot tub may be constructed as an accessory use to serve a residential structure. The water surface area of such a tub shall not exceed 36 square feet or seven feet in length. All hot tubs shall be provided with a permanent secure locked cover which shall be kept locked when

not in use.

All of the yard, fencing and other requirements applicable to swimming pools shall also apply to hot tubs.

Adequate buffering or privacy fences shall be provided to preserve privacy and to prevent visual or noise nuisances or the glare of related lighting for adjoining properties in accordance with the fencing and requirements of Sections 5.305 and all plumbing associated with hot tubs shall meet Township Code standards and shall consist of a permanent all weather system maintained in good repair.

5.508 Raising and Keeping of Animals – The express purpose of this article is to prohibit the raising and keeping of animals common to a farm or agricultural use, such as a cow, chicken, or horse, including, but not limited to, ponies, cattle, swine, sheep, goats, hogs, pigs, and other animals, including but not limited to ducks, turkeys, geese, chickens, guinea fowl, pigeons, doves or fowl, which could constitute a nuisance within the R-U - Residential Urban District.

The raising and keeping of Domestic Animals shall be permitted in the R-U – Residential Urban District and other Districts if the following requirements are met:

- a. The keeper of every such Domestic Animal shall confine the same in an enclosure or sufficient fenced area to prevent such animals from running at large, and such enclosure or fenced area shall be of a size and construction conducive to the animal's health, and adequate sanitary drainage facilities shall be provided.
- b. Every keeper of Domestic Animals shall cause the litter and droppings therefrom to be collected in a manageable fashion. At least once a week every such keeper shall cause all litter and droppings so collected to be disposed of in such a manner as not to permit the presence of fly larvae.

Every keeper of any animal shall cause all feed provided therefor to be stored and kept in a manageable building, box, container or receptacle.

5.509 Short Term Rentals and Homestays – Short Term Rentals and Homestays are permitted subject to the following regulations:

Short Term Rentals -

- a. The dwelling must be registered with Granville Township as a rental unit, with inspection of the property by the Township prior to registration approval.
- b. A Short-Term Rental License Registration must be completed annually.
- c. An annual Short Term Rental License fee of \$250.00 is required. The Fee will be used to cover the costs of the annual inspection and managing the annual Short Term Rental License Registration.

- d. A property manager must be identified, and the name and contact information shall be provided to the Township.
- e. The entire dwelling shall be rented in the name of one individual, who represents the entire family or group renting the dwelling during the reserved time period. The name and contact information of the rental representative shall be provided to the Township prior to the start of each new rental.
- f. Guests have use of the facilities as provided for in any contract or agreement with the owner or management company, and no services, such as meals or house cleaning, are provided to the guests.
- g. The maximum length of stay per registered party shall be 31 consecutive days.
- h. The number of guests in one party shall not exceed two adults per bedroom.
- i. No exterior or interior sign intended to be seen by the public shall be permitted.
- j. No activity which may cause a nuisance, including, but not limited to, fairs, parties, educational seminars, recreational activities, festivals, parades, public assembly, performances, meetings, contests, exhibits, athletic competitions or presentations, community events, concerts or ceremonies, shall be permitted without prior issuance of a Special Event Permit by the Township.

Homestay

- a. The homeowner must be residing in the dwelling unit for the duration of the rental.
- b. The homeowner shall serve as the sole property manager and will be responsible for overseeing the behavior and activities on the renters.
- c. The maximum length of stay per registered party shall not exceed 31 consecutive days.
- d. The number of guests in one party shall not exceed 2 adults per bedroom.
- e. No exterior or interior sign intended to be seen by the public shall be permitted.
- f. Guests must have use of a bathroom and kitchen for the duration of the rental.
- g. Structures with only 2 bedrooms may only dedicate one bedroom as a homestay.
- h. No activity which may cause a nuisance, including, but not limited to, fairs, parties, educational seminars, recreational activities, festivals, parades, public assembly, performances, meetings, contests, exhibits, athletic competitions or presentations, community events, concerts or ceremonies, shall be permitted without prior issuance of a Special Event Permit by the Township.

5.510 Solicitation and Peddling - It shall be unlawful for any peddler, solicitor, distributor, food truck, nonpermanent restaurant operation, transient merchant or other similar activities to sell, offer for sale or distribute merchandise, printed material or services within the Township without first filing an application for registration and obtaining a permit from the Township. Applications are available in the Township Office. Applications shall be submitted to the Township at least 30 days prior to the proposed date the solicitation/peddling will begin. A \$50 fee is required to be submitted with each Application. Such fees are imposed for the purpose of defraying the costs of administering the application and monitoring the solicitation/peddling activity. The Township may waive the application and fee requirements for charitable, religious, school, or civic organizations whose principal office is located in the Township.

ARTICLE 6 – ADMINISTRATION AND ENFORCEMENT

6.100 GENERAL PROCEDURE

- 6.101 General Sequence of Steps – Persons desiring to undertake any new construction, structural alteration or changes in the use of a building or lot shall apply to the Zoning Officer for a Zoning Permit by filling out the appropriate application form and by submitting the required fee. Where required, as set forth in Article 4, a Site Plan in accordance with Section 5.800 shall also be submitted with and made a part of the application.

Based on the applicable regulations of this Ordinance and, if required, after any required review by other officials, the Zoning Officer will either issue or refuse the Zoning Permit and the Zoning Officer will indicate in writing any conditions attached to the Permit or the reason for any refusal. If refused a permit, the applicant may appeal to the Zoning Hearing Board for further consideration. After the Zoning Permit has been received by the applicant, he/she may proceed to obtain other necessary permits and undertake the action permitted by the Zoning Permit and by other necessary permits, and upon completion of such action, shall apply to the Zoning Officer for an Occupancy Permit where such a permit is required. If the Zoning Officer finds that the action of the applicant has been taken in accordance with the Zoning Permit, he will then issue an Occupancy Permit allowing the premises to be occupied.

Upon receipt of an application for a zoning permit, the Zoning Officer shall examine the application and supporting information to determine compliance with this Zoning Ordinance and other applicable Township Ordinances, statutes and regulations. The Zoning Officer shall complete this examination within twenty (20) days from the date of the application, was filed with the Township and receipt of all required fees. The Zoning Officer shall determine if subdivision and/or land development approval and/or stormwater management plan approval has been obtained, if state sanitation inspection requirements have been met, and, in the case of public buildings, the required permits have been issued by the Department of Labor and Industry. No Zoning Permit shall be issued unless the applicant presents the Zoning Officer with proof that any applicable subdivision or land development approval has been granted, a sewage permit has been issued by the Township Sewage Enforcement Officer for the lot, a driveway permit or a highway occupancy permit issued by the Department of Transportation of the Commonwealth of Pennsylvania has been issued in order that access may be gained to the lot, and all other required Township approvals and permits have been granted or issued. The Zoning Officer shall mark the application as either approved or disapproved and shall return one copy of the application to the applicant. The other copy shall be retained by the Zoning Officer for the Township files.

6.102 Zoning Permit Types – Under the terms of this Ordinance, the following classes of Zoning Permits may be issued:

- a. Permitted Uses – A Zoning Permit for a permitted use may be issued by the Zoning Officer on his/her authority.
- b. Special Exception Use – A Zoning Permit for a Special Exception Use may be issued by the Zoning Officer upon the order of the Zoning Hearing Board, after a hearing and after any required review by the Planning Commission.
- c. Conditional Use – A Zoning Permit for a Conditional Use may be issued by the Zoning Officer upon the order of the Supervisors, after a hearing and after receipt of a recommendation from the Planning Commission.
- d. Zoning Permit after an Appeal or a Request for a Variance – A Zoning Permit may be issued by the Zoning Officer upon the order of the Zoning Hearing Board and after a hearing held by the Board for the purpose of deciding upon the appeal or a request for a variance.
- e. Temporary Use Permits – Zoning permits for a temporary use may be issued by the Zoning Officer or the Zoning Hearing Board as required by any of the provisions of this Ordinance.

6.200 ZONING AND OCCUPANCY PERMITS AND CERTIFICATES

6.201 Applications to the Zoning Officer – All applications for Zoning Permits for Permitted, Special Exception or Conditional Uses; for Occupancy Permits, for Certificates of Nonconforming Use, for variances and for interpretations of any fact or provision of this Ordinance shall be made directly to the Zoning Officer. Such applications shall be in writing and shall include a plot plan drawn to scale showing the location and dimensions of the lot area and of the proposed uses of buildings and/or land and any other information required by this Ordinance.

All applications for Special Exception or Conditional or other Uses subject to Site Plan review as set forth in Section 5.800 shall also include the information required therein.

The Zoning Officer, Zoning Hearing Board or the Supervisors may require any additional information deemed necessary to properly evaluate the application for the purpose of determining its conformity with this Ordinance.

6.202 Applications to Zoning Hearing Board – All appeals where it is alleged that the Zoning Officer has made an error shall be filed directly with the Secretary and/or Solicitor of the Zoning Hearing Board. Such appeals shall be in writing and shall explain fully the facts and particulars of the case and shall clearly state the reasons and provisions of the Ordinance on which the appeal is based.

6.203 Zoning Permits – A Zoning Permit shall be obtained from the Zoning Officer for the following purposes:

- a. For any erection, construction, alteration, extension, replacement, relocation or conversion of any building or structure or the commencement of excavation for construction of any building or structure;
- b. For the change in use of any building, structure, sign and/or land. No zoning permit shall be required for repairs to or maintenance of any building, structure or land, provided such repairs do not change the use, alter the exterior dimension of the building or structure, or otherwise violate the provisions of this Ordinance or applicable statute or regulation. Zoning Permits shall be issued in duplicate, and one copy shall be kept conspicuously on the premises. No person shall make any change in land use or perform the actions described herein unless a Zoning Permit is being displayed.

Permits granted for uses of a temporary or seasonal nature may be limited to the appropriate length of time. The Zoning Officer, the Zoning Hearing Board or the Supervisors may revoke a Zoning Permit at any time if it appears that the application is in any respect false or misleading or that work being done upon the premises differs materially from that called for in the application.

No Zoning Permit shall be issued by the Zoning Officer for any Special Exception or Variance or Appeal, except on written order of the Zoning Hearing Board; and no Zoning Permit for a Conditional Use shall be issued by the Zoning Officer except on written order of the Supervisors; or for any proposed construction, alteration or use that would be in violation of any provision of this Ordinance.

Unless there has been substantial progress in the work for which a Zoning Permit was issued, as determined by the Zoning Officer, said permit shall expire one year from the date of issue, except that the Zoning Officer may grant a request for a reasonable extension of time, not to exceed one year, if warranted by the nature of the construction involved, or the permit must be repurchased.

The Zoning Officer shall revoke a permit or approval issued under the provisions of this Zoning Ordinance in the case of any false statement or misrepresentation of fact in the application or on the plans on which the permit or approval was based,

or if the permit has been issued in error or if work is not undertaken in accordance with the permit or for any other proper cause. Permit holders shall proceed with work at their own risk and subject to the rights of aggrieved parties to appeal the issuance of the zoning permit as authorized by the Municipalities Planning Code.

6.204 Occupancy Permits – The purpose of an Occupancy Permit is to certify that the premises comply with the provisions of this Ordinance and may be used for the purposes set forth in the Occupancy Permit. Prior to the use or occupancy of any land or building, or for any change of use of any existing building or for any change of use of land, an Occupancy Permit shall be secured from the Zoning Officer. A copy of the Occupancy Permit shall be kept upon the premises and shall be displayed upon request made by any officer of the Municipality. All applications for Occupancy Permits shall be in writing on forms to be furnished by the Zoning Officer.

6.205 Certificate of Nonconforming Use – The registration of an existing nonconforming use and/or structure may be requested by the owner of the property where such a use or structure is located. Upon application by such an owner, the Zoning Officer shall inspect and register the nonconforming uses and/or nonconforming structures on the property.

The owner of the premises occupied by lawful nonconforming use or structure will then be issued a Certificate of Nonconforming Use from the Zoning Officer. Such Certificate shall be for the purpose of certifying to the owner his right to continue such nonconforming use or structure in accordance with the requirements of Section 5.400.

6.300 ZONING OFFICER

6.301 Appointment of Zoning Officer – This Ordinance shall be enforced by the Zoning Officer who shall be appointed by the Supervisors. Said Zoning Officer shall not hold any elective office in the Municipality. The Zoning Officer shall meet the qualifications established by the Municipality and shall be able to demonstrate to the satisfaction of the Supervisors a working knowledge of municipal zoning.

6.302 Duties and Powers

- a. The Zoning Officer shall administer this Ordinance in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use which does not conform to this Ordinance.
- b. The Zoning Officer is hereby authorized to institute civil enforcement proceedings as a means of enforcement when acting within the scope of his employment.

- c. The Zoning Officer shall receive and examine all applications required under the terms of this Ordinance and shall issue or refuse permits within 20 days of the receipt of the application or where applicable shall refer said application within 20 days to the Zoning Hearing Board, Supervisors and/or Planning Commission. The Zoning Officer shall issue a written notice of violation to any person, firm or corporation violating any provisions of this Ordinance. He shall keep records of applications, or permits or certificates issued, of variance granted, of inspections made, of reports rendered and of notice or orders issued and where applicable in accordance with Section 6.205, shall identify and register nonconforming uses and structures and shall make all inspections required to determine conformance with this Ordinance and perform all other duties as called for in this Ordinance.
- d. The Zoning Officer is specifically authorized to enter any property or building for the purpose of investigation and enforcement of any of the provisions of this Ordinance and may be authorized by the Supervisors to institute civil enforcement proceedings as a means of enforcement when acting within the scope of his/her employment.
- e. Shall have proper identification/photo ID at all times.

6.400 ZONING HEARING BOARD

6.401 Board is Hereby Created – A Zoning Hearing Board consisting of three members, is hereby established in accordance with the provisions of the State Act of 1968, P.L. 805, No. 247 as reenacted and amended, the Pennsylvania Municipalities Planning Code. The members of the Board shall be residents of the Municipality and shall be appointed by the resolution of the Supervisors to serve for the terms as prescribed in Section 9.03 of the Municipalities Planning Code. Vacancies occurring in said Board by expiration of term or otherwise shall be filled in the same manner.

6.402 Organization of Board – The Zoning Hearing Board shall elect officers and conduct any hearings and take any actions required by the Ordinance and may make rules and forms for its procedure.

6.403 Board Functions – The Zoning Hearing Board shall conduct its business in accordance with Article IX of the Municipalities Planning Code and shall be responsible for the following:

- a. To hear and decide appeals against any alleged errors or actions of the Zoning Officer.
- b. To hear and decide all requests for the interpretation of fact or provision of this Ordinance.

- c. To hear and decide all requests for “variances”.
- d. To hear and decide all requests for “special exceptions” in accordance with the standards and criteria set forth in this Ordinance.

Unless otherwise specified by the Board or by law, a special exception shall expire if the applicant fails to obtain a zoning permit within six (6) months from the date of authorization thereof by the Board or by the Court if such special exception has been granted after an appeal, or fails to complete any erection, construction, reconstruction, alteration or change in use authorized by the special exception approval within two (2) years from the date of authorization thereof by the Board, or by the Court if special exception has been granted after an appeal. The Board, upon written application and for reasonable cause shown may extend the approval for an additional period of up to one (1) year.

- e. To hear and decide challenges to the validity of this Ordinance or Zoning Map or to any procedural questions or defects which are within its jurisdiction.
- f. The preparation and submission of a report of its activities to the Supervisors once a year.
- g. To hear and render final adjudications in any other matter for which the Board shall have been granted jurisdiction by Article 9 of the Municipalities Planning Code.

All findings and decisions of the Board shall be in writing and shall be rendered within 45 days after the last hearing before the Zoning Hearing Board and if the Board fails to render such a decision, then the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing to an extension time.

The Board shall perform such other duties as may be provided or made necessary by this Ordinance, or by State Act No. 247 of 1968, P.L. 805, as reenacted and amended, including the interpretation of zoning boundaries, the holding of hearings after proper notice, the referral of any pertinent matter to the Planning Commission for review and recommendations. The Board shall keep a full public record and a summary of the facts in cases over which it has jurisdiction and shall maintain adequate records on its findings and decisions.

- 6.404 Notice of Hearings – Notice of all hearings of the Zoning Hearing Board shall be given to the public, the applicant, the Zoning Officer, the Planning Commission, the Supervisors and such other persons who have made a timely request for such notice. Such notice shall be given in accordance with the definition for “Public Notice” set forth in Article 2.

In addition, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one week prior to the hearing.

6.405 Referral to the Planning Commission – The Zoning Hearing Board shall refer to the Planning Commission all applications for Special Exceptions, Conditional Uses, requests for curative amendments and any other applications or appeals which, in the opinion of the Zoning Hearing Board, require review by the Planning Commission. In its review, the Planning Commission shall determine compliance with the standards and criteria set forth in this Ordinance and in all cases may report in writing its findings and recommendations to the Zoning Hearing Board or Supervisors within 14 days, as required by this Ordinance. If such a report is not received by the Board or by the Supervisors within said time period, the Board or Supervisors may then proceed to final action on the case.

6.500 VARIANCES

6.501 Board May Authorize Variances – The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant. The Board may grant a variance provided the following findings are made where relevant in any given case:

- a. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;
- b. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- c. That such unnecessary hardship has not been created by the appellant;
- d. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
- e. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the Zoning Ordinance.

Unless otherwise specified by the Board or by law, a variance shall expire if the applicant fails to obtain a zoning permit within six (6) months from the date of authorization thereof by the Board or by the Court if such variance has been granted after an appeal, or fails to complete any erection, construction, reconstruction, alteration or change in use authorized by the variance approval within two (2) years from the date of authorization thereof by the Board, or by the Court if such variance has been granted after an appeal. The Board, upon written application and for reasonable cause shown may extend the approval for an additional period of up to one (1) year.

6.600 TOWNSHIP SUPERVISORS

6.601 Function of Township Supervisors - The Supervisors will be responsible for the following:

- a. To hear and decide all requests for recommendations for amendments submitted to the Municipality by the Planning Commission or any other applicant for an amendment as set forth herein and as may be provided for in accordance with the requirements of the Pennsylvania Municipalities Planning Code State Act of 1968, P.L. 805, No. 247, as reenacted and amended.

All findings and decisions of the Supervisors shall be in writing and shall be rendered within 45 days after the last hearing before the Supervisors and if the Supervisors fail to render such a decision, then the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing to an extension in time.

The Supervisors shall perform such other duties as may be provided or made necessary by this Ordinance, or by Pennsylvania Municipalities Code, as amended, including the holding of hearings after proper notice and the referral of any pertinent matter to the Planning Commission for review and recommendations. The Supervisors shall keep a full public record and a summary of the facts in cases over which it has jurisdiction and shall maintain adequate records on its findings and decisions.

6.602 Notice of Hearings - Notice of all hearings of the Supervisors shall be given to the public, the applicant, the Zoning Officer, the Planning Commission, the Zoning Hearing Board and any other persons who have made a timely request for such notice. Such notice shall be given in accordance with the term "Public Notice" as defined in Article 2.

In addition, written notice of said hearing shall be conspicuously posted on the affected tract of land at least one week prior to the hearing.

6.603 Referral to the Planning Commission – The Supervisors shall refer to the Planning Commission all applications for Conditional Uses, and any other applications or appeals which, in the opinion of the Supervisors, require review by the Planning Commission. In its review, the Planning Commission shall, in the case of Conditional Uses, determine compliance with the standards and criteria set forth in this Ordinance, and in all cases may report in writing its findings and recommendations to the Supervisors within 14 days.

6.700 HEARINGS

6.701 Public Notice – Public Notice required for any hearings to be held by the Zoning Hearing Board, or the Supervisors shall be given as described in Sections 6.404 and 6.602 above.

6.702 Date of Hearing – The hearing shall be held within sixty (60) days from the date of the applicant’s request, unless the applicant has agreed in writing to an extension of time.

6.703 Conduct of Hearings – All hearings shall be conducted in accordance with the Municipal Planning Code (MPC) and the following:

- a. The parties to the hearing shall be the Board of Supervisors, any party who called for the hearing, person affected by the application who has made timely appearance of record, and any other person including civic or community organizations permitted to appear by the Board or by Supervisors.
- b. The Board of Supervisors shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.
- c. The parties shall have the right to be represented by counsel and shall be afforded the opportunity to respond and present evidence and argument and cross-examine adverse witnesses on all relevant issues.
- d. Formal rules of evidence shall not apply, but irrelevant, immaterial or unduly repetitious evidence may be excluded.
- e. The Board, Supervisors or the Hearing Officer, as the case may be, shall keep a stenographic record of the proceedings.

- f. The Board, Supervisors or Hearing Officer shall not communicate, directly or indirectly, with any party or his representatives in connection with any issue involved except upon notice and opportunity for all parties to participate, shall not take notice of any communications, reports, staff, memoranda or other materials, except advice from the solicitor, unless the parties are afforded an opportunity to contest the material so noticed and shall not inspect the site or its surroundings after the commencement of hearings with any party or his representative unless all parties are given an opportunity to be present.
- g. The Board, Supervisors or the Hearing Officer, as the case may be, shall render a written decision or, when no decision is called for, make written findings on the application within forty-five (45) days after the last hearing before the Board, Supervisors or Hearing Officer. Where the application is contested or denied, each decision shall be accompanied by findings of fact and conclusions based thereon together with the reasons therefor. Conclusions based on any provisions of this Ordinance or of any law, ordinance, rule or regulations shall contain a reference to the provision relied on and the reasons why the conclusion is deemed appropriate in the light of the facts found. Where the Board, Supervisors or the Hearing Officer, as the case may be, fails to render the decision within the period required by this subsection, or fails to hold the required hearing within sixty days from the date of the applicant request for a hearing, the decision shall be deemed to have been rendered in favor of the applicant unless the applicant has agreed in writing or on the record to an extension of time.
- h. A copy of the final decision or, where no decision is called for, of the findings shall be delivered to the applicant personally or mailed to him no later than the day following the date of the decision. To all other persons who have filed their name and address with the Board of Supervisors not later than the last day of the hearing, a brief notice of the decision or findings and a statement of the place at which the full decision or findings may be examined shall be mailed.

6.800 AMENDMENTS

- 6.801 Procedure – The Supervisors may, on its own motion or by petition, amend, supplement, change, modify or repeal this Ordinance, including the Zoning Map. Before voting on the enactment of an amendment, the Supervisors shall hold a public hearing thereon, pursuant to public notice as required by the State Act of 1968, P.L. 805, No. 247, as reenacted or amended.

Any landowner, or the Township itself may propose and prepare a “Curative Amendment”, as defined in Article II, to the Zoning Ordinance for consideration by the Supervisors in accordance with the procedures set forth in the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended.

In the case of an amendment other than that prepared by the Planning Commission, the Supervisors shall submit each amendment to the Planning Commission at least 30 days prior to the hearing on such proposed amendment. In all cases, the Supervisors shall submit any proposed amendment to the Mifflin County Planning Commission at least 30 days prior to the public hearing on such proposed amendment. Said submittals shall provide said Planning Agency an opportunity to submit recommendations.

If, after any public hearing held upon an amendment, the proposed amendment is revised, or further revised, to include land previously not affected by it, the Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment. At all public hearings, full opportunity to be heard shall be given to any citizen and all parties in interest.

Within thirty (30) days after the enactment, a copy of the amendment to this Ordinance shall be forwarded to the Mifflin County Planning Commission.

6.900 APPEALS, VIOLATIONS AND PENALTIES

6.901 Appeals – Appeals may be filed with the Zoning Hearing Board not later than thirty (30) days after the date of action, which is being appealed has been made, in accordance with the procedures set forth in the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended.

6.902 Violations – The construction, excavation, alteration, maintenance or use of any structure, building, sign, land or landscaping or the change of use, area of use, percentage of use or displacement of the use of any structure, building, sign, land or landscaping without first obtaining a zoning permit; or the use of any building , structure or land without receipt of a certificate of use and occupancy; or the use or maintenance of any building, structure, sign or land for a use or in a manner which is not in accordance with the provisions of this Ordinance; or the use of property for the use different from that set forth in any zoning permit or certificate of use and occupancy which has been granted for the property without applying for and being ranted a zoning permit and certificate of use and occupancy for such new or different use; or the failure to comply with any other provisions of this Ordinance; or the violation of any conditions imposed upon the grant of a special exception or variance by the Zoning Hearing Board or a conditional use by the Board of Supervisors or by a Court of competent jurisdiction if a special exception , variance or conditional use is granted by such Court are hereby declared to be violations of this Zoning Ordinance.

6.903 Enforcement Notice

- a. If it appears to the Supervisors that a violation of this Ordinance has occurred, the Township shall initiate enforcement proceedings by sending an enforcement notice as provided in this Ordinance.
- b. The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel and to any other person so requested in writing by the owner of record.
- c. An enforcement notice shall state at least the following:
 - The name of the owner of record and any other person against whom the Township intends to take action.
 - The location of the property in violation.
 - The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance.
 - The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
 - That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a period of ten (10) days.
 - That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

6.904 Causes of Action – In case any building, structure, land or landscaping is, or is proposed to be erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance, the Supervisors, an officer of the Township or any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure, land or landscaping, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the Township at least thirty (30) days prior to the time the action is begun by serving a copy of the complaint on the Supervisors. No such action may be maintained until such notice has been given.

6.905 Enforcement Remedies

- a. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgement of not more than five hundred dollars (\$500), as set by Resolution of the Board of Supervisors, plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof.

No judgement shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgement, the Township may enforce the judgement pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating this Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

All judgments, costs and reasonable attorney fees collected for the violation of this Zoning Ordinance shall be paid over to the Township.

- b. The Mifflin County Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgement.
- c. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

6.1000 FILING FEES

Filing fees for the review and processing of all applications for Zoning Permits, Occupancy Permits, requests for variances, amendments or appeals, Certificate for Registration of Nonconforming Uses and other related matters to determine compliance with this Ordinance shall be charged to the Applicant in accordance with Appendix A attached hereto. Said Appendix A may be amended from time to time by the Supervisors by ordinance or resolution.

ORDAINED AND ENACTED this 5th day of June, 2023.

ATTEST:

GRANVILLE TOWNSHIP SUPERVISORS

Mary E. Herto
Secretary/Treasurer

Mark M. Ellinger
Chairman

William W. Page
Vice Chairman

James A. Smith
Supervisor